

August 16, 2022

Planning Commission
City of Jamestown, ss:

Proceedings by Authority

Police Training Room
Fourth Floor, Municipal Building

The regular meeting of the Planning Commission for the City of Jamestown, New York was held on Tuesday, August 16, 2022 at 3:30 p.m.

Members Present: Mike Laurin, Jeffrey Lehman, Tom Nelson, Jeffrey Nelson, John LaMancuso

Members Absent: Paul Andalora

Others Present: City Clerk/Treasurer Jennifer Williams, Councilman Brent Sheldon

Chairman John LaMancuso called the meeting to order and introduced the first agenda item.

Site Plan Application submitted by The Salvation Army:

Jeremy Swanson, Instructor at The Salvation Army, Major John and Kari Belovarac, Bemus Bay Architecture LLC, and Andy Johnson, Civil Engineer from Echostrategies were present.

Ms. Belovarac noted that the project is involved with some State regulations so a non-disclosure agreement had to be signed and they will do their best to answer questions, if able to.

The site plan includes 3 buildings: a 16,000 square foot mixed use building in a R-C zone; a 11,000 square foot building in a R2 zone and in the back would be a garage. Funding has been secured for the first building from the State; the other two buildings are pending funding from the State. All regulations regarding setbacks and specifications have been met, a variance for fence height is currently pending. The existing building on the lot has already been demolished.

The new design will create a secure parking lot of 34 parking spaces with 2 handicapped spaces included. No changes are being made to ingress/egress. The plan will also add additional greenspace, landscaping, and an enclosed courtyard. From an environmental standpoint these additions will be creating a better situation as there will be increased drainage and a catch basin. Ms. Belovarac pointed out the details on the proposed second building which would be a three story building when including the basement space with a single-story garage at the back.

Mr. Sheldon inquired as to whether the Salvation Army currently owns the property. Ms. Belovarac answered that yes, the Salvation Army owns all the property.

Andy Johnson added a few comments: the total property size is 1.2 acres, with less than one acre of disturbance. Overall reduction of impervious by little over 13% with more greenspace, slope

August 16, 2022

flattening, cutting the slopes nearly in half. Storm water won't rush to the drains as it used to. Rain garden area will be landscaped with stone and an under drain added to allow better filtering, water improvement quality before it drains into the city storm pipe network. Flow patterns will improve greatly. The general topography is essentially staying the same.

Mr. Laurin inquired if there will now be standing water in the catch basin. Mr. Johnson stated that they will be making the necessary alterations to assure it will not hold standing water and will stay dry.

Mr. T. Nelson asked if there is room enough for snow removal, buildup? Ms. Belovarac pointed out the several areas that will accommodate the snow removal buildup – all has been taken into consideration.

Mr. Lehman asked if the rain garden will be installed in the first stage. Ms. Belovarac answered it is preferred not to do in the first stage as it would get disturbed when the second building is constructed but if required they would make that change. Mr. Lehman stated that it would be required during the first phase. He added that staff was still working on some of the drainage.

Mr. T. Nelson asked if this will replace the existing Salvation Army building. Mr. Johnson stated yes it will replace it.

Major John addressed the plan for 83 South Main Street building – nothing will happen to that building at this time. Will entertain idea of selling another property once the new plan is complete.

Mr. LaMancuso asked for further clarification on the Environmental Assessment Form as it appeared that further approvals would be required. Ms. Belovarac noted that all environmental assessment approvals have been met to secure the HHPA funding. She added that the further approvals would be needed regarding their funding. Mr. Johnson added that DEC approvals were not required due to the less than 1 acre of disturbance that the group was meeting. The stormwater plan does require city approval.

Mr. Laurin asked a question pertaining to whether this would be short term or long term with the number of beds provided. Housing will be short-term with 19 beds provided.

Mr. LaMancuso questioned as to why this location was chosen. Major John stated the city was approached previously while under Mayor Teresi administration – this area is zoned properly.

Ms. Belovarac was requesting an approval at this meeting – Mr. LaMancuso stated any approval would be contingent upon the signoff of the drainage.

Mr. LaMancuso asked for the staff recommendation and Principal Planner Ellen Shadle noted that there was not yet a staff recommendation and that individually staff had reviewed the plan, but had not met collectively on the project. She added that any Planning Commission approval would be contingent upon staff approval. Mr. LaMancuso asked whether she felt that the commission should hold off and she recommended that the commission act as they saw fit.

August 16, 2022

Mr. LaMancuso asked if there was any further discussion regarding the project and Mr. Lehman noted that any approval would need to be contingent on staff level approval of the drainage.

