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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, June 16, 2015 at 3:30 p.m.

Members Present: Chairman Paul Whitford, Jeff Lehman, James N. Olson, Regina Brackman, Paul Andalora, Jeff Nelson

Members Absent: Joe Trusso

Others Present: Vince DeJoy, Bill Rice, Alfonso Pagan, Keri Belovarac, Scott Grant, Tom Benson, Greg Edwards, Deke Kathman, Paul Hedin, George Panebianco, Joe Rollman, Adam Bentham, Brady Morrison

Chairman Whitford called the meeting to order.

ARBY'S RESTAURANT REMODELING PROJECT

Ms. Belovarac: Keri Belovarac with Hicks Architects. Mr. Hutchison couldn't make it today so I'll be speaking for him. This is the renovation for the Arby's project on Fluvanna Avenue and the intent is to demo half of the building. That would be the old arched roof portion of the building and construct a new building. In addition to that we are bumping out less than ten feet on the side to accommodate some inside bathrooms. Right now all of the facilities are entered from the outside. So we're coming out just another 10', a little less than 10', and adding an exterior cooler to the outside of that. The outside rendering of the building; this is the new look of the building right here and that's basically mandated by corporate Arby's. They set the criteria we have to follow for that. Everything is being redone all the way throughout. The only thing that is remaining is the kitchen area, but that gets renovated on the interior as well, but the exterior block portion of that will remain.

The site plan, we really just adjusted moderately in order to accommodate the handicap parking and we've been through that with Bill and Jeff and Larry and I think we've met all the criteria that they're looking for. New landscaping in the front of the building; we've added a couple of new trees to add a little bit more green space and we've actually added more green space to the project than what it had previously since we removed that front patio area. There will no longer be any seating outside. It's a pretty simple project really; I don't know if anybody has any questions for us. I have Scott Grant here from our office as well.

Mr. Whitford: Are there questions on the drainage?

Mr. Lehman: Yes the drainage is actually better than it was before it started. They are going to need storm drain easements. That would be a contingency.

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Ms. Belovarac: We did repair the egress and ingress areas. In fact he was working that as we were speaking last time, unbeknownst to us.

Mr. Whitford: What's the timetable on this?

Ms. Belovarac: He would get started in about two months and he has to have it completed in less than two months only because of his busy season and to keep things moving as far as the restaurant's financial plan.

Mr. Whitford: Thank you. Are there any other questions? If not we need a motion to accept the SEQR.

Mr. Nelson moved, seconded by Mr. Lehman to approve the SEQR.

Carried 6-0

Mr. Rice: We have a couple contingencies on this too. The one that Jeff just outlined and also landscaping has no schedule.

Ms. Belavarac: No there is not.

Mr. Rice: We're going to need something indicating what the planting is going to be.

Ms. Belovarac: We can get that to you. He wasn't quite ready for that yet.

Mr. Rice: Alright.

Mr. Nelson moved, seconded by Mr. Lehman to approve the site plan application.

Carried 6-0

NATIONAL COMEDY CENTER

Mr. Rollman: Joe Rollman, Clark Patterson Lee, Landscape Architect.

Mr. Benson: Tom Benson, the Chairman of the National Comedy Center project. Joe and I will take you through this little power point and then answer any questions that you might have in regard to this or all the material you've already received which was pretty comprehensive.

Mr. Whitford: You can introduce your interns if you'd like.

Mr. Rollman: Sure. With us we have Adam Bentham and Brady Morrison.

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Mr. Benson: And as everybody knows, George Panebianco is the President of the Board. Paul Hedin from Clark Patterson Lee and over there we have Deke Kathman who is the President of the Board of the Gebbie Foundation and Greg Edwards who is the Executive Director of the Gebbie Foundation; key partners in the project.

Mr. Whitford: Again if anybody is going to speak to the issue, we'll need your name and address and position.

