



Mr. Kluchin – It's a simple job. The building is a 7 story apartment building and we are proposing to add, I think you have drawings on it, about 1,077 SF to the front of the building which is going to be used for additional recreation for the residents. We are actually losing 1 suite, they will be down to 150 suites. It does not affect any of the parking, actually the only thing it affects, there is a little park that it sits on now, we are developing a park that will probably be 3 times the size that they had before. The architecture ties in, this is the existing building right here and this is the addition. This is the glass enclosure that they are doing. It sits in the middle between the two. The brick, aluminum everything matches.

Mr. Haseley – What is the actual addition of those? That whole thing?

Mr. Huffman – I think it's between the two of those.

Mr. Kulchin – It is only 1,077 SF, it is very small. There are no windows there now. So we kind of make the transition between the old and the new and one of the reasons is the brick will be used, this is closest we could get it. This is an older building and by doing this we can kind of break it up.

Mrs. Taliak – The glass is like an atrium?

Mr. Kulchin – Yes. They will use it for dining and all kinds of recreation that they don't have now. As part of that inside the building they will have a doctors office and a beauty shop. That is everything.

Mr. Huffman – I am not clear where the patio enclosure. The smoked glass, the sun room . . .

Mr. Kulchin – You can see we sort of shaded the glass. Its right in the middle.

Mr. Huffman – Oh, this here? Oh, ok, I see.

Mr. Kulchin – Just that portion, it's a transition between the old and the new. It's the indented part.

Mr. Huffman – I see what you are doing.

Mr. Kulchin – Then there is a door leading out the back. To leave you will be able to go through this recreation area and go through the park we are going to be designing shortly.

Mrs. Hawk – Is there glass on this side also?

Mr. Kulchin – Yes is shows, this is the glass door and this is glass here and here.

Mrs. Hawk – Is that an atrium?

Mr. Kulchin – No only the center part will be the atrium. This is the end elevation, the two windows and the glass door.

Mr. Huffman – It sounds like this portion here is going to match this material and it is going to have a flat roof and kind of go with what is here now. Now in between this and this you have that patio enclosure, sunroom. It's glass all the way back to the wall.

Mrs. Taliak – Lets see your picture again, you had a picture of the glass.

Mr. Kulchin – This is not ours. I got this out of Patio Enclosure. This is the same color brick that we actually have on the building so it tells the tale. We are going to have the exposed duct work because that is the only way we could have it.

Mrs. Taliak – Because you will have glass ceiling too.

Mr. Huffman – The glass goes all the way back to the tall building.

Mr. Kulchin – Yes, it comes in right underneath the little air conditioners, it comes in below that.

Mr. Huffman – I see this one dotted line, I was just trying to figure what that is.

Mr. Kulchin - That is a beam. Patio Enclosures, I think they are going to do this or the sun room one of the two. That is as far as they could go with their unit. Its sixteen or eighteen feet. It is as far as they can span. So we are going to have a beam to pick it up and then we'll pick up glass the rest of the way.

Mr. Huffman – There will be additional glass east of that. Eventually it will go to a flat roof.

Mr. Kulchin – Well, no it will just continue, their system will continue but that's the farthest they can span without some support. So we added the column and the beams for view. This is what the building looks like now, its all brick, this is the end that we are attaching too.

Mr. Huffman – I think it might be helpful to see some of the landscaping.

Mr. Kulchin – All that landscaping will be gone. There is quite a bit of land around the building so there is plenty of room.

Mr. Huffman – The question that I have, well I would like to go around the table and have the comments and questions. Let me just ask generally speaking, the existing hedges or bushes that are kind of wrapping around the existing patio area, are those staying or is all that coming out too?

Mr. Kulchin – That is all coming out. We are redoing that whole area. We are going to scrap everything that is there, there are a few trees that are staying but we will have a complete landscape plan, which we need for the ARB anyway.

Mr. Huffman – Everything is gone from the building to the curb drive. Is anything happening on the other side of the drive?

Mr. Kulchin – No, its all staying. So we are going to freshen up all the landscaping.

Mr. Huffman – Ok.

Mr. Kulchin – Its been there for twelve year or so.

Mr. Huffman – The residents that live there, how would you describe them? I know it is senior living. Is there any assisted living? Is it independent living? Is it considered . . .

Ms. Freeman – Its all independent. Fifty-five and older. All independent.

Mr. Huffman – There is no real patients there then.

Ms. Freeman – No. Some of the residents do use Home Health Aides but they have to be independent to be able to live in the building.

Mrs. Taliak – Cooking their own meals?

Ms. Freeman – Yes. Full kitchen.

