

January 23, 2001

Planning Commission

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Proceedings by Authority

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

A regular meeting of the Planning Commission of the City of Jamestown, New York was held on Tuesday, January 23, 2001 at 3:30 p.m.

Members Present: Chairman Gregory Rabb, Joan Shevory, Martha Zenns, Director of Public Works Jeffrey A. Lehman

Members Absent: Martin Adams, Jeffrey L. Nelson, Assessor John Barber

Others Present: Principal Planner William Rice, Zoning Officer Lawrence Scalise, City Clerk Shirley A. Sanfilippo, James Isaacson, James Whitmeyer, Rod Drake, Stan Plymel, Taras Korol, Durand Peterson

Chairman Rabb called the meeting to order. He asked if there were any comments on the Zoning Board of Appeals agenda.

There being none, he moved on to items on the agenda.

Stan's Service Station Site Plan Review - Revised

Rod Drake of Habiterra explained that they obtained approval for this project a few months ago. Since that time a piece of land has been added to this project. He explained where the land was and that it would make the station much more usable. He explained the change is the location of the concrete slab for the gas pumps. Because of the size of this layout they will be asking the Zoning Board of Appeals for a setback variance. They are adding landscaping. He stated they will also be asking for a variance for the entrance width and they are changing the landscaping there. They are also moving the sign back from its current location. It will be all new concrete pavement.

Mr. Rice asked if the truck access of 26 feet would be large enough.

Mr. Plymel explained that the trucks would have to enter off of 9<sup>th</sup> Street. If they cut the 9<sup>th</sup> Street entrance at an angle, they will be all right.

Mr. Rice stated his only concern was that if they have strictly flowers in the landscape beds, during the winter there would be nothing there. He thought if they put in some shrubs that would be better.

Mr. Plymel responded they could do that.

Ms. Zenns asked if there would be a fence in the back.

Mr. Drake answered yes, it will be a new chain link fence.

Mr. Lehman asked about whether or not the house behind them was residential.

Mr. Plymel stated the house right behind him on Richmond Place is not residential any more. It is supposed to be taken down soon. The other place is simply a garage that he is actually looking to buy.

There was discussion on the design of the roof.

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Mr. Plymel explained the changes to the façade treatment. He stated this would change the size of the garage doors and outlined the new dimensions and the colors of the façade treatment.

Chairman Rabb asked Mr. Rice if he was recommending the approval of the site plan contingent upon review of the roof design and the façade? He also wondered if they had to approve the Environmental Assessment Form again.

There was discussion on the building colors.

Mr. Rice stated this could be approved contingent upon staff review.

There was discussion on whether gray or red would be the color used.

Ms. Zenns stated she would like to see him use the red since it goes along with Exxon.

Ms. Zenns moved to approve the site plan contingent upon staff review of the roof design and façade treatment.

Mr. Lehman seconded.

Carried: 4 ayes, 0 nays

#### Southern Tier Supply Co. Site Plan Review

Taras Korol, General Contractor for the project, stated he had heard that they don't think there is enough landscaping for this project. He stated the planter boxes on the site plan should not be there because that's not their building. He explained the project as far as he knew. He wanted input from the members of the Commission as far as what they wanted.

Mr. Lehman explained that they wanted some planter boxes for landscaping. He further explained that the building was being treated as one unit. They did not have to go through site plan review with the other business in that building because it was not a change in use.

Mr. Korol asked if anyone had driven by the building. He explained the changes they have made so far.

Mr. Rice thought there was a need for more landscaping in the front. He is worried that, with the asphalt right up to the curbing, people will be tempted to park there and they want to get away from that on Washington Street. He feels the planters shown on the plan are too small. He thinks they should combine them and make them larger.

Durand Peterson, President of Southern Tier Supply, stated they are too close to the road for any green space. Any shrubbery or green space will be destroyed by road salt.

Mr. Korol felt with the overhang where it is on the building, it would be almost impossible to make anything grow there.

There was discussion on how the entire area there is all blacktop or sidewalk.

Mr. Rice showed on the plan where he preferred there was green space. He felt this could be worked out at staff level.

There was discussion on where they could make some green space.

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Mr. Korol stated they should talk to the owner of the property as far as anything other than their half of this building.

Mr. Rice thought the best way to handle this was to table it and give them time to work out the details with the owner of the property. The owner is in Florida until spring, but they could probably contact him over the phone to take care of this matter.

Mr. Lehman moved to table the matter until they could speak with the owner of the building. Ms. Shevory seconded.

Carried: 4 ayes, 0 nays

Abandonment of Portion of Wilton Street

Chairman Rabb stated that they needed to make a recommendation to abandon a portion of Wilton Street.

Mr. Lehman explained that they have received a request to abandon the portion of Wilton Street between Osborne Street and Colfax Street. Mr. Olson wants to build an addition on to his house. In order to meet the set back requirements, he needs the extra room. They installed a waterline a couple of years ago. They can abandon the street and keep a right of way for the water line.

Ms. Zenns asked how the property is deeded to the owner.

City Clerk Sanfilippo explained the procedure for deeding property to the abutting property owners.

Mr. Lehman moved to recommend abandoning this street. Ms. Zenns seconded.

Carried: 4 ayes, 0 nays

Chairman Rabb stated he was confused as to when they are going to hold the public meeting for the Downtown Redevelopment Plan.

Mr. Rice stated they have closed the public comment period and were going to hold the Public Hearing on February 8, 2000. They received one positive written comment on this plan.

Chairman Rabb asked if he could provide them with copies of this letter to review.

Mr. Rice responded yes.

There was discussion on what time and where they could hold the Public Hearing.

Chairman Rabb asked if the Council Chambers were available and if they could have the Public Hearing there at 6:30 p.m.

City Clerk Sanfilippo stated she would check the calendar to make sure that it was available.

Ms. Zenns asked if this would be an open meeting.

Chairman Rabb stated that if anyone was present and wanted to speak he felt they should give them the opportunity and act accordingly.

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Vacancy on Parks Master Plan Sub-Committee

Ms. Shevory asked when the committee meets. She did not think she would be here this year, she thought her term expired in December.

Mr. Rice stated the committee meets the second Tuesday of the month.

Ms. Shevory stated she would stay on the committee.

There being no further business, the meeting was adjourned.

Shirley A. Sanfilippo, CMC,RMC  
Secretary  
Planning Commission