

January 17, 2017

Planning Commission
City of Jamestown, ss:

Proceedings by Authority

State of New York,
Mayor's Conference Room

The regular meeting of the Planning Commission for the City of Jamestown, New York was held on Tuesday, January 17, 2017 at 3:30 p.m.

Members Present: James N. Olson, Joe Trusso, Jeff Lehman, Regina Brackman, Tom Nelson

Members Absent: Chairman Paul Whitford, Jeff Nelson, Paul Andalora,

Others Present: Jeff Hollern, Cecil Miller, Dave Rhinehart

Acting Chairman Lehman called the meeting to order.

SITE PLAN REVIEW FOR WCA HOPITAL ADDITION

Mr. Lehman: We have one item on the agenda; the site plan review for the WCA Hospital addition. I assume Mr. Rhinehart is going to walk us through this.

Mr. Rhinehart: I'm going to try and get you through it. My name is Dave Rhinehart with Clark Patterson. Unfortunately, Michelle, the architect on the project was having trouble with the weather up in Rochester, so she's not here. She called me so I said I'd be glad to come over and show it to the planning commission. Basically, they're putting an addition on top of the existing ambulatory section of the building on the corner of Prather and Foote Avenue. It'll be a two-story addition on top of the existing structure. Architecturally, it will match aesthetically, brick on the façade and the lower level. There will be facia panels on the upper levels to match some of the existing items that are there. It's my understanding that they are also going to build out over top of part of the parking lot down on the corner so that the ambulances can then park under cover. Currently, the ambulances park in the basement. Some of that space is going to be reused for other purposes. There's really no modifications at all on the site. Everything is going vertically. That you probably can't see very well. This is a composite of all of the parking that WCA Hospital currently has around their site. I don't know if Larry's looked at total parking spaces or not. Mr. Miller, I think, can talk further about what the hospital has planned for expanding some of their parking; continuing to purchase properties that are either dilapidated or go up on the market. That's been going on for years. It works out pretty good as far as parking for the hospital and helps clean up the area too. For some of the houses that are usually in bad shape in the area.

That's one of the floor plans; that is the ground floor plan as it currently exists. These would be some of the columns that would be being added for the addition that's going to go up to the second floor and the third floor. More floor plans just showing what they're doing. They're also doing renovations, as I understand it, on the second and third floors in the hospital. Part of what this project will do is relocate some of the existing services. That way, it functions better for the hospital and what they have. They don't anticipate any real new demand for patients or

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traffic. There will be some increased traffic on a short-time basis where people are coming and going for some certain functions, but nothing long-term at all, as I understand it. I don't know if Mr. Miller has anything different to add.

Mr. Miller: I'm Cecil Miller, Vice President at WCA. One floor will be our psych services; both adolescent and adult that will move from the Jones Hill campus and the other is maternity, labor and delivery which is now in the main campus. Both will stay about the same size. As he said, no new volume anticipated.

Mr. Rhinehart: This is one of the floors that's getting renovations. The second and third floors did get some renovations.

Mr. Miller: It's actually the third and fourth floor right now. The first floor is emergency department, the second floor is interstitial space for mechanicals and this will be the third and the fourth floors.

Mr. Rhinehart: Elevations of the additions; primarily showing that it blends with what's already there. So aesthetically, it will all look like it was always part of the original building. There was a color rendering, but I didn't have the capability to print the color real quickly to bring the color rendering. That was supposed to be the color rendering, but it came out black and white so unfortunately, you don't get the full impact of what it would appear like. It's simple. It's going up in the air, it's vertical. As I understand, they did address the zoning issue for the total height of the building and that is within code as I understand it.

Mr. Olson: They've applied to the zoning board for the first of February.

Mr. Rhinehart: I thought that was for a setback.

Mr. Olson: Setback, but then there was a height issue.

Mr. Rhinehart: There was a height issue? Okay. I knew there was a setback issue as far as the zoning, but because it is in line with the existing current building, they don't anticipate that there would be a problem with the zoning.

Mr. Lehman: Any approval would have to be contingent on the zoning.

Mr. Trusso: I'm glad to see you have a lot of windows in there. And large windows. Towards the outside of the building; a lot of buildings just don't put those kind of windows in; they worry about the heat. That will help your patients right there.

Mr. Rhinehart: Sunlight is supposed to help you with your attitude and healing and your outlook.

Mr. Trusso: No helicopter pad?

Mr. Rhinehart: No. the helicopter pad stays where it's at.

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Mr. Trusso: Still across the street.

Mr. Rhinehart: So it's fairly straightforward. Like I say, there's really no site development at all. The curb cut stays the same, traffic pattern stays the same.

Mr. Lehman: No change in drainage.

Mr. Rhinehart: No change in drainage. I did count, personally, every one of those parking spaces on that plan. There is quite a bit, but of course, it's a big facility. Are there any questions that we can possibly answer?

Mr. Nelson: What kind of a timetable are you looking at?

Mr. Miller: We're hoping to start construction in the spring. We still have some New York State regulatory hurdles for the financing. This was part of a grant from the Department of Health, so we're still waiting for that to be finalized.

Mr. Trusso: What happens to Jones Hill?

Mr. Miller: There are still some services at Jones Hill. We have outpatient and we just received a grant actually so we'll start the planning process for an in-patient chemical dependency unit that's long-term. So, a longer stay.

Mr. Trusso: I heard twenty units?

Mr. Miller: Yes, twenty beds. It's great.

Mr. Trusso: That's a good thing because we need it here.

Mr. Lehman: Any more questions? We need to approve the Environmental Assessment Form.

Mr. Trusso moved, seconded by Mr. Olson to approve the Environmental Assessment Form.

Carried 4-0

Mr. Trusso moved, seconded by Mr. Olson to approve the Site Plan with the following conditions; the approval of the zoning ordinance amendments that were applied for and approval by Mr. Scalise on the required parking being provided.

Mr. Olson: The zoning was the setback and the height requirement.

Mr. Rhinehart: Yes, that's what I see in the application that I have a copy of. It's the setback and the height. I believe Mr. Miller can speak to the fact that they've got properties that they have purchased.

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Mr. Miller: For parking?

Mr. Rhinehart: Yes.

Mr. Miller: Well we had the parking lot that's between Allen and Water Street that hadn't been used for many years. We've resurfaced that, so that's an additional, I think, twenty-five spots. We've also purchased a house on the corner of Arnold and Sherman and we're actively speaking to the owners of the other houses on Sherman as well as some property on Arnold Street.

Mr. Trusso: How about the Vicario house, which is right next to your property?

Mr. Miller: Work me a deal; we're interested.

Mr. Trusso: Still working a deal there? Good luck.

Mr. Rhinehart: Well there's still the one house that's on Water Street, that's been there forever.

Mr. Miller: We own the house on Water Street.

Mr. Rhinehart: You own that now?

Mr. Miller: Yes, we own that. So, that's another one that can be demolished. During construction, the contractors will be parking at Jones Hill where we have plenty of room and then being bused back and forth, so we don't have to worry about that parking.

Mr. Lehman: Any other things?

Mr. Hollern: Do we need to approve the SEQR findings?

Mr. Lehman: We did that.

Mr. Hollern: Okay.

Mr. Olson: We have to finish the site plan.

Mr. Lehman: We did the site plan.

Mr. Olson: He moved and there was no second.

Carried 4-0

There being no further business, the meeting was adjourned.

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James N. Olson, Director of Financial Services/City Clerk