

**City of Dunkirk Planning Board Meeting**  
**Minutes- March 21<sup>st</sup> 2018**

**Consent Agenda:**

Meeting date: March 21<sup>st</sup>, 2018 called to order at 5:30pm in Mayor’s Conference Room

**Present:**

- Wilfred Rosas- Mayor
- E.J. Hayes- Planning Board Secretary
- Rich Morrisroe-City Attorney
- Chris Piede- Planning Board Chairman
- Andy Bohn - Planning Board Member
- Frank Torain – Planning Board Member
- John Mackowiak – Planning Board Vice Chairman
- Ed Schober – Planning Board Member

**Also Present:**

- Nicole Gugino- Dunkirk Observer
- Robert Napieralski- LaBella Assoc.
- Don Hoefler- LaBella Assoc.
- Patrick Sheedy- The Krog Group
- Robin Galloway- Field Brook Foods
- Robert Griewisch- Field Brook Foods
- Paul Somerfeldt- Citizen Advisory Committee

**AGENDA:**

- Call to Order
- Acceptance of February 2018 Minutes
- Communications from the Public and Petitions

**New Business:**

Site Review – 320 S. Roberts Road (Former Edgewood Warehouse Site) – The Krog Group LLC

**The Krog Group presentation:**

- E.J. Hayes- spoke briefly before the presentation regarding the plans for the project. He stated that Don Hoefler and Patrick Sheedy have already presented their plans to the zoning board and received all the variances they need to proceed. Because this project was within 500ft of a county road the County found that the project is a local concern which means whatever the planning board wants to do is their decision.
- Patrick Sheedy
  - ✓ I’m the developer and design build general contractor representing 320 S. Roberts Rd.
  - ✓ Peter Krog is the owner of our company, partners of his Rob and Don are from the LaBella Associates which are civil and environmental engineers we are working with on the project.
  - ✓ At the end of the month we went to the zoning board to be granted a height variance.

- ✓ The project consists of a 72,000sq ft cold storage facility which is 50,000ft of freezer also support offices, a repack room, shipping and receiving dock and mechanical space.
- ✓ Entrances are at the intersection of Talcott and Roberts Rd
- ✓ We are working with LaBella who are the environmental engineers to help with the Brownfield site. We've gone through the NYS Brownfield program and will be following that whole process according to the DBC & DOH rules and regulations.
- ✓ We are working on the site civil; we've had conversations with the public works department regarding the utility connections, sewer and water. We've talked with Verizon, National Grid & National Fuel gas and we haven't run into any roadblocks.
- ✓ We've got some preliminary grading plans and drainage plans that the guys are working on to figure out how we will convey the storm sewers.
- ✓ In past years, Roberts Park way was redeveloped for industrial use to support this site; the existing Edgewood Warehouse will be demolished.
- ✓ The new structure being built will basically sit where the old Edgewood is, however it is smaller in size, the old Edgewood is 170,000sq ft the new building will be approximately 100,000sq ft.
- ✓ There is minimal area's along the frontage of Roberts to provide landscaping; however we have some tree planting.

Question and Answer for The Krog Presentation:

- ✓ Frank Torain asked if there was any way to improve the appearance existing around the new structure with possibly building a wall and putting creative art on it.
- ✓ Patrick Sheedy stated initially their thoughts were to completely take that section down which was part of the old structure. However their thoughts now are to take that section and stain it and make it a nice earthy color as to not bring attention to it but to tone it down a bit.
- ✓ Andy Bohn commented regarding the landscaping of the building and suggested cleaning up the wall would be good to do and not just leave it as a concrete wall.
- ✓ Patrick Sheedy stated on their side of the wall, the backside of it, there's some remaining reminisce of some steel framing which will get burned out also some chain linked fence is currently attached to the wall.
- ✓ Andy Bohn asked about the area where the asphalt gets done and if it would be done as gravel or what their plan is.
- ✓ Patrick Sheedy stated they have asphalt paved for parking and truck traffic. They also have the potential for empty trailers storages where trailers can be stored outside the fence. The 12in gravel surface will help maintain the capping of the site, which is an environmental requirement of the Brownfield Program.
- ✓ Patrick Sheedy stated there was some consideration given as to when they begin to take the building down they take out the walls and leave just the foundation.
- ✓ Chris Piede made a suggestion for the wall to put something such as shrubs or rocks that will transition in and out of the area of the wall nicely and covers the entire space.
- ✓ John Mackowiak stated he thinks that if they put an entrance right off of Roberts Rd and Talcott Street that it would cause a traffic hazard.
- ✓ Andy Bohn stated that is where the entrance was for the old building.
- ✓ John Mackowiak stated that there is no entrance there; they put a curving road there which was smart of them to do, which if there was an entrance there now its grass and curving road.

