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The parking actually comes to within about 5' feet of the back property line. So we are applying for a variance on the sides and rear parking set backs only. (Too low to understand)

Suzanne Howig: Do people have any questions, the Board people? You are going to have to go back to the microphone.

Kevin Greiner: Yes, those are elevations of the building. The color isn't quite right there. The brick is actually. It's a brick face building and it's been designed to actually follow along with the rest of the buildings on the street, the attorney and the bank's office. So the brick is actually going to be closer in color to the brick face that's already there. It's a single story building, so the layout and style is similar to the buildings that are already there. And closer in color too.

Ellen Ditonto: Do you presently provide the training that you're talking about in a facility that you have in Jamestown at the time?

Kevin Greiner: Actually, yes. David can answer that.

Suzanne Howig: Your name and address please.

David Eggert: I live at 18 West Terrace in Lakewood and I'm the Staff Director for NYSUT's Jamestown Regional Office. Right now the meetings and the trainings that we do are generally done across a three county region, typically in restaurants, or in a hotel where we can come up with a conference space. We'll still continue to do that because much of our membership is in Cattaraugus and Allegheny Counties, but we will use this facility for some of those meetings and for some of that training that we would do in the Jamestown area anyway and we have, occasionally we'll have, and probably not even once a month, would we have as many as 30 or 40 in a training session. Our meetings tend to be 15 or 20 and we'd be doing some of those on a monthly basis. But it wouldn't be very often that we'd be able to fill that training room.

Ellen Ditonto: Thank you.

Suzanne Howig: Any one else have a question?

Richard Hanson: You answered some of my questions in your presentation. Do you intend to have any buffers on the west side between the parking and the cemetery?

Kevin Greiner: Yes. The landscape plan and the site plan shows the vegetation plan. There are plantings on all sides. So there's landscaping in the front, there's also a complete visual buffer of standing trees on the south edge of the property. We have the option of retaining the large trees that are at the back of the property. We also have, as a part of the planting, a hedgerow at the very back that would be screening on all sides. Basically all sides of the property have a generous landscaping plan, they're screened either through existing vegetation, it's heavily wooded on the edges of the property which is an advantage. So we have the advantage of the existing screening, then we'll be doing plantings to provide existing screening to the parking. The other thing you get is, you don't see any of this parking from the street. There is a fairly steep grade, it drops about 12' - 13' from the center of West Oak Hill to the very back of the property. So with the position of the building at the front and the parking at the rear, when all is said and done, you really won't see any of the parking from the street, it drops down that quickly so it's screened from the front as well. We actually designed that consciously so as to hide parking.

Larry Scalise: This plan also has been before the Planning Commission and has been approved. The only thing that was a contingency was working out drainage issues with the DPW but they did look at it for buffering and so forth as well.

Suzanne Howig: Larry does that mean the ingress and egress will not disrupt anything else on that road?

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Larry Scalise: It should not. I mean, we looked at it and I believe, County, through the referral and the State DOT all looked at it and they don't feel it should be an issue. And, when they do have their large gatherings, it's going to be after hours and it's going to be when the traffic would tend to be less severe and they're all going to be leaving and coming at once. It's not like a constant turnover traffic so, no, we do not feel that it should be a problem at all with traffic.

Suzanne Howig: Is there anyone, do you have anymore questions?

Ellen Ditonto: Could I just get a clarification? You said 49 parking spaces?

Kevin Greiner: Yes.

Ellen Ditonto: Okay. Originally, I guess, the request said 53. That's why I was.

Kevin Greiner: There were a few shaved off.

Ellen Ditonto: Okay. As part of the planning process?

Kevin Greiner: Yes.

Ellen Ditonto: Okay, thank you.

Suzanne Howig: Is there anyone in the audience to speak for the petitioner or against? Does anyone have any comments? Alright, will you please go to the microphone and state your name and address and then address your questions? Yes, please.

Wayne Lindquist: I reside at 5146 Maple Springs Ellery Road in Bemus Point and I am representing the Holy Cross Cemetery. I am superintendent there. One concern we have, that we'd like to know about is the buffer that you're going to have, the vegetation buffer between your building and our cemetery. What that vegetation will be, how high it will be, whatever, to provide an adequate buffer. And we also want to point out that we have an easement established with the Potts and we'd like to know that this easement is going to be considered.

Kevin Greiner: Yes, the cemetery actually has an easement to maintain the tree line at the very south end of the property. So it's an interesting arrangement between the property owner and the cemetery. Actually, I'm very glad you came today. So, we have the option at the back, in the plan you see there, at the very bottom row of parking on the side bank, there's going to be a row of planting, most likely a row of arborvitae so it's a complete hedge screen to all of the cars that would be along that edge. So it will be screened that way and then, gee you saved me a trip, we'd like to talk to the Church about long-term plans for the row of trees along the edge of the back, whether they'd like to keep them or any additional screening required along that back edge. There is about, I don't know if you've seen the site plan?

Wayne Lindquist: No we haven't.

Kevin Greiner: There's approximately, about 25', the back row of parking is about 25' from the south property line. It's actually even a little bit more than that, quite a bit more than that, because it's a drainage basin, that's really a dry basin, that would be a grassed, a fully grassed basin, and you've got that full distance between that last row of parking and the southern edge between the property and the cemetery. So there's a fair distance, not only screening, but there's also a pretty fair distance between the last row of vehicles and the cemetery. And again, that last row is really just overflow parking during the day, you have very light traffic during the day, and they'll be using the parking that's closest to the building. That last row of parking is anticipated to only be used when they have the training sessions after hours. So it's not like you're going to have a full lot of vehicles every day.