Mr. Benson: Before we get into the details of the site plan, just to kind of go back and talk a little bit about the framework of what this project is all about. This is not a museum, it's not a hall of fame, it's a unique, interactive, experiential tribute to the art of comedy that does not exist anywhere in the world today. We're at the point now where the schematic design for the attraction is almost done. As a matter of fact, it's supposed to be done at the end of next week which means that this whole 28,000 square feet of attraction space has now come to life in terms of every piece of the attraction now having a definition; how does it work, what's in it, what's the experience like? It's a really exciting place to be with respect to the development of the details of the project and it's a thing that is not specific to a media type or a timeline. It covers the art of comedy across all timelines and all media types from literally, from the first recorded joke through somebody's tweet or other social media post of today. It's 28,000 square feet of attraction space, it has an \$18 million development budget. It's estimated that 114,000 people will show up every year. It will create 184 direct and indirect jobs. Those are jobs for people that work at the National Comedy Center and those people that work in entities that support the National Comedy Center. The annual economic impact is estimated to be about \$23 million. This project is now a de facto part of the New York State long-term tourism and economic development strategy by virtue of the grant they gave us last year; a \$1.5 million grant which is the largest grant in Western New York. Most of all – and this project is not a be all end all, but it's a catalytic project that will, we think, change the fabric of Jamestown. Kind of like what's happening in Buffalo recently with the Canalside project and everything that's happened in the downtown area. Buffalo is now a place that is optimistic and things are happening there and people are risking things to make investments there. We're hopeful that what this project is for Jamestown is exactly that thing that kind of turns the mindset and makes opportunities for young people to be able to stay here or come back to town and really kind of changes the way we think. It's been a long time since we've had a positive outlook in this town. We're hoping that that is the tipping point that will allow that critical process to take place.

Mr. Rollman: To get into the actual site plan for the project, just to review the location, I believe you're all aware of where this project is slated for, but it's 203-217 West Second Street, the corner of Second and Washington Street. It's in the C-3 central business zone. The project is making use of two existing structures with an addition onto the one, roughly around 6,000 square feet. Through this project, through the site development we'll be enhancing the public access down to the Chadakoin Riverwalk. Through the development that we're doing through what is now Rose Alley. Currently, there is an accessible route that comes up from the Riverwalk and comes into the train station building. With the development in Rose Alley, we're actually making provisions so that you don't have to go into the building. There will be an accessible ramp that takes you down the grade from Rose Alley down to track level as well as the stair tower. So the added benefit is it will be open all day and all night sort of thing. You won't have access cut off

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when the building is closed on the evening hours. Just to take a quick recap as far as what's going on in that area currently; the comedy center park project which was approved last year is currently under construction and getting very close to being wrapped up. Work down there should be done by the end of the month and things – if you haven't looked over the bank there, over the guardrail, I strongly suggest that you do because it's a pretty significant improvement and quite a big change down in that general area.

Mr. Benson: Yes, that's not a rendering, that's an actual picture I took last night. The funny thing about that park is nobody knows it's there because you really don't see it. You go across the bridge, you don't see it, you go across Second Street, you don't see it, but if you go peak over the railing, I think you'll be astounded with what's happened down there. We will be sending this out and having an announcement about this shortly, but July 2nd will be the day that we will have a ribbon-cutting ceremony to officially open up the park.

Mr. Rollman: To take a closer focus on what we're applying for approval for today; in particular it's the former BPU storage building site and what is currently known as Rose Alley. Through this project we're actually, through the site development aspect of this project, we'll be reducing the impervious area of both of those existing lots. Currently, Rose Alley as it's paved as a parking lot is just about 80% impervious and the BPU site – combined – Rose Alley is actually 100% impervious and when you combine Rose Alley and the BPU site, your total square footage impervious area existing, you're around 80% impervious. So those sites as they sit now are contributing a significant level of storm water runoff.

Mr. Benson: There's 20% of the BPU lot that's potholes. That's what makes up that percent.

