

OGDEN PLANNING BOARD

April 22, 2010

Members Present

Gary Parker
Marc Robinson
Mary Lou Hetzke
Tom Coburn
Linda DelRegno
Jim Marshall

Members Absent

Tony Halaris

Others Present

Jack Crooks, Building Inspector
Chris Martin
Andy Gallina
Robbie Gallina

I. PLEDGE OF ALLEGIANCE

II. PUBLIC HEARING- None

III. OLD BUSINESS

Square at Ogden Center Lot 1

2330 Union Street– application of Andrew Gallina, Gallina Development Corp., 1870 South Winton Road, Suite 260, Rochester, New York 14618. Requesting final site plan approval for construction of a 12,970 sq. ft. building to be used as a substation for the Monroe County Sheriff's Office. This property is located at 2330 Union Street. The site will be serviced by 4" combined water service and private septic system.

Tax Acct #102.01-1-5.11

Mr. Gallina: Thank you Chairman Parker, members of the Board, my name is Andy Gallina and I am representing Gallina Development Corp. Also with me this evening is Chris Martin with Corneles Engineering our consultant, and Rob Gallina who will be the project manager on the proposed project. Picking up where we were last meeting. We have received comments from three different avenues. One being a response from John Freel, a recommendation or a review that I think all of you are aware of. Along with Chris we have reviewed John Freel's comments, and we have no particular problems at all in meeting any of his recommendations. In addition, there was another letter from John Gauthier, another review. His focus is on storm water drainage. He has outlined three recommendations as well. There are a couple of items presented by Dave Widger. All of which we have already addressed or are in the process of addressing. There is nothing in particular here that you have concerns about.

Mr. Martin: As Andy has stated, we have reviewed the comments. We have taken care of most of them, but there are still a few to take care of. Those will be taken care of before the plans will be signed.

Mr. Gallina: I would like to go to the site plan. There were some recommendations about some additional screening and landscaping etc. There a couple of new trees on the west side of the building, and what we have attempted to do is add some landscaping.

Mr. Martin: We have put a couple of flowering crab trees on this side of the building to kind of shield a little bit and also some shrubs and bushes along most of that side to shield it as well as soften the look of the building. Also as a recommendation of the Town, we have put some additional landscaping in this area here to supplement not only what is there, but also to kind of soften the parking lot as well as some of the building when you are driving southbound on 259.

Mr. Gallina: Part of the challenge we have to adding any more additional trees to the west, because that is the location where the leach field is. We are concerned about encroaching into that area and doing too much that would compromise the leach field. I think our rendering reflects fairly...those two trees, which will mirror the locations from the site plan. There was also a conversation about some architectural details and I want to share that with you. I did not present building materials, but I think most of you are aware of the feature of split face masonry block. So, the split face will be the main component of the masonry building, but this is what we call a ground face block. It is a little nicer treatment. They take a rough texture block, grind it down, and expose the aggregate. The reason we do this, is that it is a nice detail and that will be presented right at the main pilaster right here, which will accept the sign. So that will distinguish itself a little bit from the main body of the building, which will be split face. There will be two different colors of the split face block.

Mr. Robinson: You said two different colors of split face?

Mr. Gallina: Yes. What will happen is, this is all split face block with the different tones.

Mr. Robinson: So it is not natural gray?

Mr. Gallina: No sir. Actually what we have done too...we have done a lot of these applications over the years and what we have done is for water proofing purposes, we have gone to penetrating stains. That gives coloration and it colors the mortar joints. So it is a bit more continuous shade, rather than just the color block with mortar joints sticking out. In addition to that our final treatment is a waterproofing that we spray on a clear waterproofing, we lock in the color, and just from experience it gives us a much better waterproofing component to the building rather than additives into the block and then additives into the mortar. It is something that we have done a bit more successfully

over the last ten years or so from previous applications of color block. So they will start regular and we will apply the color.

Mr. Robinson: So the ground faced is on the far end of the building?

Mr. Gallina: The ground faced will be just this panel.

Mrs. Hetzke: What is at the southeast...

Mr. Gallina: Here?

Mrs. Hetzke: Yes.

Mr. Gallina: The same thing. It will be decorative block, but it will be split face block, just with different spray color stain, just two different colors, with the same rough texture treatment. What we are trying to do is highlight that main panel in the middle with the ground face block. That is where our signage will be and it will highlight the main entrance. Are you ok with that?

Mr. Robinson: Yes.

Mr. Parker: Yes.

