

October 7, 2003

Planning Commission

Proceedings by Authority

State of New York,
City of Jamestown,
Mayor's Conference Room

The special meeting of the Planning Commission of the City of Jamestown, New York was held on Tuesday, October 7, 2003 at 3:30 p.m.

Members Present: Acting Chairman Jeffrey L. Nelson, Director of Financial Services James N. Olson, Margaret Cornell, Martha Zenns, Director of Public Works Jeffrey A. Lehman

Members Absent: Chairman Gregory Rabb, Martin Adams

Others Present: Principal Planner William Rice, Stephanie Manitta, Zoning Officer Larry Scalise,

Acting Chairman Nelson called the meeting to order.

MAIN & SECOND STREET PARKING FACILITY

Jeff Lehman presented the project. He said the developer is proposing to construct a new 40,000 sq ft parking ramp/garage. The developer plans to build a 2 level parking deck, with one level on 2nd street and one level on 1st street. The lower level will have a one-way entrance on 1st street and the upper level will have a one-way entrance on 2nd street. There will be 130 spaces total, with 61 on the upper level and 69 spaces on the lower level. The parking spaces will be a combination of metered and lease spaces. He stated that the current plan was 95% completed and that staff will need to work out some aspects. The material will be either brick or pre-cast panels. Handicapped spaces will be provided on both levels.

Ms. Zenns asked whether there would be personnel or a ticket machine upon entering the facility.

Mr. Lehman said no.

Ms. Cornell asked whether it would be a problem with an entrance on Main Street.

Mr. Rice said there will be no entrance on Main Street, and that the entrances are on 1st & 2nd.

Mr. Lehman continued describing the elevation drawings, and explained that the developer originally wanted a brick façade to match the neighboring buildings.

Mr. Rice commented that most of the façade will be open, and that from the first level you will only really be able to see the concrete ramp. This will be somewhat covered by landscaping.

Ms. Zenns asked about the purpose of the stairs.

Mr. Scalise explained that there must be 2 forms of egress, and that the stairs are for security reasons.

Mr. Lehman added that security was a main concern.

Ms. Zenns inquired about snow removal.

October 7, 2003

Mr. Lehman explained that the 2nd floor would be heated with district heating.

Acting Chairman Nelson asked why the stairs weren't also heated and expressed his concerns for an open staircase.

Mr. Lehman stated that heating the stairs was possible, and could be added to the project.

Mr. Rice explained the possibility of adding more spaces.

Ms. Cornell inquired about the time frame of the project.

Ms. Zenns asked about the large space at the entrance/exit of the facility, and if that space will be taking away additional parking.

Mr. Rice stated that the area is needed as an isle to turn around since the parking facility is one-way.

Ms. Cornell commented that she would like to someday get rid of the one-way streets in the Downtown.

Mr. Lehman explained the philosophy behind one-way streets.

Mr. Rice stated that he had not yet seen the electrical drawings, but would like to see a plan similar to the streets surrounding the facility.

Mr. Lehman stated that there has been some stalling on the project due to lack of details in the proposed plan.

Acting Chairman Nelson asked how many spaces would be lost with the lost space Ms. Zenns was referring to.

Mr. Rice and Mr. Lehman answered at least 2 maybe 4, but that would be addressed at staff level.

Acting Chairman Nelson asked if there were any more questions/comments.

Mr. Lehman added that if any of the members thought of an additional concern they could call Mr. Rice or him.

Mr. Rice stated the following contingencies: approval of the County referral, approval of the area variances from the ZBA, & final site plan approval at staff level.

Acting Chairman Nelson asked if there were any additional contingencies.

The members determined the added contingencies: lighting is to match the existing street lighting, red brick for the façade (upper level) similar to the Fenton Building & Arcade building, district heating added to the staircases, and approval of the drainage plan.

Ms. Cornell moved to approve the site plan with the aforementioned contingencies, which was seconded by Ms. Zenns.

Carried: 5 ayes, 0 nays

October 7, 2003

MCFADDEN FORD

Mr. Scalise stated that there was an error in the address provided by McFadden Ford for their project approved at the August Planning Commission meeting. The actual address is 2253, 2237, & 2273 Washington Street, and not 2258.

Mr. Lehman moved to approve the SEQR with the address change, which was seconded by Mr. Olson.

Mr. Lehman moved to approve the site plan with the address change, which was seconded by Mr. Olson.

Carried: 5 ayes, 0 nays

There being no further business, the meeting was adjourned.

Stephanie Manitta
Planning Assistant