Mr. Huffman – Let me start on this side and Mr. Stankewicz, any questions or comments?

Mr. Stankewicz – This patio portion you are talking about, what is that going to be made of?

Mr. Kulchin – I have no idea, that is what I was saying before, that is just an indication that we will have a patio but we will have entire landscape plan showing the new patio, its not going to be a rectangle, its going to have some shape to it. So there will be a patio.

Mr. Stankewicz – Will there be lighting on there?

Mr. Kulchin – No. No lighting, they will not be using the outside. Not at night.

Mrs. Hawk - That was my question also about exterior lighting. There will be lighting inside of the atrium area?

Mr. Kulchin – Sure there will be lighting inside as well. There is no outside lighting. Its lit in the summer till 9:00 PM and that is long enough. It would not be used during the winter.

Mrs. Hawk – I have no other questions.

Mrs. Seidel – I had a question about the patio. Is there going to be fence around it or shrubbery or how will that be enclosed? With anything at all?

Mr. Kulchin – Shrubby, I don't think there will be a fence, not that I know of. We are not considering a fence.

Mrs. Seidel – I just wondered if some of these people could mistakenly walk off the patio into the parking lot or somewhere? There is nothing to keep them . . .

Mr. Kulchin – Its not a nursing home.

Mrs. Seidel – I know it isn't but when you are elderly, I understand.

Mr. Huffman – That was kind of the reason that I asked the question about the residents, how senior are they? If there was a situation where people walk off and get lost but you have that now. Its open now.

Mr. Haseley – They can go right out the front door.

Mrs. Taliak – Some of these people are still driving too.

Mr. Haseley – That scares me more then them walking away.

Mr. Kulchin – My dad is ninety and he is still driving.

Mr. Haseley – God bless him.

Mr. Kulchin – No we can't get the keys away from him.

Mr. Huffman – I think that the answer to that is that the people that live there all are ambulatory to a point where they know their way around. I'm sure that anyone of any age can get old enough that they don't.

Mrs. Seidel – Forgetful. Ok that is all for me.

Mrs. Taliak – You don't have any samples of the brick work that you are using?

Mr. Kulchin – It matches the exact building. It is the same there.

Mrs. Taliak – You don't have anything for us to look at to be sure. We are just taking your word there.

Mr. Kluchin – We have to go to the Architectural Review Board. They will bring samples. Again its going to match the existing. This is not an unusual brick of any kind really. It's a building brick. Its 10 years old and once it gets dirty it will look like the rest of the brick.

Mr. Huffman – It will weather. Ok, Ray.

Mr. Haseley – They only thing I have, that area you are talking about is going to be at ground level, its not going to be elevated.

Mr. Kulchin – No, its got to be at ground level.

Mr. Haseley – Ok, and this is the entrance from the inside of the buildings to where that is going to be located?

Mr. Kluchin – Yes.

Mr. Haseley – Ok. You have answered all the other questions in your opening remarks.

Mr. Huffman – I'll just add, I think I understand more of what is happening and it seems to me that it is an extension or a replacement of what is there now. You already have the patio, you have concrete, you have benches, some lighting, some landscaping and you are replacing it all with a new one. The patio enclosure may not normally fit but you have got it in between two other masses that I think it kind of hides it. I would say, I don't know if I would call it a contemporary shape but lets say a different shape form to the building and you are tucking in between two squared off masses, which I think kind of hides it in a sense. It doesn't stand out, lets put it that way. I think you have done a good job.

Mr. Haseley – I kind of like that because it allows light to get inside which is nice.

Mrs. Taliak – I think looking at the pictures, its really going to improve that area.

Mr. Huffman – If you did the whole thing like that it would look like the Burger King's or whatever that have those encloses extending out to the front. Whereas here it is walled off on each end with some solid massing which improves it. As long as the materials match as close as possible to the existing, it fits right in. I thing it's a good approach. I'll be on the ARB so I will be anxious to see the landscaping, how that is developed. I can see that hedge row that is there now, kind of secludes that area a little bit and gives it some privacy and I will be courious to see how the park-like setting sounds real nice.

Mr. Haseley – After you get through with all them you will be seeing me yet at Planning Commission.

Mr. Huffman – If there is no other comments, I would entertain a motion.

Mrs. Hawk – I move for a Certificate of Appropriateness for the site plan approval of a 1,077 SF addition to property located at 18800 Westwood Drive, PPN 396-10-012.

Mr. Stankewicz – Second.

Mr. Huffman – Secretary, please call the roll.

Roll called

All Ayes

APPROVED

Mr. Huffman – Ok, you are all set. Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 10:25 a.m.

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Timothy Huffman, Chairman