



CYBUL CYBUL WILHELM  
ARCHITECTS

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c c w a r c h . c o m



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# History

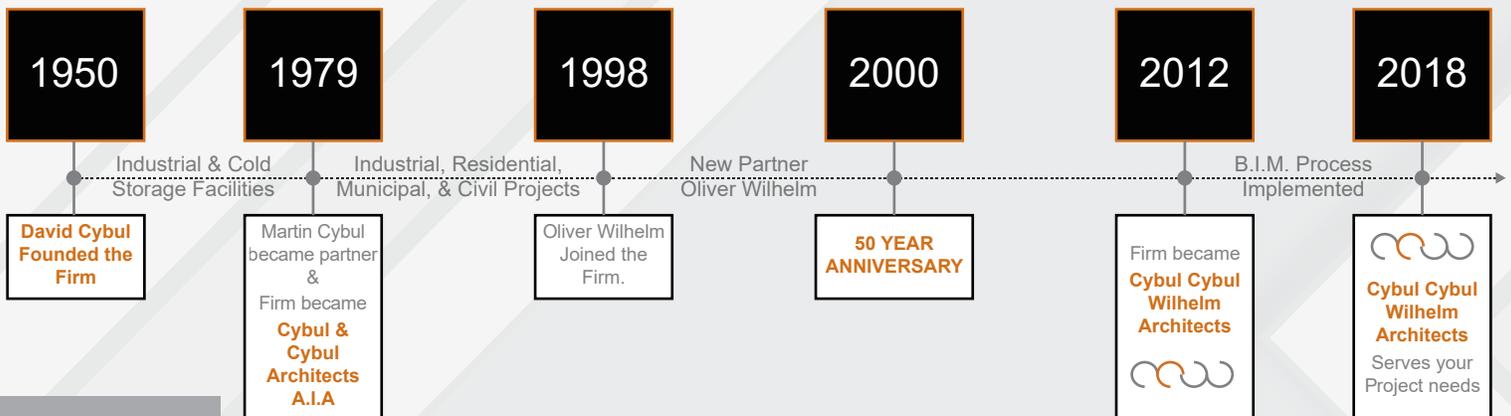
Cybul Cybul Wilhelm Architects helps business owners design new or remodeled facilities that have sufficient space, clear organization, and heightened aesthetic appeal for customers. Our solutions are tailored to the specific client needs and are rooted in over 60 years of experience in designing all forms of operating facilities. The success of the practice lies in our ability to help clients realize and implement their best ideas, maximizing economic, aesthetic, and operational benefits.

Our project portfolio includes refrigerated buildings, rooftop greenhouses, manufacturing complexes, food processing, and warehouses, amongst others. Our expertise is used to maximize efficiency of the cold chain, efficiency of racking and routing product, and in creating a great public presentation of industrial projects. The impact of our work is evident in several iconic areas in the NY region, including Hunts Point & the Brooklyn Navy Yard. CCW has played a major role in providing design services for companies involved in community based redevelopment. These projects improve the surrounding areas, meet current needs, and anticipate future needs and growth.

Since 1979, CCW has also been on the forefront of sustainable and energy saving design. CCW is one of the first firms to recognize the value of energy reduction through creative design of these facilities. To the current day we maintain these same initiatives and are empowered by the recent trends towards energy efficiency and conservation. More and more, our clients rely on us for environmentally conscious designs that represent their needs and aesthetic preferences.

CCW Architects is currently licensed to practice architecture in the following states: New Jersey, New York, Pennsylvania, Connecticut and Illinois.

## CYBUL CYBUL WILHELM ARCHITECTS TIMELINE





**CYBUL CYBUL WILHELM**  
A R C H I T E C T S

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**T E A M**

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# Martin Cybul

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PARTNER

RA | AIA

Martin Cybul started designing industrial, food processing, cold storage, office, commercial, educational, and municipal facilities in 1976. In 1979 Martin decided to join his father's firm, the late David N. Cybul. Together the firm was renamed for the father and son duo. However, Martin dared to design differently from his father. He was interested in developing designs where the form of the building is a consequence of the function of the process. This philosophy of design is still present for the projects which Martin is involved.



Prior to joining CCW Architects, Martin worked for two leading architectural firms, where he was responsible to design and implement a broad range of project types. As a partner of Cybul & Cybul, he has been responsible for the design, development and implementation of many of the company's projects, including The Hunts Point Fish Market, Bindi Manufacturing Distribution & Corporate Offices, the Haagen-Dazs Manufacturing Facility, and Really Cool Foods.

Martin has a Master's of Architecture from Tulane University and a Masters of Architectural Science from the Massachusetts Institute of Technology. Martin was a former instructor of design at the New Jersey Institute of Technology.

PARTNER

## Oliver Wilhelm

RA | AIA | CSI



Oliver Wilhelm is an expert regarding the building code. This is beneficial to clients for his ability to help with conceptually strategizing facilities. Oliver was the lead architect for many of the award winning projects for Cybul & Cybul Architects such as The Chelsea Car Wash in NYC, the COTE award winning Greyston Bakery, and a national renowned restaurant in New York City.

In 2007, Cybul & Cybul offered Oliver the opportunity to become a partner of the firm, and in 2011, the firm incorporated him into the company name. Since becoming a partner, Oliver has been the lead architect on projects such as the Atlanta

Foods expansion, the Produce Market Toll Plaza, and the LEED Gold Historical renovation in the redevelopment of the Brooklyn Navy Yard to name a few. He was also integral to retail developments for restaurant chains such as Bareburger, Chipotle, and Pret-A-Manger.

Oliver obtained a Bachelor's of Architecture from Syracuse University 1985. Prior to joining CCW Architects, Oliver founded Wilhelm Architects which designed a first class restaurant, residential additions, design/build renovations, and a school facility.

He is also President of the Construction Specifications Institute (CSI) New York City Chapter.

# John A. Artuso

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SENIOR PROJECT MANAGER

John's construction knowledge is valuable to completing projects for CCW Architects. He is always ready to take on the largest project CCW has to offer. He is the point of contact for the vast 639,000 SF Fresh Direct Facility in Harlem River Yards. During his employment at CCW, he worked on project types consisting of food storage, food processing, manufacturing facilities, ice-cream flavoring production facilities, and meat packaging and distribution plants.

In addition to construction knowledge, John is key contributor in schematic development. His input is essential when it comes to analyzing client needs and objectives, developing the program, executing design documents, coordination of the construction documents with consultant drawings, and then back to the construction aspect with contract administration, sketches, punch-lists, and sign offs. His project managing experience has directly built nearly 2,000,000 SF of refrigerated processing and storage facilities throughout New York and New Jersey.

John is a Pratt Institute graduate with a Bachelor's Degree in Architecture and has been working for over a quarter century. Prior to CCW Architects, he worked in a few firms on various building types such as office design and interiors for public development, assisted living facilities, warehouses, industrial buildings, and residential architecture.



SENIOR PROJECT MANAGER

## George Sirinakis

RA | AIA



George Sirinakis is registered in the states of New York, New Jersey, and Connecticut. He has been practicing architecture for over twenty five years, after graduating with a Bachelor of Architecture degree from Syracuse University.

George Sirinakis is spearheading the 130,000 SF expansion of Baldor Specialty Foods, at the Hunts Point Market complex in the Bronx, NY. This facility will be the receiving and distribution hub of a multi-million dollar operation that supplies food to restaurants, grocery stores, hotels, and high-end markets across the country, mostly servicing the Greater New York City area. This facility is designed to be a state-of-art refrigeration facility utilizing innovative concepts in loading dock management, cooling systems, energy-conscious compartmentalization and

storage, and lighting.

George Sirinakis has developed projects for major corporate clients, retailers and government agencies in New York City. From client consultation, to design development and construction documents, George is instrumental in the successful completion of several corporate and commercial projects. These include tenant fit-outs for notable Law Firms like Chadbourne & Parke, and Paul Weiss Rifkind Wharton & Garrison, corporate headquarters for Starvest Partners and the renovation of the hospitality flagship hotel, Loews Regency, located on Park Avenue, NY. George Sirinakis has also overseen projects for the NYC School Construction Authority, and Police Department, in the renovation of a local Bronx precinct.

Possessing a skillset in residential and commercial interiors afforded George Sirinakis the unique opportunity to manage the renovation and restoration of the Campbell Apartment restaurant, located in the heart of the renowned NYC landmark of Grand Central Terminal. George Sirinakis, in conjunction with a prominent Greenwich CT interior designer, was fortunate to be one of the select few designers to participate in this historic renovation.

# Luis Quiroz

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PROJECT MANAGER

Luis has a strong design vision which compliments the philosophy of CCW Architects. As the project manager of Fresh Direct, Luis was in direct contact with Fresh Direct owner's representative and consultants for the development of the 639,000 SF facility. Currently, Luis is the project manager directing the Do&Co project. Previously, Luis was the project manager of a 58,000 SF greenhouse.

Prior to joining CCW Architects, he had experience in residential architecture, apartment building design, retail store design, and theater stage design in both the country of Colombia and New York City.



Luis Quiroz holds a Bachelor's of Architecture from the University Pontificia Bolivariana from Medellin, Colombia, an AAS in Industrial Design Technology, Drafting & Design Technology, from Bergen Community College, New Jersey, a certificate in Construction Accounting and Estimation, as well as a Master's of Science in Construction Management, both of which were from Stevens Institute of Technology in Hoboken, New Jersey.