Mr. Gallina: Ok. There was a conversation and some recommendations and reference to the Heritage District and some other things that we talked about. We brought that back to HBT Architects. They took a ride out and looked at the building and tried to understand what the proposal was from Mr. Robinson. We did get the information from Mr. Crooks about what was presented in the vision for the Heritage District. We talked about two or three different things. The challenge here is that this building has not only been designed, but it has been approved through many steps over many months. So what they did was they took this larger window treatment here, brought that around the west side of the building so it would get higher window bays, and a little more of a decorative feature here, and they have gone to accented lintels as well. So that will give it a little character. I also presented some other things, and our architect said that it is just not really conducive with the type of architecture that we are doing. The challenge we have in trying to review this, is trying to be accommodating but it is a challenge in the way this district, in my eyes, is perceived and what the intention is of bringing the Village this way. I think the challenge here is that there are no sidewalks. It is hard without a streetscape. When I look at the images that are presented, that is the challenge. I think the vision is to continue the Village access with walking and pedestrian traffic. But we have this huge disconnect between this area and the Village without sidewalks and frankly, the expressway. We also have this big 100' setback of green area. I just was not quite sure what your expectations are in terms of this. As I say, part of our biggest challenge is that through due diligence, this was never discovered. We had talked about the septic system, we had talked about zoning, and we had talked about a whole host of things and it was never discovered until this building is not only designed, approved, bid,

and it is so far down, I found it very difficult to bring it back to the powers that be to start talking about hip roofs and things like that, because they really want a masonry structure, and that is what we tried to present to them. I feel kind of ambivalent about this, which we are really trying to do the right thing. We have tried to do a couple of little things, but I am afraid I cannot really meet possibly your expectations in terms of making this a Village type setting simply because the site is not conducive to that.

Mr. Robinson: I think the main intent was to have that area not end up looking like Greece if you will, where it is very commercial. That was the whole intent to break it up a little bit and have some different streetscape to it.

Mr. Gallina: I think as we work together possibly, if this becomes a real vision, you have got to do some work on this.

Mr. Robinson: Yes we do.

Mr. Gallina: You have really got to set some criteria and expectations. I cannot work from images that are so different. Four corners of a main street village and frankly, a fairly non-descriptive residential structure. I do not know where to go with that. I know it is a vision.

Mr. Robinson: That is a work in progress. There is a multitude of pictures that go along with that. That really should not have been given to you.

Mr. Gallina: I hope you can understand my challenge or my problem, if this juncture is way down the road, not even knowing that this conversation was being had. I addressed the issue. I am trying to be respectful and try to work a little bit and try to buffer that side. But I think that is where we are at with this juncture.

Mr. Parker: One of the things that I do not think we discussed at the last meeting was where your HVAC equipment is going to be.

Mr. Gallina: We did address that. I am glad you have brought that up. What we do in situations like this, and I think my response at that point was to try to show what the exposure might be, depending on where the distance is. What we have done is show the view from the road. I had a meeting today with our HVAC contractor and we have agreed to actually move those units. The one to the west sits in about 25' from the edge of that wall. We are going to move it an additional 15' further into the wall, so it will take it further out of view from Union Street. So the intention and the reason for the meeting today, was so that I can report back that we have agreed to cluster them in further back and minimize the view. Our hope is that you will not see it at all from Union Street if it is in the body of the building. By that little sketch, I hope you can understand how that works. The largest unit sits behind here, and you simply cannot see it. That was an attempt to address that concern, and we have looked at that as well.

Mr. Parker: Ok, thank you.

Mr. Crooks: Mr. Parker if it pleases the chair, I have had conversations with Dave Widger our Highway Superintendent, and as recently as late this evening with John Freel our Town Engineer about this project. I am prepared to pass on very brief comments from them if it pleases the Board.

Mr. Parker: Yes, please do.

Mr. Crooks: Mr. Widger had three comments that were very minor in detail. I think it is important to point out that about a week ago, we met with Joe Ardieta, Dave, John Freel and myself. We went over John's initial comments and some comments since then. Again, there is just some minor tweaking that needs to be done. I pass on this comment from Mr. Freel who is usually pretty reluctant to pass out too many compliments. But I say this in front of the applicant and Chris, and I wish Joe were here too, but Mr. Freel's comments were that this is probably the best engineering team that he has worked with in a considerable length of time here in the Town. John as you know, has some very specific ideas about things and how they should be done and tightened up, and the information that he and John Gauthier are looking for, and these guys have come to the plate every time. They have done what they have been asked to do. If there was any minor question, they presented their point of view, some very minor mitigating if you will. John says it has been an absolute pleasure to work with these guys, and I think Andy you should know that.

Mr. Gallina: Good. Thank you.

Mr. Crooks: Both Chris and Joe.

Mr. Gallina: We have a long relationship and that comes out not only in design, but preparedness and cooperation. That is why we have done a lot of projects together and it is a nice team. So we appreciate that and thank you for that Jack.

Mr. Parker: Very good. Do any of the Board members have any additional comments?

Mrs. Hetzke: Yes I have one comment. On this first page it says found iron pin and it is right in the middle of the driveway. Shouldn't that come out?

Mr. Martin: That was actually part of the existing lot, and that will be removed as part of the subdivision. I will make a note of that.

Mr. Gallina: Good catch.

Mr. Parker: Does anyone else have any comments, recommendations or input?

Mr. Coburn: Well we would like to make it look a little more historical, but if it cannot be, it cannot be.