Mr. Rollman: Through our proposed development, we'll be reducing the impervious area by 20% even though we're putting a building addition on the site. That's primarily because we're using permeable pavements throughout so it'll be a largely permeable pavers for hard scaping and around the building will be a series of rain gardens and bio detention to mitigate any storm water we are generating onsite. The Rose Alley section; we are taking and developing that piece into a pedestrian mall as I indicated earlier; one to improve access down to the lower level down at track level, but also to make that space more vibrant space. It's a parking lot today and we're looking to create that into a space that people can come, passive and active recreation through their medias, some event space for any sort of shows or programming that the National Comedy Center might do during the comedy festival or during anytime during the year.

As you can see in the site plan, down in the lower area; as far as getting people down to track level, we developed a ramping system that takes you down to roughly the same existing grade as you'll find across the front of the overhead doors along the elevation of the train station there. We've developed a pedestrian mall area. This area is particularly flat so it will be good for programming. It has some seating and some plantings all around. There's also a stair that takes you down to access that space. From there we have another stair and another ramp that gets you down and it will actually take you underneath this connecting link which will connect the current BPU building with the train station. You'll be able to pass underneath that connecting link and you'll come out here. From this point you'll have the option to take the ramping system that will circle you down and you'll end up down at track level or you can take a stair down or up to the

south side terrace. To help illustrate what those grade changes are, this section was cut down the middle of Rose Alley and you're looking toward the current BPU building. This is the elevation of Second Street here. As you can see to get down to track level, that's quite a significant change in elevation so it took some work to make that happen. In total, we're dropping close to 22' in grade overall. We did that through a series of stairs and ramps, stairs and ramps. This elevation here is showing the stair tower that takes you down to track level. On the next slide, this same section line, now you've turned around and now you're facing the train station building. As you can see this would be the elevation of Second Street. You come down, you have your large flat mall space area that has a set of steps and the walk that takes you through underneath the connecting link. At this point, you're able to get on that ramping system that circles you around, kind of like a parking ramp and gets you all the way down to track level.

Mr. Benson: So that's fully handicapped accessible right?

Mr. Rollman: Yes fully handicapped accessible. In keeping with what SHPPO would like to see in terms of how we integrate into the train station building and how we make that connection; we've been working with SHPPO on the design and development of that and we've come up with a solution that allows us to connect into one of the existing overhead door bays on the east elevation of the train station. Essentially we're able to do soft connect that building. We will not be creating any new perforations or openings within the façade; we'll be using the existing overhead door opening. The style of the architecture, the connecting link, is similar in style, but yet differentiated enough so that you can tell that it is not part of the original train station building. These are just the general elevations of the existing facility plus what that new front elevation is.

We've developed an animation to give you a little bit of a feel of what this thing is going to look like from the corner of Second Street down over to and through Rose Alley. Here are some stills just so you can focus on what it was we shared. In broad brushstrokes, this is the project. This is what we're proposing to do with the site. We're here to address any questions you might have that may have arisen from our submission.

Mr. Pagan: Is this a one-story or two-story building?

Mr. Rollman: One.

Mr. Lehman: What's the timetable Joe for construction? Do you have one yet?

Mr. Benson: Not specifically no. We are anticipating having a groundbreaking this summer. Once we get the schematics done, we'll have a much better feel for what the actual construction period would be.

Mr. Pagan: Is there any other center like this in the country?

Mr. Benson: No, first one; in two ways, there's no repository for comedy and there's no interactive and experiential institution like this on any subject matter. This is a brand new thing from a couple of different perspectives.

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Mr. Lehman: Where are we with the interior?

Mr. Benson: The schematics for the interior should be done in about a week. Then we'd have to go through the same process there with construction, design, the bidding process. The interior, bits and pieces of the attraction are 100% defined and almost 100% designed; at least, conceptual design.

Mr. Whitford: What studies do you do to come up with all of these assumptions that it's going to create 184 jobs and you're going to actually have a market for it. People are going to come in and you're talking about the size and the development of what it is, it's something new.