PROJECT MANAGER

## Angelica Alonso

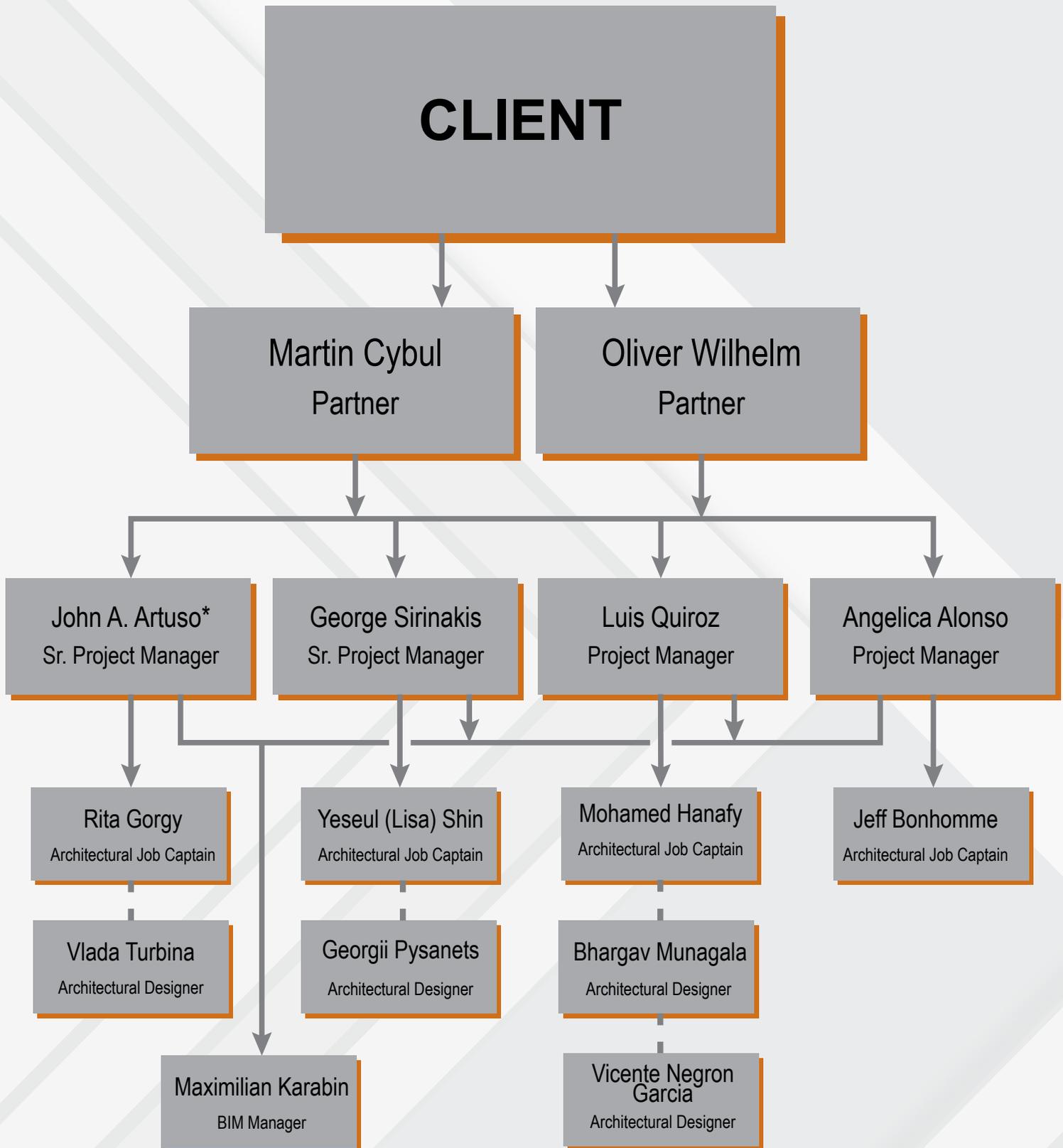
LEED AP BD+C



Angelica is a pioneer in efficiency for CCW Architects. She strategizes material energy use in her projects and followed through by receiving her LEED AP BC+C certification in 2009. Angelica restructured the organization of the production staff by establishing new standards for the office. As the office is evolving from AutoCAD to Revit, Angelica has been establishing protocol for all production staff members to maintain graphical clarity.

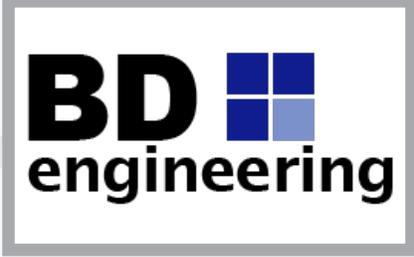
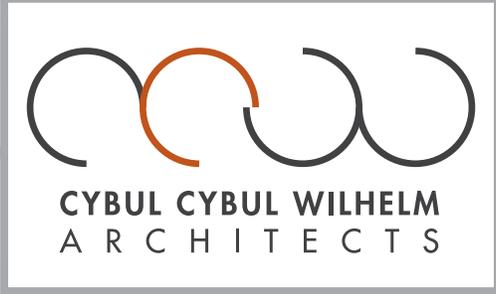
Before joining CCW Architects in 2004, she worked in New York City on a multiple of residential and retail projects.. Angelica Alonso holds a Bachelor's Degree in Architecture from the National University of Colombia in Bogota, and is a registered Architect in Colombia. In her home country, she worked in a variety of Urban Design and Residential projects for nearly six years.