Mrs. Hetzke: I like the look of it, but of course I like contemporary.

Mr. Gallina: Well if you recall, the original design had much smaller punch windows, so we tried to increase that a little bit in a little more detailing. The highlight at the lentils, the architects thought that might enhance it a little bit without a full redesign.

Mr. Parker: Excuse me; I understand that the septic system is a concern regarding plantings and so on. Is there a possibility you could do more than the three or four trees across the west side of the building?

Mr. Gallina: The reason they did not add any here is because this is a sidewalk. I do not know if you can see this?

Mr. Parker: Yes.

Mr. Gallina: You would have to push the tree out. I think that is why they opted for just two trees there.

Mr. Coburn: You are already probably too close to the septic.

Mr. Martin: There is a drainage swale too between the sidewalk and the septic system that comes down this way. As far as the north, the septic tank is here. There is going to be a transformer here for the electric.

Mr. Coburn: Will those be apple trees or dogwoods or something, so that they do not grow too big and too fast?

Mr. Martin: I think they are a flowering crab.

Mr. Gallina: I like flowering crabs.

Mr. Coburn: That is good.

Mr. Gallina: They do not get crazy as far as height as well.

Mr. Parker: What about the trees to the northwest of the building?

Mr. Martin: These are of course existing ones here and those will remain. The trees are our own new trees. There are a couple flowering crab and also some pine to kind of shield them all year round. But the trees over here, these are trees that are going to be relocated to another part of the subdivision.

Mr. Parker: Oh, ok.

Mr. Martin: We are putting down something that is substantial but not too small.

Mr. Parker: Do you know off the top of your head what type of trees they are? I am looking to see if they are something that is going to get very large, or like a decorative tree?

Mr. Martin: To be very honest, I am not sure.

Mr. Gallina: This came from a recommendation right?

Mr. Martin: That is right.

Mr. Gallina: I think the path is here. We need to maybe tag some trees to say these are candidates for relocation, and I think that still needs to be done.

Mrs. Hetzke: Are those right next to the building, is that like a garden with flowers?

Mr. Martin: This right here?

Mrs. Hetzke: On the other one.

Mr. Martin: Actually it really should not have been green, I am guessing that this will be a mulched area. This along here will be a mulched area as well.

Mrs. Hetzke: Well, you could put a few flowers in.

Mr. Parker: Are there any other comments from the Board?

Mrs. DelRegno: No.

Mr. Parker: If not, we have already voted for preliminary approval.

Mr. Robinson: Did we do SEQR?

Mr. Parker: Yes we did last meeting.

Mr. Crooks: Let the record show that SEQR was done on the March 25th meeting.

Mr. Parker: In actuality it was a conditional preliminary if my memory is correct. Unless I am wrong Mr. Crooks, we are ready to vote for final approval.

Mr. Coburn: You need a motion.

Mr. Parker: Yes that is where I am going.

Mr. Crooks: You need an appropriate motion to grant final approval to the applicant.

Mr. Parker: Would anyone make a motion to grant final approval?

RESOLUTION #1

Introduced by Mrs. Hetzke
Seconded by Mrs. DelRegno

MAY IT BE RESOLVED that at a meeting of the Ogden Planning Board held on April 22, 2010, the application for Andrew Gallina, **final approval was granted with the following contingencies:**

- Satisfy the concerns of the Highway Superintendent;
- Satisfy the concerns of the Town Engineer.

Vote of the Board

Ayes:	DelRegno, Robinson, Hetzke, Coburn, Marshall, Parker
Nays:	None
Absent:	Halaris

Mr. Robinson: When are you looking to start?

Mr. Gallina: Hopefully within 30 days. As you can tell, one of the requirements is finalization of the easements. Chris has to finalize those, John reviews them, and Jack throws in his two cents. We need to go through and get those all straightened out.

Mr. Robinson: I do appreciate you working on that.

Mr. Gallina: Thank you.

Mr. Robinson: Have a good night and good luck.

IV. CONCEPT- None

V. EXPIRATIONS -None

VI. MAPS FOR SIGNING

VII. APPROVAL OF MINUTES

RESOLUTION #2

Approval of the Planning Board meeting minutes of **April 8, 2010** *as presented.*

Introduced by Mr. Parker
Seconded by Mr. Coburn

MAY IT BE RESOLVED that the minutes of the Planning Board meeting of April 8, 2010, stand approved as presented.

Vote of the Board

Ayes: DelRegno, Robinson, Hetzke, Coburn, Marshall, Parker
Nays: None
Absent: Halaris

VIII. WORK SESSION- None

IX. ADJOURNMENT

Introduced by Mrs. Hezke
Seconded by Mr. Coburn

MAY IT BE RESOLVED that the Planning Board meeting of April 22, 2010 was adjourned at 7:30pm.

Vote of the Board

Ayes: DelRegno, Robinson Hetzke, Coburn, Marshall, Parker
Nays: None
Absent: Halaris

Respectfully submitted,

Jack Crooks, Secretary