Mr. Benson: The answer to that is that we were extremely fortunate enough to get seed money from folks like the Gebbie Foundation early on in this process and the OISHEI Foundation in Buffalo that allowed us to go out and hire the best of the best consultants that we could possibly find. The designer or conceptual driver of this is a company called Jack Rousch Associates down in Cincinnati. They are either the gold standard or very close to the gold standard of who is it that does this development work and design work and attractions all around the world, it's these guys. They are the best of the best. We were also able to hire a company AECOM which is a very big economic consulting firm and they have a leisure economics division that basically, what they do is work hand in hand with developers like us, designers like Jack Rousch to do this comprehensive evaluation of okay, if you build this – they spent a lot of time understanding what we were trying to do here and then they spent a lot of time and extremely detailed analysis of similar attractions, the demographics of where we live, the surrounding area and it's an extremely detailed process. That's how they came up their estimate of 114,000 people. It's not at all the dartboard method. These guys are very, very comprehensive, very conservative because again, they're only as good as their last job so they have to be very careful that what they come up with is close. If you look at some of their work it's Universal Studios, the London Eye, things that are very prominent and very much easy to follow what's happened there after the construction of whatever the attraction was. We really pressed them on that because that's the basis upon which we're building this thing is that we are only as good as what those numbers are as they come true. We did a lot of due diligence, we really pressed them on it and basically what they say is that – and their evidence supports this – their estimates; what actually happens after a project is built, they're plus or minus 10% of what their estimate is.

Mr. Whitford: So the \$23 million economic impact, those were their figures, right?

Mr. Benson: Those are those their figures, yes.

Mr. Whitford: And they're plus or minus 10%.

Mr. Benson: They're plus or minus 10% on the attendance part and of course the attendance part is what drives the whole business plan and the whole economic model. One of the reasons why we've been able to gain so much traction with this, and credibility, is that it's not us coming up with these numbers. These are people that do this for a living every day around the world and their reputation is spectacular.

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Mr. Whitford: They can't afford to fail on credibility.

Mr. Benson: They don't cook the books for anybody, especially for a project like this. So we've been fortunate to be able to build to the foundation of this based on people who are the best. From my perspective we're relying on those numbers and I think they're conservative.

Mr. Hedin: I can tell you this, there's an 89 year old mother of mine in Lakewood who can't wait to go on senior citizen days to see this.

Mr. Nelson: Some of the reports that come out of Buffalo is that they've not been meeting at all their targets up there on most of what's been planned. It could just be a time situation or who knows just why, but yet at the same time thinking about that, also for here in Jamestown, we're relying a lot on the idea of the expansion of the people coming to Buffalo that they decide to come down here and visit as well. That would seem to be a little bit of a concern, not saying that it's a reason to change anything and go back on some other track, but nevertheless I think that very often if there's one thing – the hardest thing in development work is people. Buildings, designs, all the rest of it are things that make sense in somebody's mind and you can go right ahead and do it and you guys have surely done a very nice job with it, but at the same time, you can't predict people. People have been the tough part of predictions and all kinds of predictions that have been made just here in the City for years. The people that have never really been there that are targeted for our great way of lifestyle here and all these other things that have been used, it's never really come together and I don't think that that's necessarily wrong because in essence, you've got to believe in something to help you go further and even in the end if the whole thing comes down around your ears, you learn something. One is to not do the same thing again.

Mr. Benson: By the way, those would be my ears that this would be coming down around.

Mr. Nelson: It could be, but that's the risk you take. That is a concern to me though as I watch this. I surely want it to be a success, there's no question about that. But there surely is, at least in some of the comments coming out about different kinds of things that are being done in our current economy, but it sounds like a lot of it can very easily become pie in the sky.