- ✓ Patrick Sheedy stated that currently the triangular piece of property that Cott Beverages used to own has been currently acquired by Fresco; they do not currently have any agreements in place to touch that. When the County put that road in, they (Krog Group) looked to see if there were any easements put in place.
- ✓ Patrick Sheedy stated they are currently in negotiation with the County in order to lease property; the County owns the Robin and the old max site which they're looking to be granted easement after which they would make improvements. They would construct the road and put in a curb cut and put in some drainage.
- ✓ Chris Piede asked if the asphalt and the curb cut would be the only thing they do to that property in mention which Patrick Sheedy did confirm yes those would be the only changes to that.
- ✓ Andy Bohn asked if the main entrance would be at the intersection of Roberts and Talcott; Pat Sheedy did confirm, yes.
- ✓ Frank Torain asked if anyone thought of putting a light at that intersection.
- ✓ Mayor Rosas stated that, yes that discussion has been brought up from the safety committee and there is development that will happen in the future.
- ✓ Frank Torain asked if they were going to create some kind of continuity opposed to have just wall and fence.
- ✓ John Mackowiak asked if they have considered a sound barrier in order for the neighbors not to be affected by the noise from the incoming and outgoing semi trucks.
- ✓ Patrick Sheedy stated they have not considered constructing a noise barrier due to the fact the project is challenging and has many limitations already. He stated the site is an industrial site and they feel they are in all the confines of the zoning ordinances with the exception of the height of the building which they've already been in front of the zoning board about; this fits into the character of what's intended to be there given there are multiple other trucks passing through there not just their development, so with that in mind they have not considered a noise barrier.
- ✓ E.J. Hayes stated that the County has reviewed the project and they approved it; they only made some suggestions on landscaping and vegetation in the area.
- ✓ City Attorney Rich Morrisroe stated most of the issues being brought up are infrastructure issues which are not part of the site plan; he stated that these issues are city issues that the city has to address when thinking about development or redevelopment. He puts it into perspective saying that if this development doesn't take place then the only other alternative is to keep an old dilapidated building standing or allow this development and make good use of the space. He stated other committee's are responsible for addressing issues concerning public safety such as traffic concerns and this committee is solely responsible for addressing issues concerning the site plans.
- ✓ Patrick Sheedy stated that demolishing the existing building will be a 7 digit figure project in cost, also excavating and removing 5,000 yards of contaminated soil is another 7 digit figure cost. He stated that he is limited as to what he can say regarding the property in mention due to the fact that there are negotiations in place however they are working with the city to address all concerns they possibly can.
- ✓ Frank Torain reiterated his concern regarding continuity for the wall and fencing, with possibly adding some trees and shrubs.
- ✓ Patrick Sheedy stated they are trying to figure out how to landscape with some plantings.
- ✓ John Mackowiak asked about the bike lanes, if that's in their control.

- ✓ Rich Morrisroe stated sidewalks are City property.
- ✓ Frank Torain voiced concerns about the fencing being there and parking the trailers; how they would manage making it look attractive and keep people from messing with the trailers.
- ✓ Patrick Sheedy stated that there are industrial standards for operating industrial facilities which the facility will have access control, so if someone did hop the fence and do any vandalism it probably won't happen often due to the fact that the facility will be monitored and it's in operation 24hrs.
- ✓ Frank Torain asked if they had security.
- ✓ Patrick Sheedy stated that it will be secure; access control with full circuit cameras. He stated that people won't have the ability to just walk into the plant and when you get into the dock you can only go so far before you have to swipe in to get into the door.
- ✓ John Mackowiak stated that the last engineers they spoke with had some concerns about the ammonia system; he asked what their thoughts were regarding the ammonia system and if there are any safety concerns.
- ✓ Patrick Sheedy stated the cold storage facility will be approximately 50,000 sq ft, there will be two freezer ready boxes that will be used to monitor temperatures, having the ability to adjust one or both sides or completely shut one or both down; each box has the ability to move the air and refrigerate the air and will be stored inside the building. Piping will be on the outside of the building running along the roof and also an industrial sized condensing unit on top of the roof. There will be a low charge system which will consist of 5,000 lbs or less of ammonia which is a small amount. The goal is to continuously monitor the temperatures with this complete automated control system which monitors all the temperatures and flows throughout the entire building. He stated the system is completely I.T. integrated to have the ability to monitor the system from any desktop or cell phone. There will be an under-floor heating system throughout the freezer to prevent the sub-grade from freezing; he stated that this is a sophisticated state of the arts refrigeration system.
- ✓ Andy Bohn attempted to make a motion to approve the site plans however E.J. Hayes interjected and asked for clarity on the approval of the site plans and asked if the approval would be for the construction of the cold storage warehouse with the stipulations set forth by zoning with any additional language you want included.
- ✓ E.J. Hayes made a suggestion that the language for the landscaping piece could read as follows, "the landscaping plan will be updated and available for the planning board to review".
- ✓ E.J. Hayes stated that the meeting conclusion will be left at everything will move forward after the landscaping plan has been updated to reflect the changes, and then they can move forward.
- ✓ Patrick Sheedy stated they will look into how to improve the front face of the facility and the fencing.
- ✓ E.J. Hayes stated that a couple council members along with some residents asked if it's possible to salvage a piece of cornerstone off of the building while the building is being taken down to kept for display at the historic society.
- ✓ Patrick Sheedy asked what they would consider to be the cornerstone.
- ✓ A member at the meeting stated that there are two dates stamped in concrete on the corner of the building. He stated that is something they could do.

- ✓ Motion made to Pass Resolution 2018-3 (to approve the site plans with all changes and stipulations) by Andy Bohn, seconded by Frank Torain, and was accepted. All in favor voted aye with the exception of one abstained vote from John Mackowiak.

Conclusion:

- ✓ Chris Piede concluded meeting & stated the next meeting will be tentatively scheduled for April 25<sup>th</sup> 2018. Andy Bohn motioned to adjourn motioned, seconded by Ed Schober, meeting concluded 6:30pm.