# Firm Organization

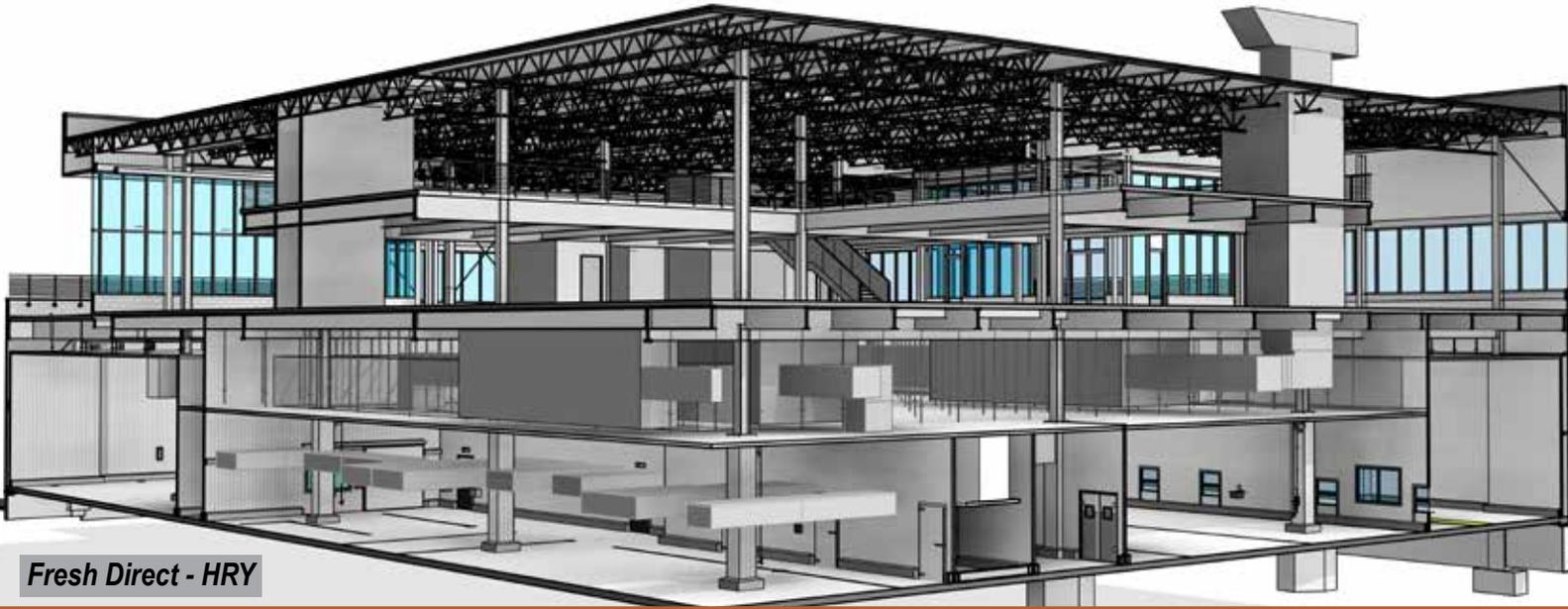


*\*Initial project point of contact & senior project manager for new projects.*

# Consultants







Fresh Direct - HRY

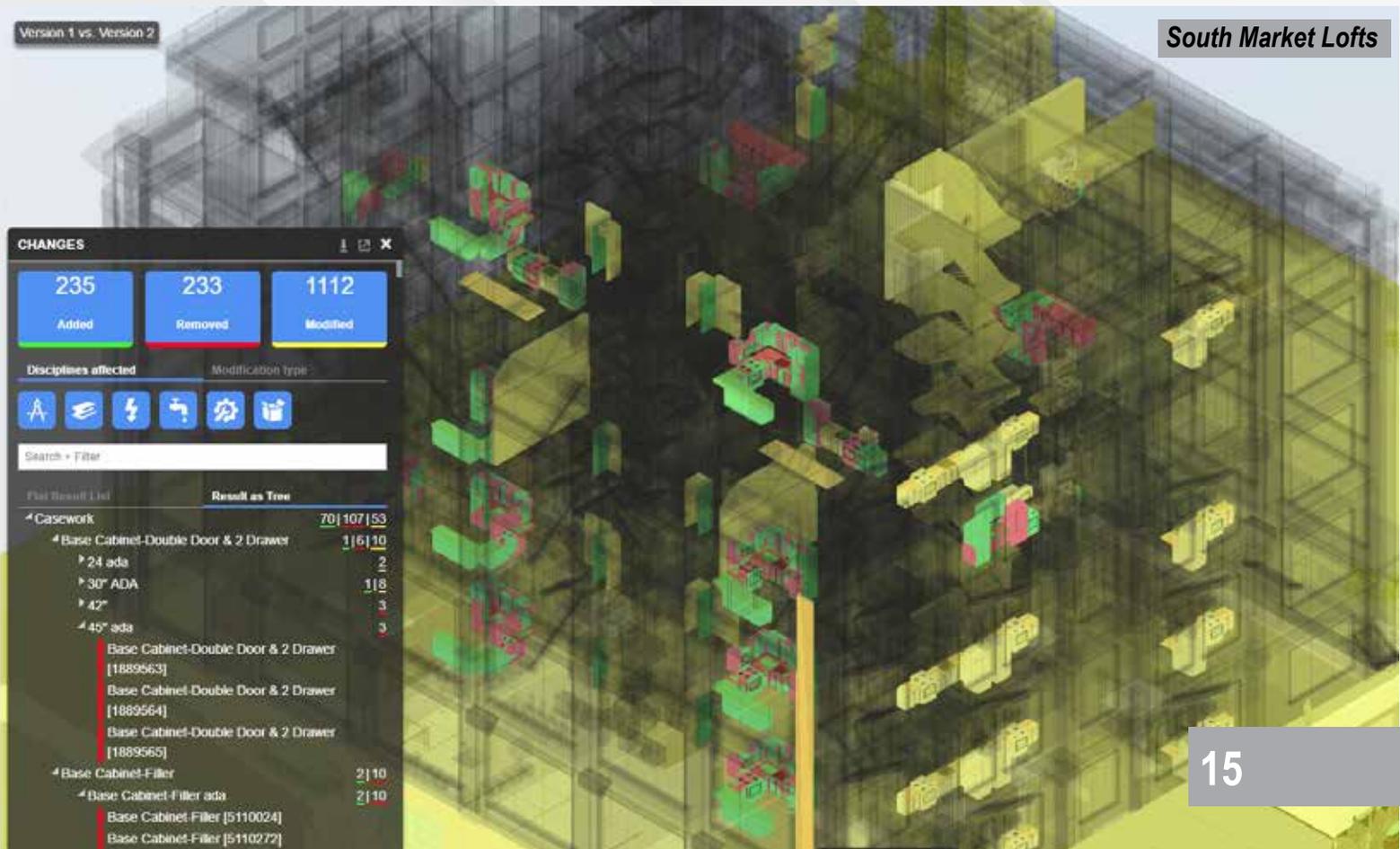
## CCWa B.I.M. process!

Below listed, advantages of using building information modeling (BIM) procedures include but are not limited to:

- *Increased Efficiency*
- *Earlier Coordination*
- *Design Validation*
- *Cost Estimation*
- *Integration*
- *Data Driven Design*
- *Accuracy*
- *Automation*
- *Clash Detection*
- *Advanced Planning*
- *Solution Analysis*
- *Visualization*
- *Communication*
- *Parametric*
- *Facilities Management*

Version 1 vs. Version 2

South Market Lofts



freshdirect®

DO & CO

*&*



*Baldor Specialty Foods, Inc.*





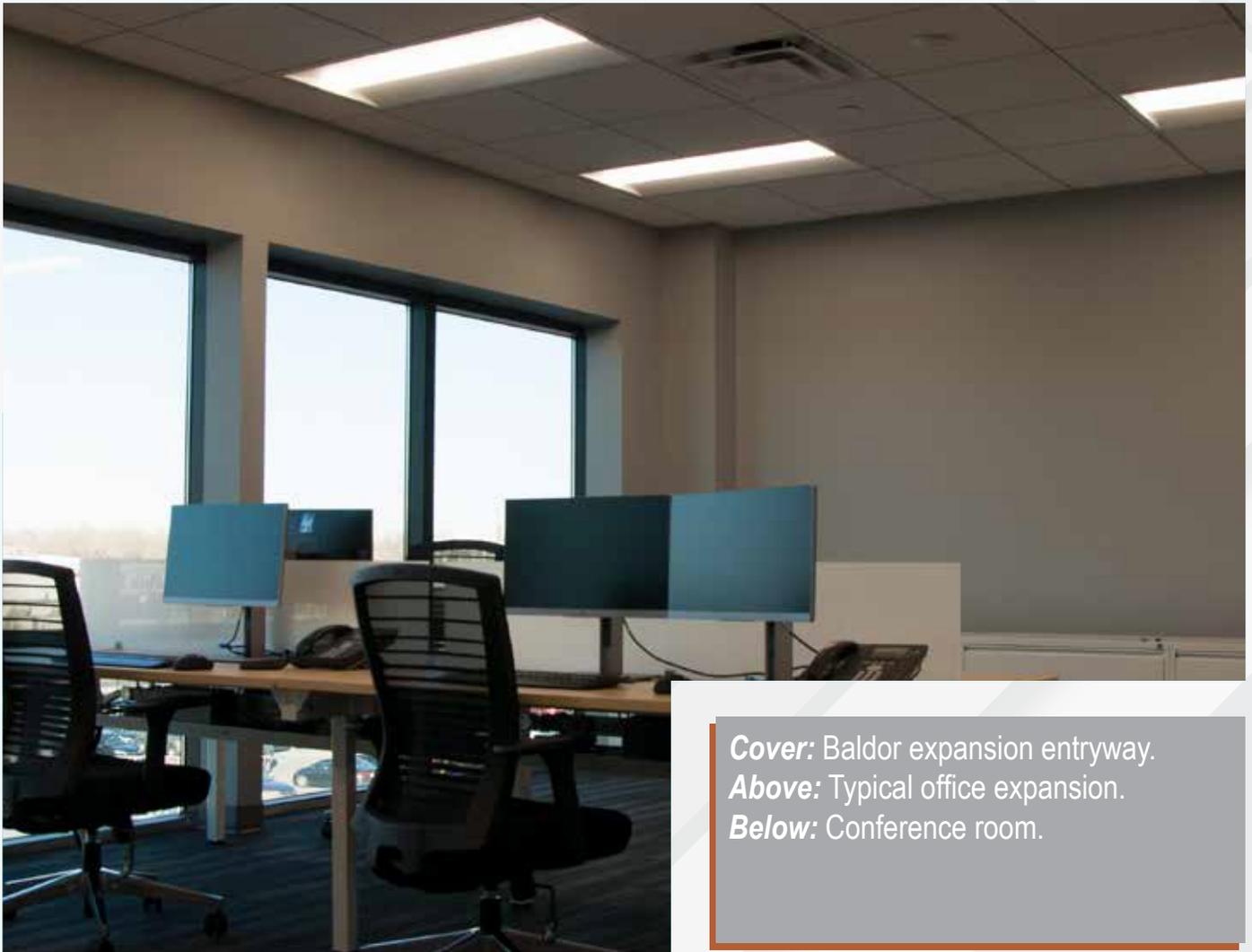
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CURRENT

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P R O J E C T S



*Cover:* Baldor expansion entryway.  
*Above:* Typical office expansion.  
*Below:* Conference room.





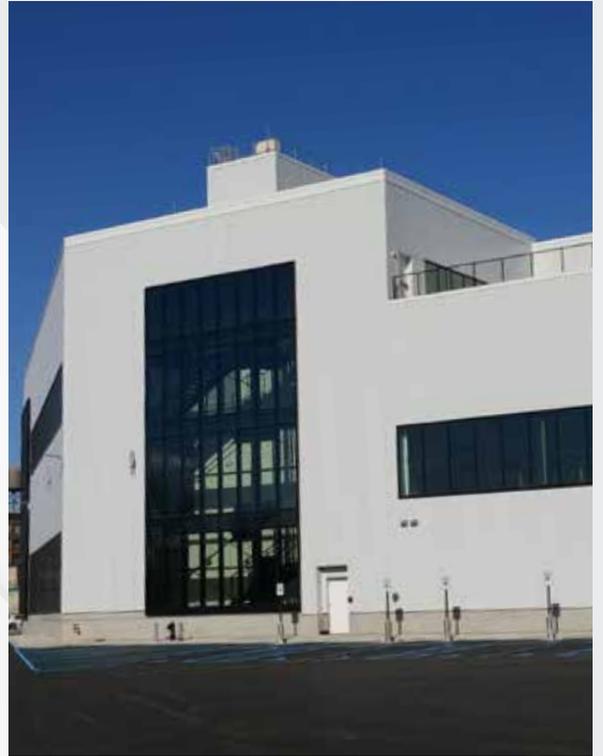
Area: 130,000 SF  
Completion: Summer 2018

## **Baldor**

Hunts Point, Bronx, New York, New York

*Specialty Foods*

Baldor Specialty Foods sought for CCW Architect's services in their expansion. Baldor acquired a parcel of land next to their current facility, and wanted to relocate truck parking away from the existing facility. Food industry wide, Baldor is respected for their current loading dock system, and CCW designed an additional 65 loading dock bays in an area of nearly 100,000 SF ground floor. The nearly 25,000 SF second floor is primarily allotted to office space which will house the currently overcrowded departments in their existing facility.



**Cover:** Overview of the ground floor production & warehouse.  
**Above:** South Facade office stair.  
**Left:** Vertical material handling equipment (M.H.E.)  
**Below:** Satellite of full facility.