Mr. Benson: Let me address that and then Greg will have a comment. A couple of things I'd like to say first. We're already a big tourist area. We get 20,000 people a year that come to the Lucy-Desi Museum from all over the place. And that's a very specific fan-based in a pretty small footprint. So the 114,000 in light of the 20,000 people that come there every year does not seem like a real stretch to me. We also get another 15,000 people a year for the festival which is a lot of people for a five day thing. Where I get comfort on the bigger picture is we're not talking about just dragging people down here from Buffalo. The real golden nugget is Niagara Falls. That's 8 million people a year that go to Niagara Falls; 7,999,999 don't spend any money outside of Niagara Falls, being facetious, but that group of people who go there have money to spend, but there's no program to get them to spend money anyplace else. That's why us being a part of New York State's strategy is so important. They're looking at us now as the southern anchor in the strategy of getting and educating those people who go to Niagara Falls

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that there is more to this area than that. There's Buffalo, there's the wine trails, there's all that stuff along the lake. There is all the stuff you already have down here, but kind of the crown jewel of that is now going to be the National Comedy Center. If we can get just a fraction of those – and by the way, that 114,000 people does not count 1 assumed person of that 8 million. They totally ignored that market the way they did this study. If you could get a fraction of that 8 million, just a mere 2 or 3 or 5%, those numbers are enormous. The other thing that I think we've really got going for us is if you draw a 500 mile radius circle around Jamestown, which is basically a one day drive, you get about 2/3 of the population of the eastern half of the United States and Canada. That's a lot of people to draw from if you've got something worth going to that you can market properly. That's a key part of this process too. I agree that people are the key and there are no guarantees, but the data says we can do it, the attraction is going to be compelling enough to do it. Now we've got to finish building it and execute and I think our chances if we do all that are going to be very good. But I agree with you wholeheartedly. We have to execute and make that part of it work.

Mr. Edwards: Tom's obviously done his homework because he was able to serve on the Western New York Economic Development Council and the Mayor still serves on that committee and they were the ones who designed the strategy. We had some experts from all around Western New York and focusing on Erie, Niagara, Chautauqua, Cattaraugus and Allegany counties and your numbers are spot on. The average spend there is less than \$45.00 for people that go to Niagara Falls because they stop and go. A strategy was designed with all five counties participating and having invested from New York State capped off by the \$1.5 million grant that was given to the National Comedy Center is how do we take those 8 million people, plus all the rest of the folks that come here that don't go to Niagara Falls, and how do we extend their stay. While it's possible, it's highly unlikely if someone came here to Western New York to go to Niagara Falls and do Niagara Falls and the National Comedy Center all in one day, the much more logical conclusion is that they would go to Niagara Falls or the National Comedy Center and then work their way up or down through Western New York, spending money all along the way and likely staying over because it would be very logical to make this your point of destination at both ends of the spectrum and at every point in between and again, it's not only the committee coming up with this design with experts from all over Western New York, but then it was the State experts, selecting this project and giving \$1.5 million and adding to this I Love New York advertising campaign. So there's no way anyone here in Chautauqua County could afford with their own dollars to buy into that national advertising for I Love New York, but by virtue of the strength of the project the National Comedy Center is right there in the mix. Wherever that's being promoted in the country, out of the country, wherever, they're going to see the National Comedy Center so that kind of media exposure is remarkable. It's not just the people that benefit this, the AECOM, the Jack Rousch Associates, it's not just the National Comedy Center saying this is what we see, this is all of those plus New York investing \$1.5 million in this project. It makes it much more realistic.

Mr. Nelson: Let's hope it is. We certainly all want it to be very successful. Time will tell.