Mr. Lehman moved to approve the site plan contingent on staff approval; Mr. Laurin seconded.

5-0 Carried

Mr. Tom Nelson moved to approve the EAS; Mr. Laurin seconded.

5-0 Carried

Site Plan Approval for 303 Lafayette

Josiah Lamp, Housing Director Chautauqua Opportunities and Tim Branuci, Principal TAB Design Architects presented the project.

Mr. Branuci reviewed the design plan for the building and began by saying that the building is slightly smaller than the site and that there was not enough of a site. Historic building, structure is extremely sturdy, no problems structurally; it will be a total gut rehab. The current building has upper apartments that are substandard and are currently condemned. Want to make building good. Will be putting in sprinklers throughout building so a new water service is needed. An elevator will be added from 1st floor to 2nd floor with no units allowed on the 1st floor. This will be a Chautauqua Women's Shelter with transitory housing, and there will be food supplied onsite with two floors of apartments. Mini kitchen in each one-bedroom apartment so residents will be able to prepare their own meals. Plan includes a new electric service, new water main for street and will tap into the existing sanitary. For storm water there is a large storm sewer in the parking area – the site work will connect utilities and rebuild current ramp at main entrance. There is an existing awning frame, hoping to save frame and install new awning.

Mr. Branuci noted that the agencies involved are HHAP and HHAC which are the main funding source. DASNY is currently reviewing drawings. He added that the group is looking for approval today and invited the commission to ask questions.

Ms. Shadle asked if the drawings DASNY has are different than what was submitted to Planning Commission for review. Mr. Branuci replied they are the same, no changes but there are more drawings, for example, mechanical, structural site drawings. Ms. Shadle asked for further clarification on the drawings that were not submitted to the commission. Mr. Branuci stated that there is not much being done to the site which is why the drawings submitted were somewhat limited.

Mr. T. Nelson asked for the dimensions of the twelve units. He noted that they seem quite small. Mr. Branuci replied that they are quite small, but are within the requirements for this type of project. Ms. Shadle asked Mr. Branuci to elaborate on the floorplan for the units. He responded that every apartment is broken into two sections with a living room/common area, 2 burner stove, 2 cu ft refrigerator, one bedroom with either one or two closets. 2nd floor has elevator and

August 16, 2022

all units have to be adaptable (larger bathrooms.) Two closets can be shared space in a double room. These apartments are for women only, cannot mix occupancies. Hallways will be equipped with cameras, locks will be fobbed, storage cages in rear of building approx. 25 square foot per person.

Mr. Sheldon asked if there would be mothers with children in the shelter and Mr. Lamp responded that it was a shelter for single women only. Mr. Branuci noted that there will be FOB locks and security cameras in the hallways. Each unit would also have a storage unit.

Mr. Laurin inquired as to stormwater management and Mr. Branuci responded that rainwater will go into the downspouts and flow to the storm sewer.

Mr. Branuci noted that there will be security onsite 24 hours a day.

Mr. T. Nelson commented on the recent rise in the homeless population in Jamestown.

Josiah Lamp, Director of Housing and Community Development at Chautauqua Opportunities Inc. responded to Mr. Nelson's comment and stated the goal of the project is to provide a better environment for individuals to get the services that they need to find permanent housing. The first half of 2022 resulted in more than a 1,000 seeking services after the eviction moratorium being lifted. Mr. J. Nelson inquired as to whether or not this was typical and if Mr. Lamp could say if he saw the problem improving or getting worse in the near future. Mr. Lamp responded that only time would tell and that it was hard to predict at this point. The shelter will offer services in the building such as emergency food, social services connecting with providers, staff is trained to help folks find housing. Mr. Lamp added that the location of property is close enough to walk to services. Mr. LaMancuso clarified that the shelter staff member that will be onsite would not work with getting services for the residents. Mr. Lamp responded that there will be one full-time employee that must be onsite at all times, but that staff will be there during the day.

Mr. LaMancuso asked if there was a contract to purchase in place and whether or not the funding was in place. Mr. Lamp responded yes to both questions.

Mr. LaMancuso asked if there was a recommendation from staff and Ms. Shadle responded that as of the meeting there was not, and that staff was reviewing individually, not collectively, but that she wants to see more detailed floor plans, engineering, specifications, etc. Mr. Branuci responded that he would send her all of the drawings that he had. Ms. Shadle noted that she would be hesitant to recommend approval at the time of the meeting.

Mr. J. Nelson moved to table until the commission received the complete drawings with further discussion at the next meeting. The motion was seconded by Mr. Laurin.

5-0 Carried

There being no further business, the meeting was adjourned

August 16, 2022

Jennifer R. Williams City Clerk/Treasurer