Area: 639,000 sf  
Completion: Spring 2018

## **Fresh Direct**

*Harlem River Yards Bronx, New York, New York*

The new Fresh Direct facility, in 639,00 SF, has a unique design that utilizes the latest technology, food safety procedures and efficient methodologies to deliver up to 30,000 customer orders per day. The shape of the building utilizes every square foot of the site. It is totally clad in white insulated metal panel exterior and has a grand 2 story glazed entry. The interior on one side of the building has a 45,000 SF commissary on the ground floor with offices and bakery on the second floor.

The warehouse has a highly automated, vertically formatted material handling system that encompassed most the warehouse portion of the building to process many orders. CCW incorporated a multi-level system that efficiently utilizes the building's height to maneuver totes and cartons which had to be designed to fit within the building's core and shell. This machine has almost 10 miles of conveyors encompassing almost 132,000 SF meandering through elevated work platforms and Mechanical mezzanines.



*Cover:* Visitor waiting area.  
*Above right:* Small offices.  
*Above left:* Visitor's Entrance.  
*Left:* Employee bullpen.  
*Below:* Men's bathrooms.





Area: 38,000 sf  
Completion: Summer 2018

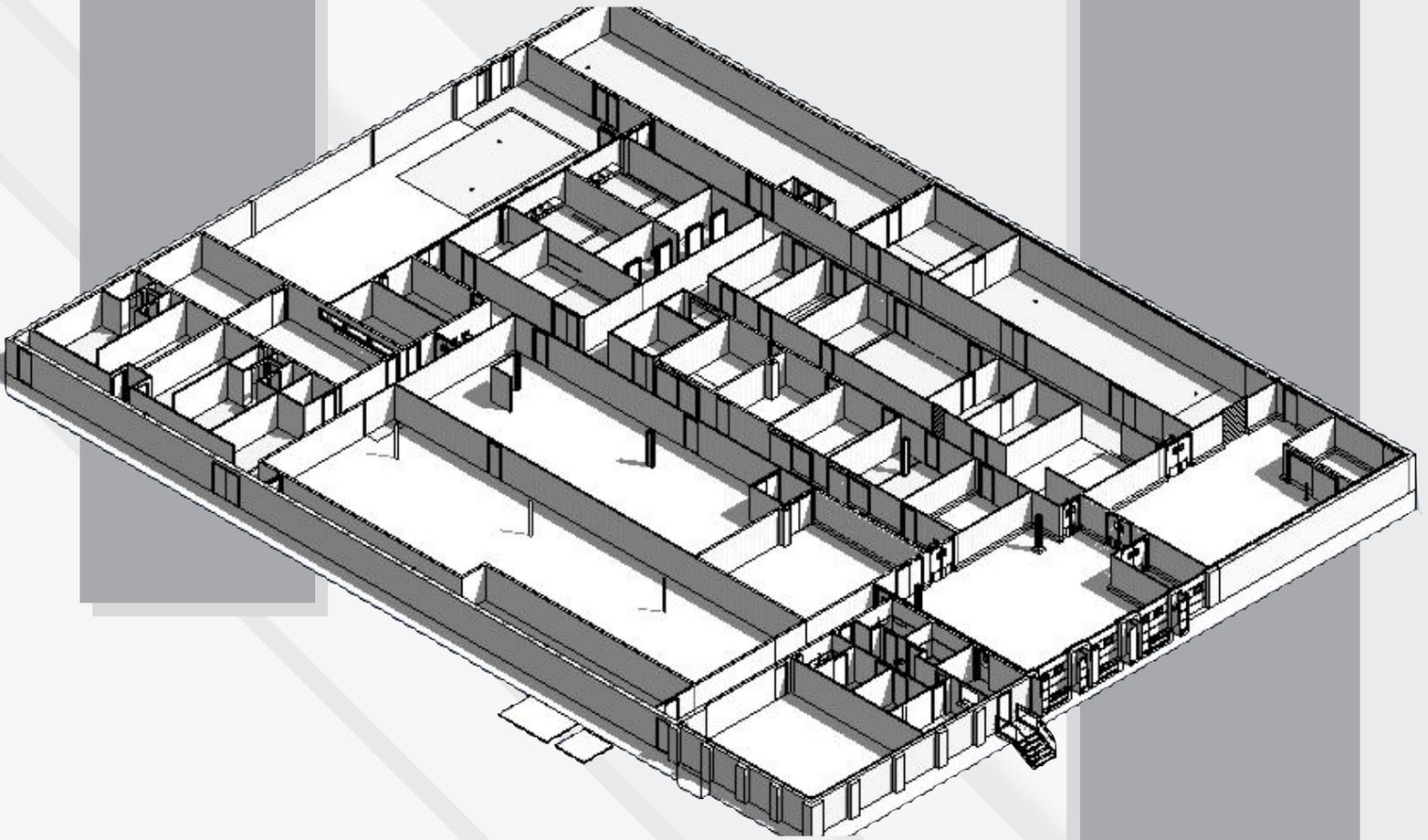
## **Do&Co**

JFK Facility Expansion, Queens, New York, New York

*The Gourmet & Entertainment Company*

DO & CO operations are extremely intricate and the client needed to renovate the ground floor with an expansion. The storage was limited, so an expansion of cooler areas was necessary. After further study, a new employee entrance was designed to improve the flow of both product and people. Since their primary clients are airlines, it was necessary to upgrade all of the loading areas and to provide additional specialty dock doors.

Consequently, a new second floor was developed to accommodate the new employee common area and a cafeteria. The second floor now hosts a new corporate office area distinctive with the DO & CO high end international style.



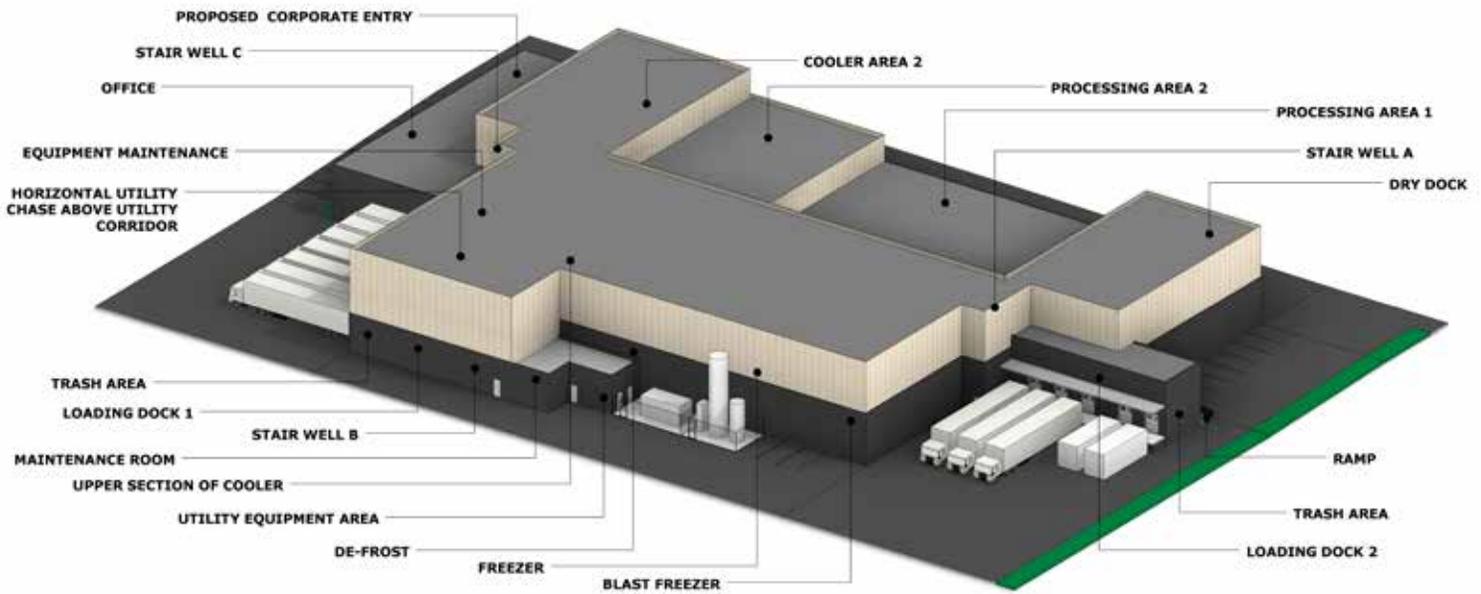
## **Maison Kayser**

Carlstad, New Jersey

*Parisian Bakery*

Area: 30,000 sf  
Completion: Summer 2020

Maison Kayser is a bakery in New York City and is looking to expand its operations along the east coast. Planning on doubling their retail locations, Maison Kayser primary objective is to comply with USDA rules and regulations for their current central facility. CCW is working alongside the chefs, as well as the owner's representative to minimize wasted energy, rebuild the loading dock with state of the art loading dock equipment, design spaces to accommodate their production, and design a better product flow in order to service the increasing retail locations.



