

City of Dunkirk Planning Board Meeting Minutes

April 26th, 2017

Present: Chris Piede, , John Mackowiak, Andy Bohn and Frank Torain. Also present: Mayor Wilfred Rosas, Rebecca Yanus (Director of Development) Edward Hayes (Recording Secretary), Eric Safko -ARCO Design/Build Southwest and Nicole Gugino – Observer.

Absent: Ed Schober

Meeting was called to order by Chris Piede at 5:31p.m. located in the Mayor’s Conference Room, in City Hall. A quorum was present.

Acceptance of meeting’s minutes: Andy Bohn made a motion to accept the minutes of March 1st, 2017, seconded by Frank Torain. Carried, all voting aye.

Communications from the Public and Petitions: None

Old Business: None

New Business:

Site Review – Central Avenue, Rear “St. Mary’s Meadows” Great Lake Cold Storage Warehouse – Eric Safko of ARCO Design/Build Southwest - Representing Mr. Pat Gorbett of Great Lakes Cold Storage:

Rebecca Yanus introduced Eric Safko, ARCO, architect for Great Lakes Cold Storage Warehouse for Pat Gorbett, out of Ohio representing the project. Property required variance and was granted the variance at the Zoning Board of Appeals meeting on March 27th 2017. Rebecca Yanus referenced the nine Zoning Board stipulations that are included in their packets. Eric Safko opened up the floor for questions on the plans. Andy Bohn and Chris Piede asked about the entrance and Eric Safko confirmed the entrance would be on Main Street direct away from Fairview Avenue. Eric Safko said the plan shows two entrances but they may only put in one entrance for both employees and truck traffic.

Chris Piede asked about the berm and confirmed with Eric Safko that they would be 12 feet high and located on the North and South sides of the property. Chris asked about the planting of the trees and spacing. Eric Safko said it was his understanding that the evergreen trees would grow in to form a full screen barrier and would be approx. 8-10 feet high. Frank Torain comment the deer may eat the trees. Andy Bohn asked if there were any questions at the Zoning Board Meeting about how wildlife would be affected. Rebecca said there were no questions on that topic.

Andy Bohn asked about #4 of the Zoning Boards findings concerning real estate trends making the property unmarketable. Rebecca Yanus stated because the property has never been developed and has sat vacant it was deemed unmarketable. Andy Bohn asked who owns it, Rebecca Yanus stated it is owned privately and the owner is on board with moving the transaction forward. Chris Piede asked about landscaping. Rebecca Yanus and Eric Safko said all Mr. Gorbett’s properties are beautifully landscaped and cared for.

Frank Torain asked about the detention pond use. Eric Safko stated the pond is to hold water in the event of a rain and not causing flooding to the surrounding areas. Frank Torain asked about mosquitoes

breeding in the pond and Eric Safko said the pond won't have standing water in it continuously it is more for a heavy rain event.

John Mackowiak asked about signage. Rebecca Yanus said that the signs would be within the property and this has been discussed with Al Zuraski. John Mackowiak asked about no-truck-traffic signage and stated that trucks coming down residential streets can be an issue. Rebecca Yanus stated we can but that language into the resolution. Andy Bohn asked about the distance from property to the soccer field behind Holy Trinity field. Eric Safko reminded the Board that there will be a berm going across the property.

John Mackowiak asked about the proposed park. Rebecca Yanus stated the park was proposed to be located in the Northeast corner of the property on the Fairview Avenue side. Mayor Rosas stated Mr. Gorbett would pay for the construction of the park and the City would maintain it and this would go through a City Council Resolution. John Mackowiak asked if the park property would be owned by the company or City. The Mayor stated he believed that piece would become City property once we begin maintaining it. The Mayor commented that he has only had informal conversations on the park and would have future discussion. The Mayor said he believed the goal of the park was not so much to take the property off the tax role but to give back to the neighborhood.

Andy Bohn asked what the feel of the residents that attended the Zoning Board meeting was like. Rebecca Yanus commented that the majority of the residents were against the project being located at the proposed site but were for the development at another location in the City. She said things were clarified for residence at the meeting such as the there being a berm, not a physical wall.

Fran Torain asked about lighting on the backside of the building. Eric Safko stated the lights will be zero light pollution - low level lighting and located as low as possible for life safety. Eric Safko also commented that the warehouse itself will act as a noise barrier for residents on the North side as most truck noise will be deflected towards the NYS Thruway.

John Mackowiak asked about the compressor location. Eric Safko stated the compressors would be located inside the building and only the equipment that would make any noise would be the condensers located on the top of the building. The condensers would be located on the lower roof of the South side of the building and would be sound-buffered by the taller warehouse roof behind it.