Mr. Hedin: Jeff just my two cents; some years ago, George and I started talking about what this comedy center could be because it can't be Lucy themed, it can't be Lucy's dress from

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one episode, that's a flyby; see it once and never come back. What these folks have done is construct an experience that you won't be able to take in in one day. Quite frankly comedy is all about timing, it's all about body language, it's all about facial expressions. It's about being able to deliver something that somebody else finds humorous. If you think that's easy, go stand up in front of a bunch of strangers and try to tell a joke and see if they think you're funny. You might think you're funny and sometimes I think I'm funny, but believe me, in front of strangers I'm not so funny. The point I'm trying to make is; I don't know if anybody could look at this as being a one-time visit. Quite frankly, I think it's going to be a yearly visit for many people. It's probably going to be a two-time, three-time a year for people like my mother who is so excited about being able to see the old routines that she can't find on TV anymore, relive some of those days gone by when she could laugh at things that weren't off-color, that weren't making fun of somebody, but were just the old humor. I think they've undersold the number of visitors quite frankly. I think that once you promote this to the seniors in a three hour, four hour drive, you're going to have to sort out what days you're going to allow these people to come; because they'll be here Monday through Friday. You're Monday through Friday crowd I don't think is going to be the limiting factor. I think you're weekend crowd may not be nearly as heavy as your Monday through Friday crowd.

Mr. Benson: Tell your mom that Milton Berle's nephew just joined our advisory board.

Mr. Hedin: She's terrific and very social. She's already talked it up. She can't wait for this.

Mr. Whitford: Any other questions?

Mr. Nelson: No I think this is nice because everything that came out of this discussion as to what's going on as I've heard in all the years it's been under work. I think it's good information.

Mr. Lehman: The Niagara Falls thing is huge. You go to Las Vegas, you don't think anything about jumping on a bus to go out to the Grand Canyon or the Hoover Dam. It happens every day. There's a whole industry off of that.

Mr. Benson: If you go to New York and the right bus goes by or you're on the right subway or the back of those cabs, the video screens, you're going to see us as part of that campaign. We don't pay a dime for that. That's huge. We couldn't pay for that, it's just way too expensive.

Mr. Nelson: Oh we are paying for it.

Mr. Benson: But finally we're getting something back for what we're paying.

Mr. Nelson: Now you hit the nail on the head.

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Mr. Benson: But that kind of partnership with New York State where they're going to - a) they've got money in the game and b) they want to take advantage of the strategy, they're going to do whatever they can within reason to make this successful.

Mr. Nelson: I don't think we've ever had a more ambitious governor than we have right now, trying to do all kinds of things and hitting in all directions to try to put some more economic power in this state.

Mr. Whitford: I think also part of the challenge, at least for your group is to energize this community on how important this is because there are a lot of naysayers out there. You know, here's another project that...

Mr. Benson: Really? We haven't come across any of those.

Mr. Whitford: You haven't? You go to the right groups.

Mr. Benson: I will say that yes obviously we've been working at this for a long time right now and made 100 presentations. I think I can safely say that this is a united project now with the City firmly on board, and they've been fantastic, especially lately helping us get some things done that really needed to get done. The County and the State, Schumer and Gillibrand and Tom Reed, they're all intimately tuned into this project. The foundations have been fantastic. The local support from the foundations has been unbelievable. If you look at those foundations and historically what they've paid attention to and invested in, this is not at all in anybody's sweet spot so they've bought into this as something that's worthy and even though it's not part of what they normally would invest in, I think probably 75% of them have invested in it; Gebbie certainly being the leader of that pack. We've built a lot of this consensus and we've got a lot of momentum right now. Are there still a bunch of naysayers out there? Sure, but they're always going to be there and the point is we've got to get the people who really count to understand what's going on.

Mr. Nelson: I think you've done more - depending on how it's reported - all that you've been saying, it's been more in the last few minutes than we've had in the last few years. You get naysayers often because you really haven't been sharing information as well as you maybe should be doing that. You just have to see what happens. It's a great idea, it's going to take a lot of work to make it happen, there's an ongoing saying that once you get the buildings up, you've done all the easy work. Now comes working in a way that gives you that constant stream of people because that's what it's going to take to support it and to be what this city wants it to be. That's the hard part.

Mr. Rice: One good thing though is that you're part of the New York state strategy that helps in the marketing of this.

Mr. Nelson: Unless they change the strategy to do something that doesn't fit what we've done here.