Area: 60,000 sf  
 Completion: Winter 2020

## **Schuster Meats**

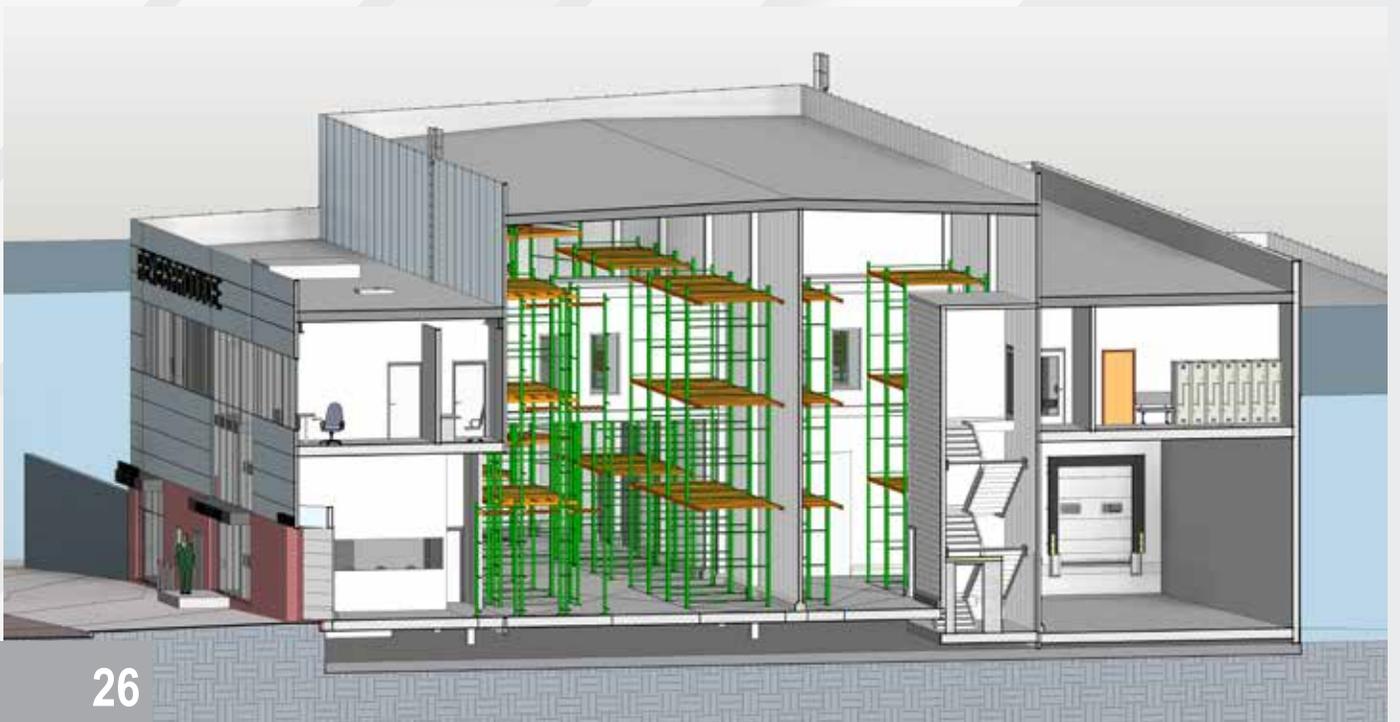
Lodi, New Jersey

Schuster Meats, is currently located at the Hunts Point Meat Market in the Bronx, but is looking forward to be relocating to a one story dry warehouse in Lodi New Jersey. This renovation will be transforming an existing structure into a refrigerated United States Department of Agriculture (USDA) compliant food processing facility. The design challenges include raising the existing structure from a 17 feet high to a minimum of 35 feet generally recommended by CCWa.

Additionally proposed is a new state-of-the-art shipping and receiving dock, with high bay coolers and freezers as well as a 200 foot long food processing room. These interventions will culminate into the transformation of a simple masonry warehouse becoming a food processing facility that the Client will be proud of for many years.



*Cover:* Reyes Produce street presence.  
*Above:* X-Ray axonometric of facility.  
*Below:* Cutaway section of Reyes facility.





Area: 18,000 sf  
Completion: Spring 2019

## **Reyes**

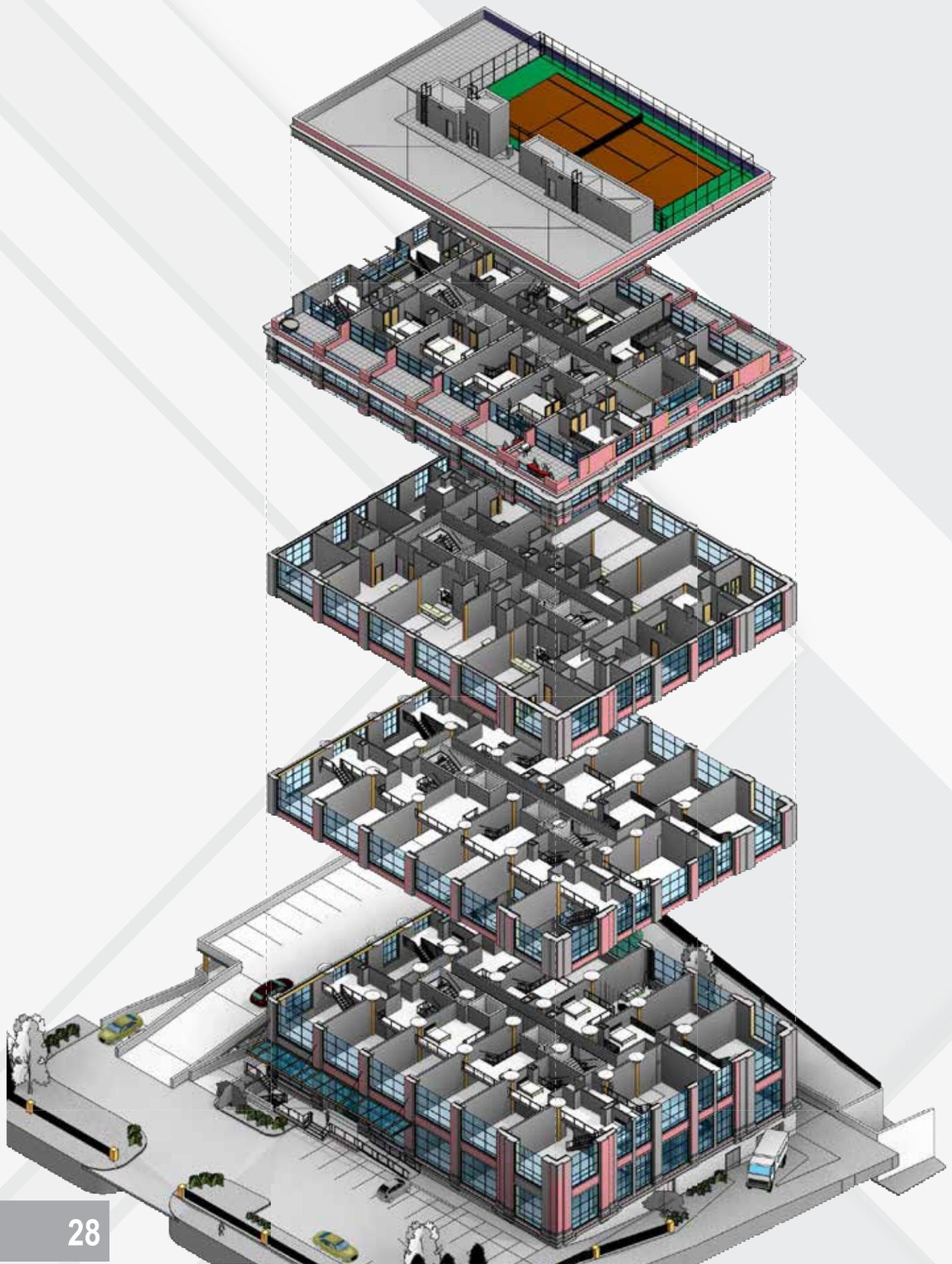
*Bronx, New York, New York*

*Authentic Mexican Produce*

After a devastating fire consumed Reyes Produce's existing 1 story building on Randall Avenue, the client engaged CCWa to design a new state-of-the-art produce distribution facility to replace it. The project involves the demolition of the existing building, and construction of a new Office and Cold Storage facility for the distribution of produce. The warehouse will be cold-chain compliant, comprised of several cooler boxes of varying temperatures.

CCWa has engaged various consultants to develop the project team that will prepare the design and construction drawings for the new facility. The building will be a two-story, ±18,000 S.F. complex consisting of a street-front Restaurant, prep Kitchen, patron seating, produce buyer's office and sales area, alongside cold Storage coolers and freezers, with shipping and receiving loading docks. Additionally provisioned will be spaces such as, staff support, locker rooms and core employee offices, conference rooms, miscellaneous mechanical and utility spaces as well.

The design development is currently underway, with projected construction of 2nd quarter 2018.





Area:

63 Units  
±1,400 sf

Completion:

2020

## **South Market Lofts**

Passaic, New Jersey

The South Market Lofts development project will provide a community of live/work residences created in an effort to connect creative individuals, urban pioneers, start-ups, digital media & production professionals, and entrepreneurs alike.

CCWa as the architect of record for this milestone project, featuring the conversion of an existing 5 story warehouse into 63 residential lofts, and a 2-level garage. Proposed residences are developed with thought given to providing opportunities for a community of creative individuals to live, work, collaborate while competing in a global economy. Situated along the Passaic River, and integrated into the River Walk proposed by the City of Passaic. The design is sensitive to the historic character of the building, maintaining most exterior details of the original turn-of-the-century building, incorporating brick and metal frame windows, with parapets and structural elements. In addition to residences, this complex includes a restaurant and other amenities for residents and visitors. This effort intends to spearhead a revival of the Passaic community, and CCWa will be at the forefront of that landmark effort.