John Mackowiak asked if this was an ammonia-based system. Eric Safko said they are looking at two options: ammonia-based and a freon-based system. John Mackowiak recommended that the City's Fire Department be trained in emergency evacuation techniques. Eric Safko stated that in the event of an emergency, or ammonia leak, the new system has an alarm system that if the pressure drops, all the ammonia would get sucked back into the engine room and held in a vessel. Eric Safko said they would oversize their tanks to ensure there is ample space to hold all the ammonia. Chris Piede asked if this was standard practice for other facilities in other communities. Eric stated he doesn't know if that is standard practice with other companies but it is a standard practice with this company.

Frank Torain asked how many jobs are being proposed to be created. Eric Safko and Rebecca Yanus said that this project will have 50 jobs with future expansion to 75 jobs with good pay. Mayor Rosas also commented that this facility will also help Fieldbrook Foods retain the 111 full-time jobs they added as well as provide them with the opportunity for further expansion. Rebecca Yanus also commented that freezer space Fieldbrook Foods is currently using at their facility can now be absorbed by Great Lake Cold Storage to allow for more space at Fieldbrook.

John Mackowiak asked about the infrastructure of Main Street and if it could support the additional traffic. Mayor Rosas commented that there have been talks with the County to take over maintaining that

road and if this project goes through, the City would file a resolution to allow that transition. Frank Torain asked if the roads were wide enough for trucks to make the turn from Main Street on to Vineyard Drive. The comment from the Board was that should not be an issue.

Andy Bohn asked for clarification on the language of the resolution the Planning Board would put to vote. EJ Hayes commented that the resolution would read to hold the warehouse project in compliance with the stipulations put forth by the Zoning Board of Appeals on March 27th, with the addition of the terms put forth by the Planning Board. The Board discussed wayward signage for trucks coming off the NYS Thruway to the warehouse and the potential additional traffic flow. It was acknowledged that because the roads coming off the Thruway are in the Town of Dunkirk, this was something that the Planning Board would not have jurisdiction over.

Chris Piede asked about a landscape plan. Eric Safko said he did not have anything with him but could get any plans or specs requested. The Board requested any landscaping pictures or plans be emailed to the Board for their review. Frank Torain asked about potential future expansion proposed on the site plan. Eric Safko said that the plan would be to expand as Fieldbrook Foods expands. The expansion would take place to the West and maintain the current facility boundaries to the North. John asked about fencing and Eric Safko stated there would be secured fencing and video security around the detention ponds.

Andy Bohn made a motion to pass Resolution #2017-3 with the following conditions: The purchase of No-Truck-Traffic signage for both Fairview Avenue and Greco Lane; The landscaping plan needs to be in keeping with the integrity of the surrounding neighborhoods, and if requested, available for the City of Dunkirk Planning Board review. The Resolution was seconded by John Mackowiak. Chris Piede vote aye. Frank Torain abstained from a vote. Motion carried 3-0.

John Mackowiak questioned that he is under the impression this project is not a done deal. Mayor Rosas commented that there are still pieces of the project that have to be finalized by the developer but the City is moving forward as this project is a go. Andy Bohn asked if the potential for this project to move out of state still exists. Mayor Rosas said there is a site in Pennsylvania that was also an option. Mayor Rosas stated that the City initially showed them the Edgewood site but they needed a shovel-ready site and this became a very competitive project and this was the only site in the City that fit the specification of the developer. Mayor Rosas said he has been working with the County and State to get the Edgewood site shovel-ready as soon as possible for future development. Eric Safko commented that if the Edgewood site was shovel-ready they would most likely have already started to build there.

Frank Torain stated that as it stands now, the Central Avenue site works well with Fieldbrook Farms, it does not work well with the residents, but it is a good marriage with Fieldbrook. Mayor Rosas reiterated that he has had several conversations with Mr. Gorbett to make it clear that he needs to do everything in his power to make the facility fit with the neighborhood. The Mayor stated that he thinks when the project is completed the neighbors will be pleasantly surprised.

John Mackowiak commented that he is surprised that residents were not here to voice their opinion, good or bad; I might have reevaluated my decision to vote and he expected more people to be at the meeting. John Mackowiak stated that since they are not here, either the residents have accepted the decision, or are in favor of it. John said he is for development and he is for jobs but he feels for the neighbors. Mayor Rosas said he is doing everything he can to ensure they will be good neighbors.

Frank Torain asked about the construction timeline for the project. Eric Safko said the process would be a few months or design, finish the permit process and would have the building up in 7 to 10 months. The Mayor closed by saying he has spoken with some City residents who brought up similar situations with Dunkirk Radiator and Kraft but they said in the end it was the right thing to do. Eric Safko stated he

things when this project is completed residents will be pleasantly surprised with how the facility and the property look and what it does for the City compared to what the property is today.

John Mackowiak asked about possible locations for future residential property if Athenex comes in. The Mayor commented on the Battery Point Property in the First Ward which has a developer interested in developing residential property.

Andy Bohn made a motion for adjournment at 6:16 p.m., seconded by Chris Piede. Carried, all voting aye.

The next meeting is: **To Be Determined** – ample notice will be given to the public and board.