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Mr. Rice: I think if anything, that will not happen for a number of years. And this really is, not just this comedy center entity, but it's all the things within the waterfront area that are changing. Within 2 years, you're going to see a major change on that whole area which should really transform the waterfront to a lot more than what it is right now. So right now, we have to start thinking about the logistics of how are we going to get this to work with pragmatic things like transportation and busses and parking and all that stuff and how we get that to actually be a benefit for existing businesses. That's the next level that we have to start really looking at and being pretty serious about how we get the thing to work. In fact, we were thinking about the possibility of excursion trains which ties into that Niagara Falls connection could be part of an entity too itself is doing a train. The end result is coming down here for this. So there are a lot of things not only in the immediate logistics, but it's the bigger logistics that we want to get in position.

Mr. Panebianco: One other comment, in listening to everything that everyone's had to say; I think everyone in this room wants it to be successful, but one of the things when we first started was we said we were going to create something that is quality above all else and that's why when you hear Jack Rousch and AECOM and the studies that were done, we committed at the very beginning to say we're not going to do something half-assed, we're not going to do something that's going to fail or be a dredge on our community. We're going to do something that is going to be incredibly high quality that everybody is going to want to come to and be excited about and say, literally, why is something this nice in a place like Jamestown? We want something to be over the top good and when I think about this, all I can think about is when 30 years ago or 35 years ago, when the powers that be decided to put the Chautauqua Mall in Lakewood rather than somewhere downtown. People think about that decision and say my God, that was one of the worse decisions ever for the City of Jamestown. I can't help but think this decision and what we see here is a game-changer. People generations from now will say it's the best thing that we ever did for this community. With the expertise that's been put into this, just looking at what's there, makes me excited. The expertise that's there I can't help but be excited. I would just hope and I know where you guys are at, I know what you're thinking and I know you want it to be successful, but I think that we've put that hard work into it and we have tremendous quality and I agree with you Jeff, all the running of it is going to be very important and I can assure you if the current group has anything to do with it, quality is going to come above anything else.

Mr. Nelson: Now I feel a tie because this architectural firm is something that has grown onto the firm that I worked for many, many years ago and I see the – when I look at a set of drawings like this, I know what's there and I know the work that's gone into it.

Mr. Whitford: We have to go over the SEQR.

Mr. Rice: Yes we can start with the SEQR first. This is a Type-1 action because of the potential impact on a historic structure that's on the national register. As Joe alluded to, there have been a number of conversations with SHIPO over the phone and in person on the actual design and how it relates to the historic structure. They've indicated to me over the phone that they have absolutely no problem with the design whatsoever. There is another evaluation that

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they will be doing because of the grant funds that are public funds. I don't remember the number of that.

Mr. Rollman: 1409.

Mr. Rice: 1409 is the number for it. That will be something coming out and I'll get you two together.

Mr. Rollman: I did actually end up connecting with him.

Mr. Rice: That process you can get started with SHPPO. For the SEQR part, the impact is non-significant because of that from what you've indicated to me. Part of the SEQR and I believe this was put in because of the unknowns at this point, indicated that there could potentially be blasting for site work; probably not. The only spot where that potentially could happen would be the foundation work on the new structure and maybe Rose Alley, but I don't think it's going to be warranted. Once the soil boring analysis are done, it will probably tell you no.

Mr. Rollman: We do not anticipate any blasting for the project.

Mr. Rice: If per se you do, what I've put in here covers that. It's just putting together a safety plan and pre-notification of the surroundings, which is typical. That's the only conditions on the SEQR part of it.

Mr. Nelson moved, seconded by Mr. Lehman to approve the SEQR.

Carried 6-0

Mr. Rice: Next is the site plan: the staff recommends approval contingent upon final review of the storm water management for the biodegradable with Jeff Lehman.

Mr. Nelson moved, seconded by Mr. Lehman to approve the site plan application.

Carried 6-0

There being no further business, the meeting was adjourned.

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