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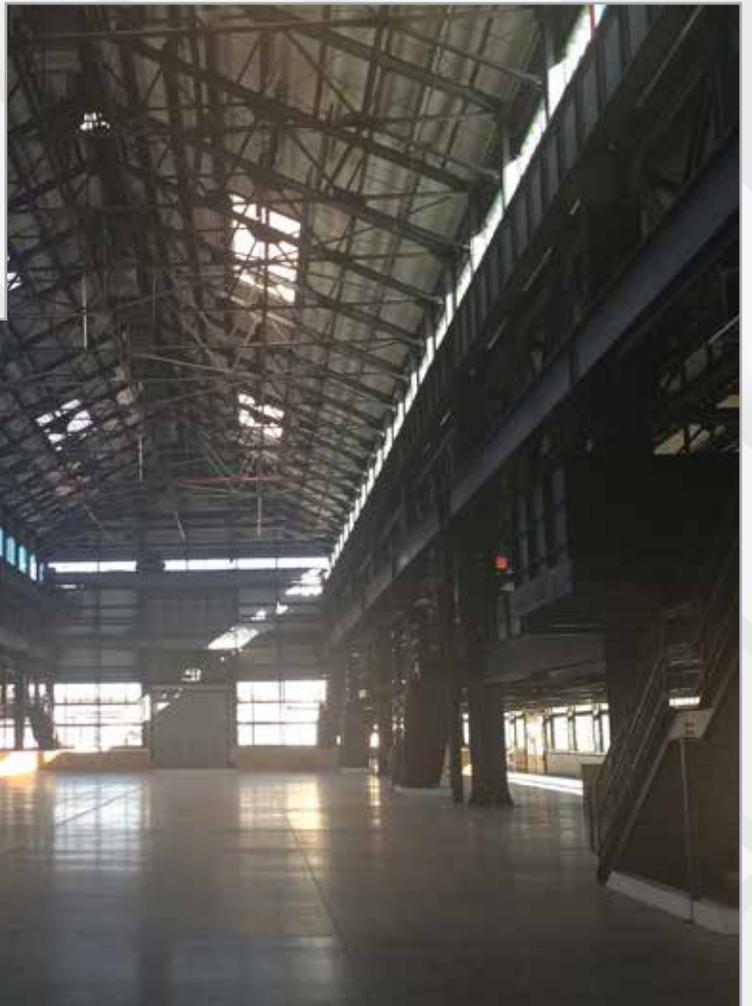
SUSTAINABLE

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P R O J E C T S



*Cover:* Building 128 along Market st.  
*Above:* Building 128 along Sixth  
*Below:* Building 128 Interior





Area: 215,000 sf  
Completion: Fall 2016  
LEED: GOLD

## **Brooklyn Navy Yard**

Brooklyn, New York, New York

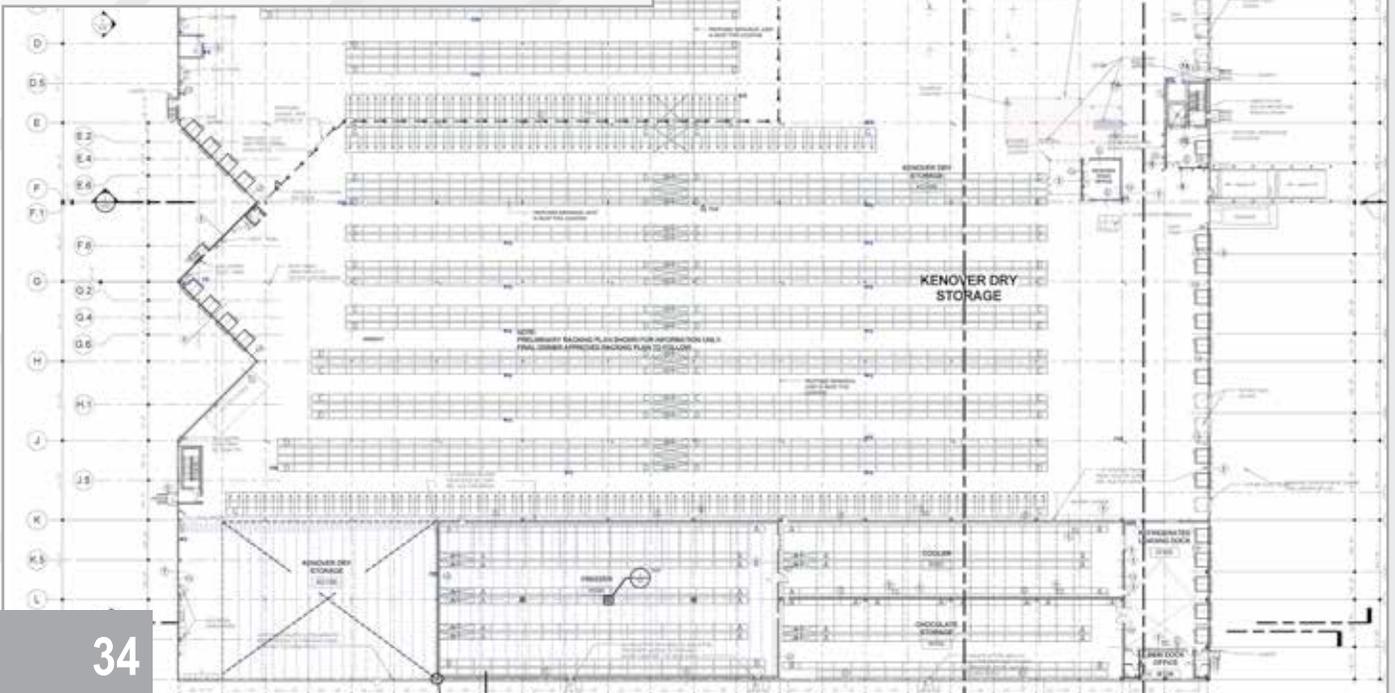
*Industrial Park Buildings 128/28/123*

This 215,000 S.F. site in the Brooklyn Navy Yard contains 2 major existing building which were erected during WWI and WWII to assist the military in the creation of navy ships. It was after the wars that the buildings began a transformation into a variety of different uses from storage and industrial uses mainly by small vendors. The complex is now transforming into the Green Manufacturing Center, with the focus on the development of green products. The large open volume will be separated into three spaces each approximately 50, 000 S.F. surrounding an open courtyard design for parking and truck access. The architecture will honor and maintain the design by using 21st century sustainable materials in a way to keep the character of the building. The other sustainable features of the new development are the abundance of natural light on the roof, Kallwall glazing skylights, bringing in 80% of the natural light, in the open volume of the buildings. In addition, there are roof fans that will supply natural ventilation in all the tenants. Lighting is also energy efficient both in the method and the amount of wattage that it uses. This will be a simple structure that brings a WWI building back to life with energy efficiency.





*Cover:* Main entry way.  
*Above:* East docks.  
*Below:* Ground floor plan.





Area: 260,000 sf  
Completion: Fall 2015  
LEED: SILVER

## Kayco

Bayonne, New Jersey

*Royal Wine Corp.*

Storage of Kedem Juice bottling materials and associated bottling products as well as Kosher and holiday items. 226,750 sq ft in total of storage with 3 story offices of 23,800 sq ft. Readily Expandable for 10,000 sq. ft of food production. 40 ft clear high bay ambient storage. 30 ft high Freezer and cooler storage as well. 8 refrigerated and 22 Ambient shipping dock doors

Roof ready for future grow hydroponics available with freight elevator, vestibule, dock door and stair access.

This project is LEED Silver Certified by the US Green Building Council.





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COMPLETED

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P R O J E C T S



Area: 210,000 SF  
Completion: Summer 2000

## **Hunts Point Cooperative Market Inc.**

Hunts Point, Bronx, New York, New York

A prototypical freezer storage and distribution facility design to maintain a temperature of -10°F to 35°F. This building is located within the Hunt's Point Cooperative market. This existing facility encompasses the latest in freezer technology. It is also the home to a burger manufacturing plant with automated equipment and blast freezing capabilities.



*Cover:* Overview of the Terminal Entrance.  
*Above:* Alternate view of the terminal entrance from first person perspective.  
*Below:* Administrative offices.





Area: 2,000 sf  
Completion: 2002

## **Hunts Point Terminal**

Hunts Point, Bronx, New York, New York

Hunts Point Terminal Produce Market – New Toll Plaza and Administration offices. The Hunts Point Terminal Produce Co-op Market Toll Plaza project entails creating an entrance to the largest produce market in the world. The entrance is symbolically significant as it represents the handshake or greeting to people coming to the market. The project included redesigning the entrance creating four tollbooths and security offices for the market.



**Cover:** Aerial photo of the market.  
**Above:** Interior during washdown operations.  
**Below:** Wide point of view looking down corridor.





Area: 400,000 SF  
Completion: 2004

## **Fulton Fish Market**

Hunts Point, Bronx, New York, New York

The Fulton Fish Market features 40 feet high, 40 feet wide, and 1,200 feet long interior street. There are offices on a second floor that look down onto the street scope. In providing the street, it allowed the familiarity of the which made the old Fulton Fish Market successful. Each fishmonger has access to the central spine and their product is preserved in their environmentally controlled space.



*Cover:* Main Entrance.  
*Above left:* Production Corridor..  
*Above right:* Loading dock doors  
*Below:* Cafeteria vestibule





Area: 78,000 SF  
Completion: 2008

## **Really Cool Foods**

Cambridge City, Indiana

Really Cool Foods, founded in 2004, is the leader in fresh prepared organic natural foods and their company expanded to Indiana. CCW Architects helped Really Cool Foods reach out towards the rest of the country, by designing a new 78,000 SF production facility. This new facility includes a 20,000 SF assembly room, a 10,000 SF preparation and process rooms with separation between raw and ready to eat shipping, receiving and product processing.