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Ellen Ditonto: Can you explain where the easement is? Is it right along that stone wall retention?

Kevin Greiner: The easement is exactly 10' along, this is the property line, the very southern edge where it borders the property, and it is literally 10' off of the property line.

Suzanne Howig: The gentleman is coming. State your name again please.

Wayne Lindquist: Superintendent of Holy Cross Cemetery. What did, did you describe the vegetation that you're going to have on the west side, the west boundary, which, what are you going to have there?

Kevin Greiner: The landscape plan calls for a row of cherry trees along that edge. You can see it on the full size, I don't know if you can see it on the small one.

Suzanne Howig: Is there any lighting involved in the ingress and egress as far as nighttime meetings?

Kevin Greiner: There is a lighting plan for the parking lot and it is called out on the site plan and basically we have made sure that all the lighting will be contained in the site. So you're not getting light being broadcast off the site from the existing parking lighting.

Larry Scalise: That is an issue that the Planning Commission looks at seriously on all projects to make sure that it is not causing problems on adjoining properties.

Suzanne Howig: Right, but I wanted it on our records.

Larry Scalise: That was an early recommendation from staff on the plan.

Suzanne Howig: Any other questions?

Ellen Ditonto: I think you did mention, Suzanne, about the lighting at the entrance but what about signage? Is there a lighted sign that will be there?

Kevin Greiner: There's a monumental sign at the entrance to the building and that's also being designed within the existing code standards.

Ellen Ditonto: Okay.

Kevin Greiner: It's a rather small, just simple sign at the front.

Larry Scalise: If you look at the plan that was with your handouts. It's the small rectangle up near the edge of the driveway. It's not called out, but that's what's that supposed to be.

Kevin Greiner: I forget the dimensions. It's actually smaller than the dimensions allowed.

Larry Scalise: Sixteen square feet is permitted by code and I believe you were going a little smaller.

Kevin Greiner: Yes it's a little bit smaller, yes.

Ellen Ditonto: Okay. I guess just for information, could you tell us the value of this development?

Kevin Greiner: It's about a \$2, just over a \$2 million project.

Ellen Ditonto: Including the land acquisition?

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Kevin Greiner: Yes, yes, and NYSUT is known as a very good neighbor. They spend, they do very nice design on all their projects and they are known for maintaining their properties extremely well. You know, they have their own staff that does it. And this really, we like the project because we think it's a real first rate office project.

Ellen Ditonto: And what is the timeframe for this development to go forward if it gets the approval today?

Kevin Greiner: If we get the approval today, we expect building permits within the next 30 days and occupancy by February or March of next year. It's to be construction through summer and the fall and then interior finish over the winter with NYSUT moving in sometime in, we hope sometime in February next year.

Ellen Ditonto: Thank you.

Suzanne Howig: Is there any correspondence for this?

James Olson: Only from the County, but it was addressed to Greg Rabb, from the Planning Commission. Do you want me to read in its entirety or the local option?

Suzanne Howig: Is it lengthy?

James Olson: Two pages. I will read it. "This letter is in response to your municipal zoning referral received by this office on March 6, 2006 which is concerned with an area variance for parking set backs in regards to the proposed construction of an 11,274 square feet office building with associated parking, lighting, and landscaping. The office facility will have approximately 6 full time employees." I'm not sure where they got that number? "provide temporary office space for legal counselors and provide assistance for 12 to 20 clients per day. The proposal is located in an RC multi-family residential and professional office district. As a designated agent of the Chautauqua County Planning Board I have reviewed the above-noted referral with regard to General Municipal Law 239-M. This proposal is subject to County referral since it affects property within 500' of County Route 61 and State Route 60. My staff has reviewed the pertinent inter-community and county-wide considerations with respect to this proposal and its effects on the relevant concerns that are listed under General Municipal Law 239-1. Based on this review I find the proposed action would have no significant county-wide or inter-community impact and that the variance appears to be a matter of local option. For your information I would like to emphasize that the County's determination regarding this proposal will not trigger the super majority rule for your local board. Additionally I would like to make the following informal comments as allowed by General Municipal Law 239-1. These comments are intended to assist in your determination regarding this proposed variance and to assist in compliance with known related laws, rules, regulations, and procedures. It is recommended that the developer provide sufficient space for off-street parking for both present and future needs with an emphasis placed on peak usage periods. If physical or noise concerns exist regarding the parking area, it is recommended that natural or artificial buffers be utilized to address any concern that your Board may deem appropriate or necessary. Respectfully, Rose Whiteman, Deputy Director of Planning for Economic Development.

Suzanne Howig: Thank you. Anyone else? Is the Board ready for a motion?

Mary Lou Edwards: I would move that the petition of Lowell Dewey be accepted.

Richard Hanson: I will second that motion.

Carried: 4 ayes, 0 nays

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Suzanne Howig: You have been approved.

Kevin Greiner: Thank you very much.

There being no further business, the meeting was adjourned.

James N. Olson
Director of Financial Services/City Clerk