**Cover:** Main Entrance facade  
**Above left:** Meeting room  
**Above right:** Main entrance stair & custom railing  
**Below:** Dock & Offices above





Area: 90,000 SF  
Completion: FALL 2009

## **Atalanta Corporation**

Elizabeth, New Jersey

Atalanta grew out of their existing facility and looked to expand. They received the services of CCW Architects and CCW maximized their production and organization. This 90,000 SF addition to the existing Atalanta distribution facility created the maximum density while creating an architectural identity for the company. The site presented constraints of the proximity to water, poor soil conditions, and our client's desire for a strong concept, we were challenged to manipulate every square foot of the site and building. The glass entry along relocated the existing entrance and provides Atalanta with a view of the water, an architectural feature that is unique to their location.





*Cover: Street presence.  
Above left & left: Reception Areas.  
Above right: Loading dock doors  
Below: Parking lot*





Area: 43,000 SF  
Completion: FALL 2011

## **Bindi Desserts**

Kearny, New Jersey

Bindi expanded their storage capabilities by building a new 43,000 SF refrigerated storage and distribution facility along with their new corporate offices. The new 20,000 SF freezer, 8,000 SF dry storage and 3,600 SF refrigerated loading dock will be constructed. This new building will also be the home to their new 11,000 SF two story corporate office. This new storage and distribution facility will be used in conjunction with their existing production plant in Belleville, NJ. The new construction will take place on a property at the corner of Belleville Turnpike and Barszecewski Street that requires pre-construction surcharging for the appropriate soil bearing capacity.



*Cover:* Street presence.  
*Above:* Entrance way.  
*Right:* Architectural model  
*Below:* Corridor





Area: 28,000 SF  
Completion: FALL 2003

## Greyston Bakery

Yonkers, New York

The Greyston Bakery in Yonkers is a collaborative effort by CCW Architects and Maya Lin Studio. The Greyston Foundation desired that their new commercial bakery be a focal point for the Yonkers community. The new 23,000 S.F. Bakery again exemplifies CCWa's design philosophies that expose the baking process while creating a unique urban space. The simple building exterior belies the surprises that are found within. Light shafts, an atrium, a roof terrace, and viewing mezzanines all serve to emphasize the baking process while creating a unique experience.





## **Bareburger**

New Jersey

*Franchise Work A.O.R.*

Bareburger is a brand on a mission with the belief that love, service and organic all-natural food should fill their restaurants. They have the philosophy that fresh, vibrant, clean food served in a fun place can help make the world smile, and Cybul Cybul Wilhelm Architects does whatever possible to fulfill this mission in the New Jersey locations!

CCWa has a close partnership franchise owners to provide a seamless and quick process to make these locations in New Jersey available to the public a reality.

Location:  
Edgewater, NJ

Completion:  
2012

Location:  
Montclair, NJ

Completion:  
2015

Location:  
Closter, NJ

Completion:  
2016





*Cover: Street presence.  
Above left: Bar Areas.  
Above right: Bar Areas  
Below: Seating Areas*





Area: 3,000 SF  
Completion: Winter 2004

## **Dinosaur Bar-B-Q**

Harlem, New York, New York

Dinosaur Bar-B-Que, a central New York restaurant that started its first location in Syracuse, NY, followed by a second restaurant in Rochester, NY. John Stage engaged CCW Architects to design a NYC version of Dinosaur Bar-B-Que using recycled materials from barns that were removed in the Catskill Mountains. In December 2004, Dinosaur Bar-B-Que opened in Harlem, NY. This location has contributed to the pioneering of a unique section of Harlem. Nestled under the grandiose Riverside Dr. Bridge, This place possesses the same charisma, style, and flavor of its upstate counterparts. This OED concrete industrial building/space was transformed into a honky-tonk atmosphere that allows the restaurant to maintain the ambiance that makes it successful.



## **Alpine Borough Hall**

Alpine, New Jersey

*Parisian Bakery*

Area: 12,000 sf  
Completion: 1991

Alpine Borough Hall/ Post Office. The Alpine Borough Hall and Post Office is the epicenter of the town. The building itself revolves around a central two-story atrium. This atrium serves as the living room for residents who pick up their mail on a daily basis. The building uses a traditional vernacular so that it does not stand out in this small rural community. The building includes a United States Post Office, Municipal Offices, Police Station, and meeting room for 100 people.



Area: 21,000 sf  
Completion: 1998

## **Edgewater Community Center**

Edgewater, New Jersey

The Edgewater Senior Citizen and Recreation Center is the focal point of the Edgewater Memorial Park. The recreation center delineates the northern perimeter of the park while emphasizing the views across the Hudson River to New York City. Seniors, teens and tots all make use of the centers multipurpose gymnasium, classrooms, offices, cafeteria, and nurses offices.



## **Milk Studio Gallery**

New York, New York

*Penthouse Project*

Area: 4,500 sf  
Completion: Fall 2006

For this state of the art photo studio, the requirement for natural light was taken to a new level. This space was designed to provide a photographer with the maximum amount of north light, a light that enhances photograph images without the need for artificial light during the daytime. The main feature of the space is a 14' x 25' sloping glass skylight over a cyc form that defines the shooting area. Starlite glass, which is a glazing that is optically clear with no color distortion, allows the windows to allow light to flood into the space.

There are also 2 exterior spaces for exterior shooting and gathering that provide unique backdrops within this old industrial area for the photographer. The smaller of these areas has an old water tower and industrial feel providing a unique juxtaposition between fresh contemporary penthouse and the aged industrial surroundings. The larger exterior mahogany deck creates a grand exterior shooting area, isolated from all sides except its view to the water.



Area: 240,000 sf  
Completion: Summer 2001

## **Half moon Harbor Apartments**

North Bergen, New Jersey

Half Moon Harbour is a 177-unit apartment building in North Bergen, New Jersey. Being on the Hudson River it was imperative that the views from the building be maximized. To that end the building was shaped and sited so that along with bow windows every unit would have an unobstructed view of the New York City skyline and or the Palisades. The building design incorporated a state of the art newly developed staggered truss system. The staggered truss system reduced the cost while affording flexibility in the design.



## **Berry Street**

Brooklyn, New York

*Brooklyn Athletic Club*

Area: 14,000 sf  
Completion: 2015

Williamsburg, is an upcoming area of Brooklyn, where the task to take an existing two story old structure that served as main offices for the Contractor/Owner and convert it into a state of the art gym with offices on upper levels. Selectively demolishing sections of the existing building allowed the Owner to continue his business on site, during construction. The established design included a basement, where finished floor was at the water table elevation and an esthetically pleasing five story structure that met all the zoning and building codes such as FAR and height restriction, made it a challenge to squeeze every inch of floor area allowable.

The lower levels of the five-story section, (B,1,2) were allotted to the gym program, and the upper levels housed the previous office spaces. Pile foundations, contaminated dewatering (oil in the water) shoring for the basement level, steel framing with cranes and pouring concrete wall and floors for this 3700 SF footprint building were additional challenges that had to be overcome.

With the above being said, the final product containing: curtain wall double panel glass, architectural horizontal insulated metal panel, and roof terraces at two levels, looks stunning and has an identity that the Owner desired which CCWa can be proud to be a part of. Hard work paid off.



Area: 228,000 sf  
Completion: 2007

## **South Cove Commons**

Bayonne, New Jersey

A major retail development which included a Stop & Shop super market, a Staples and an A.J. Wright store. All fit-outs were prepared by the office based upon plan layouts and specifications provided by the individual retailers. The site was previously a vacant lot which now occupies over 228,000 SF of retail.



## **Chelsea Carwash**

New York, New York

The Chelsea Car Wash is an urban car wash, gas station, and deli, located under an overhead railway at 10th Avenue in New York City. It was Cybul & Cybul's objective to design a building that would glorify the process of washing a car while creating a unique and exciting urban space not normally associated with a car wash or gas station. Cybul & Cybul was awarded a silver medal for their design of the Chelsea Car Wash in 2002, by the New Jersey Society of Architects.

Area: 20,000 sf  
Completion: 2000





CYBUL CYBUL WILHELM  
A R C H I T E C T S

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A W A R D S

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&

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R E C O M M E N D A T I O N S

# **Firm of the Year Award**

*Cybul & Cybul Architects 2003 Service Award*



## **AIA New Jersey**

### **THE NEW JERSEY SOCIETY OF ARCHITECTS**

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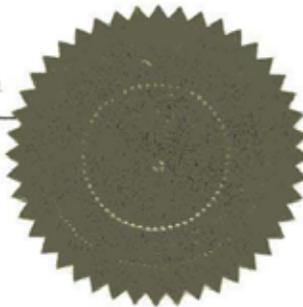
## **AIA NEW JERSEY 2003 ARCHITECTURAL FIRM OF THE YEAR AWARD**

IS PRESENTED TO:

# **Cybul & Cybul Architects**

**This award has been given to recognize this member firm of AIA New Jersey as having made major accomplishments in the field of architecture and having distinguished themselves both professionally and personally. The award basis is made on professional, community and technical accomplishments.**

David Del Vecchio, AIA  
President



Robert M. Longo, AIA  
Service Awards Chair



**David N. Cybul Architect founded his firm in 1950. The firm was renamed Cybul & Cybul Architects in 1980 when Martin Cybul joined the firm.**

**Through the years Cybul & Cybul Architects has accumulated a diverse and unique portfolio of projects. Initially, David Cybul Architect was known for the industrial, food processing, and cold storage facilities that he designed. When the firm changed to Cybul & Cybul Architects the industrial projects were**

**supplemented by a broad range of project types, including a high tech car wash and gas station, urban design, municipal and civic buildings, high-rise apartment buildings, markets, and interior designs.**

**In 2003, Cybul & Cybul has been afforded new challenging projects, from being awarded the contract for the New Fulton Fish Market, to the completion of a state of the art monument to baking brownies for the Greyston Foundation. The new 23,000 sq. ft. Greyston Bakery again exemplifies Cybul & Cybul's design philosophies that expose the baking process while creating a unique urban space. The simple building exterior belies the surprises that are found within. Light shafts, an atrium, a roof terrace, and viewing mezzanines all serve to emphasize the baking process while creating a unique experience. Cybul & Cybul is fortunate to be developing the high profile projects such as the redevelopment of the "La Marqueta" International Market and its surrounding areas, and the design of the TSS Manhattan and the supporting facilities on piers 13 & 14 at the South Street Seaport. Cybul & Cybul Architects are excited by the creative opportunities presented in these projects.**

# Silver Award for Excellence in Architecture

2003 Service Award



**AIA New Jersey**

The New Jersey Society of Architects  
A Chapter and Region of the American Institute of Architects

**SILVER AWARD  
FOR  
EXCELLENCE  
IN  
ARCHITECTURE**

Presented To

**CYBUL AND CYBUL  
ARCHITECTS**

For The Project

**15TH STREET  
CAR WASH**

Handwritten signature of William M. Brown, III.

William M. Brown, III, AIA  
President

Handwritten signature of Michael Farewell.

Michael Farewell, FAIA  
Design Day Chair

October 17, 2002

# 2004 Top Ten Green Projects Award

*Greyston Bakery*



**THE AMERICAN INSTITUTE OF ARCHITECTS  
COMMITTEE ON THE ENVIRONMENT**

**PRESENTS THIS**

**2004 TOP TEN GREEN PROJECTS AWARD**

**TO**

**GREYSTON BAKERY**

**DESIGNED BY**

**CYBUL & CYBUL ARCHITECTS**

**FOR EXEMPLARY PROJECTS THAT BENEFIT  
THE BUILT AND NATURAL ENVIRONMENT  
THROUGH SUSTAINABLE DESIGN**

*May 2004*



*Mark Rylander, AIA*

*Chair, 2004 COTE Committee*



## 2011 NEW GOOD NEIGHBOR AWARDS

### ARCHITECT

Cybul & Cybul Architects  
Edgewater

### BUILDER

Hollister Construction  
Services  
Hasbrouck Heights

### NOMINATORS

Gordon F. Haas  
President & CEO  
Greater Elizabeth  
Chamber of Commerce

Caren S. Franzini  
Chief Executive Officer  
NJ Economic Development  
Authority

Hon. J. Christian Bollwage  
Mayor  
City of Elizabeth

## Atalanta Corporation

*The new \$17-million headquarters of Atalanta Corporation is an expanded state-of-the-art facility for this Elizabeth-based food distribution company (a subsidiary of Gellert Global Group). It features 78,000 square feet of refrigerated warehouse facilities, of which 11,000 square feet is freezer space, 44,000 square feet is insulated cooler space for perishable goods storage, and 15,000 square feet is for unrefrigerated ambient storage space. The facility boasts 48-foot-high ceilings that allow for 40 feet of pallet racking. Additionally, there is 23,000 square feet of Class A mezzanine office space complete with advanced wireless/ WiFi and teledata technologies. This area also features a two-level, 600-square-foot executive office.*

The main entrance of the newly constructed office area consists of an aluminum and glass curtain wall with a sloped glass roof above the lobby atrium. Embellishing the open architecture design is a 100-foot-long serpentine entrance hallway, floating acoustical cloud ceilings and large framed windows overlooking the Bayonne Bridge and Newark Bay.

Green design elements were implemented within the design of the project, including a solar roof panel system that will reduce the building's carbon footprint and minimize the facility's energy demand.

The project created more than 150 construction jobs. The complex will host 180 jobs, including 45 new full-time and 5 new part-time jobs.

## NJBIA

NEW JERSEY BUSINESS  
& INDUSTRY ASSOCIATION

NEW JERSEY  
**BUSINESS**  
A Publication of the New Jersey Business & Industry Association

# 2013 Merit Award Warehouse

Linden Corporate Park, Building 1



THE NEW JERSEY CHAPTER OF THE  
AMERICAN CONCRETE INSTITUTE  
AND  
NEW JERSEY CONCRETE  
AND AGGREGATE ASSOCIATION



## MERIT AWARD WAREHOUSE

Linden Corporate Park, Building 1  
Linden, New Jersey

Architect  
Cybul Cybul Wilhelm Architects

PRESENTED ON MAY 9, 2013 AT THE

50<sup>TH</sup>

ANNUAL NEW JERSEY CONCRETE AWARDS  
*Golden Anniversary*

HANI NASSIF, PRESIDENT  
NJ CHAPTER AMERICAN CONCRETE INSTITUTE

MICHAEL GENTOSO, PRESIDENT  
NJ CONCRETE & AGGREGATE ASSOCIATION

DIANNE JOHNSTON, CHAIR  
50TH ANNUAL CONCRETE AWARDS DINNER

# Turner Construction

## Letter of Recommendation



September 29, 2003

New Jersey Society of Architects  
196 West State Street  
Trenton NJ, 08808

Dear Sir or Madam:

I am writing this letter to recommend for your consideration the firm of Cybul and Cybul Architects for the 2003 AIA NJ Firm of the Year Award. It has been my privilege to be associated with this firm for over ten years. As the Facilities Manager for the New York City Economic Development Corporation Turner has had the responsibility to maintain and repair many of the Wholesale Markets that the City owns. As it turns out many of these buildings have either been designed or renovated by Cybul and Cybul. In 2001 we were asked to consult on a new refrigerated Meat Warehouse in the Bronx. On this project we worked closely with the General Contractor, the Meat Market Co-op, the EDC and Cybul and Cybul. There professional work on this market is the reason they are the Architects of Record for the New Fulton Fish Market at Hunts Point.

This project was well on its way to oblivion when I approached Martin Cybul about taking a look at the preliminary design that was way over budget. By working together with Cybul and Cybul, Turner Construction was able to Value Engineer the Project and Guarantee the price to the EDC. Working together with Cybul and Cybul we were able to meet all of the Program Needs of the Fish Mongers, and the monetary restraints of the City. The product that we received from Cybul and Cybul was well thought out and conceived. The building is very functional and efficient. Cybul and Cybul used the elements of color and the entrances to give the building an Architectural look and breakup the industrial warehouse big box. The interior design lends itself to the look of an old time Open Air Market in a completely environmentally controlled space. They also spent a lot of time and research on the surfaces that require to be cleaned daily. Here their use of high density structural concrete for the floors, stainless steel for the coolers and block-walls for the partitions will help reduce the long term maintenance of the facility.

The best part of working with Cybul and Cybul is their concern for the client. They continue to be responsive to questions related to either design issues or operational issues. They have the capability to answer these in a timely manner so that the construction schedule is not impacted. I trust them to always be looking out for the best interests of the Project when making decisions. This project I believe will become the standard for future refrigerated warehouse in the future.

Very truly yours,

George E Pauliny  
Project Executive

Enclosure

Cc: Martin Cybul Cybul and Cybul

450 West 15th Street  
New York, NY 10011  
Telephone 212 645 2797  
Fax 212 645 2943  
www.milkstudios.com  
September 29, 2003

AIA New Jersey  
The New Jersey Society of Architects  
A Chapter and Region of the American Institute of Architects  
196 West State Street  
Trenton, NJ 08608

Re: 2003 AIA New Jersey Service Awards  
The AIA NJ Firm of the Year Award

Dear Sir or Madam:

I am writing this in support of Cybul & Cybul Architects application for the 2003 AIA NJ Firm of the Year Award.

We have been working with Cybul & Cybul Architects for over ten years. In that time they have completed a variety of complex and diverse projects for our wide range of businesses such as, Guaranteed Storage, Milk Studios (Photo Gallery), 450 West 15<sup>th</sup> Street Mini Storage and 10<sup>th</sup> Avenue Car Wash, LLC.

The specific projects include a Car Wash/Deli/ Gas Station Facility in Manhattan for the 10<sup>th</sup> Avenue Car Wash, a high-end fashion photography studio for Milk Studios, a Fashion/Art Gallery for 450 West 15<sup>th</sup> Street Mini Storage and high-end corporate offices for Guaranteed Storage.

For all of the above projects we demanded a sophisticated design, while maintaining a set budget. Cybul & Cybul Architects has satisfied all of the challenges they were presented with. This is reflected in the Silver Medal Award received in 2002 by The AIA of New Jersey for The 10<sup>th</sup> Avenue Car Wash, and are also reflected in our long-standing professional relationship we have with Cybul & Cybul Architects.

We look forward to a continued professional relationship with Cybul & Cybul Architects.

Sincerely



Erez Shternlicht

Milk Studios

# **Half Moon Harbour**

*Letter of Recommendation*

## **Half Moon Harbour II&III LLC**

Donald M. Luisi  
Owners Representative

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September 10, 2003

AIA NJ  
NJ Society of Architects  
196 West State Street  
Trenton, NJ 08808

RE: Cybul & Cybul

Dear Sir's

In 1995 to 1999 I worked with Martin Cybul and his firm in securing the approvals of a 507-unit apartment project (Half Moon Harbour) in North Bergen NJ on the Hudson River. In 1999 to 2001 we built Ph 1 a 176-unit 12-story apartment building. Martin and his staff gave the personal and professional attention to this project that is hard to come by these days.

In my thirty plus years in construction and development Cybul & Cybul gets five stars and the utmost respect by me. I hope I get the opportunity to work with them again.

Sincerely,



Donald M. Luisi,  
Owner Representative  
Half Moon Harbour II&III LLC

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Phone (973) 383-3585 Cell (201) 394-9732 Fax (973) 383-7585

201 • 224 • 4100

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1064 RIVER ROAD  
EDGEWATER, NJ 07020

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