

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York
Thursday – June 18, 2026

Agenda- Park Grove Realty Sanborn Square 2835 Saunders Settlement Road SBL 118.20-1-6.1 public hearing (A)

Present: Baker, Conrad, Gallo, Lilly, Sandonato, Taczak

Abstained: Hannon

Presiding: William Conrad, Chairman

Conrad: All right. Good evening, everyone. I want to welcome you all to the June meeting of the Town of Lewiston Planning Board. Let's give a roll call, please.

Wisniewski: Pat Baker: here, William Conrad: here, Mark Gallo: here, Dennis Hannon absent, Kenneth Lilly: here, Henry Sandonato: here, William Taczak here.

Conrad: Okay. Um just want to. Anyone want to make a motion to approve the meeting minutes from the May meeting?

Taczak: I'll make the motion to approve the meeting minutes from May 21st.

Conrad: Is there a second?

Lilly: I'll second the motion.

Conrad: Okay, all in favor?

Members: AYE

Conrad: Can, we have a motion to open a public hearing for Park Grove Realty Sanborn Square at 2835 Saunders Settlement Road?

Lilly: I'll make a motion to open that public hearing.

Conrad: Is there a second?

Taczak: I'll second it.

Conrad: All in favor?

Members: AYE

Conrad: Okay. We're going to go to the public hearing portion of the meeting and have a sign-in sheet. And just in case you didn't have a chance to sign, uh, the sign-in, um, I'll turn it over to the audience after I get through these people on the list. Wayne Vallina? Is that how you pronounce that? So do you want to step up to the mic and just for everyone, just please step up to the mic and introduce yourself and just give us your address, please.

My name is Wayne Vallina and uh. I live on Bridgeman Road.

Conrad: Your address.

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Vallina: 5745 Bridgman Road. I only have a few things. First of all, they reassessed all our homes, a lot. So here you are, you're building low-income homes and in 5 years I guarantee, it's going to look like a dump. And what's that going to do to our value of our homes? They're going to go down. So, I mean, I'm just not for it.

Conrad: Ok. Silvano Barbario.

Barbario: Good evening. My name is Solano Barbarigo, And I live at 5710 Townline.

Conrad: Thank you!

Barbario: A hop skip and a jump from where this is proposed to be put on. And I guess I am kind of opposed to it because I moved to Sanborn. To have nice area, peace and quiet. I want a nice chunk of land there. The last thing I want is somebody right in my backyard, a place like that in my backyard. Considering you folks just raised my assessment fourfold from 150 to 465,000. Now, as the man says, If the property, if that thing will bring down some of the values of the house, I'll be paying taxes on a house that I can't sell for that amount of money. I'm very opposed to that. Considering there is an elementary school right across the street from where this is proposed. What kind of people you gonna get in there? Sanborn has always been a very quiet farm town. And new people all of a sudden starting to change all that. Personally, I don't like it. And remember this: next election, I'll remember every one of you. Be warned. Thank you.

Conrad: Thank you! Elizabeth Perry.

Perry: Hi, I'm Elizabeth Perry. I live on 5791 Buffalo Street.

Conrad: Thank you!

Perry: Um, I have a couple of opinions and oppositions, but first, I want to know if I could ask some questions to the developers or is that for later?

Conrad: That's for later.

Perry: Okay, so this is just an opinion piece or just open discussion?

Conrad: Open discussion. Just go ahead and speak your mind and.

Perry: Oh, we don't have time for that, but okay. Thank you. Well, I agree with the previous gentleman that I don't think that this kind of development it fits in this kind of area. And I am not going to get into the low-income piece or the resident piece, but the bottom line is Sanborn can't support this kind of infrastructure. We are a small farming community. We just got sidewalks ten years ago; that was a big deal. We have a small volunteer fire company that is doing its very best, but manpower is low. We have one grocery store, one Dollar General. We have we have elementary schools, but would they be able to support the amount of families that are going to be at this facility? We um we don't have a bus line. We don't have transportation. We don't have the kind of infrastructure that something of this magnitude, would be able to support it to succeed. Like he said, this is a small farming community, and I just no offense, But I just find it a little ironic that the people making this decision, it doesn't affect them personally at all. Does anybody here live in Sanborn?

Conrad: I do

Perry: You do where?

Conrad: Tell me. 5181

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Perry: Just kidding. Hi neighbor. Um, but besides from you sir, um it does seem that like the majority of people, it wouldn't affect them as directly as You. Um, or I'm assuming many people here. So, I think that's a big concern as well. I think this kind of infrastructure would be better in maybe even the village of Lewiston or somewhere closer with more resources and shops and transportation. Thank you.

Conrad: Thank you.

Audience: Good points.

Conrad: Brian Winkie:

Winkie: Brian Winkie 2652 Saunders Settlement. Well, there is a bunch of things about this that really don't go well for me. Besides it being a low-income rental property, which in itself isn't necessarily bad, but let's be serious. Rental properties are not are not kept up. They just aren't. People that live there don't own them and have no ownership of them. I have worked as a caseworker for 30 years in Niagara County. I have been in virtually every Apartment building or housing complex from Sanborn West. I've seen them, I've seen them all in disrepair. Hud laws allow for people who are with disabilities to also be drug users or have a mental health problem, and when that happens, they're very, very free to come in there. We have a little place in Sanborn now off of Schank Street. That's half empty, and the reason it's half empty is because those buildings are in disrepair. This is not a benefit to anyone, and it's going to hurt Sandborn greatly. It looks pretty on paper, but it's garbage because that paper doesn't show what people do to their place. Hamburg has only been open for a year, they say, but already you see dumpsters that are overrun. People complaining about drugs in the area; it is a problem that cannot. Be like to say it out, but you encourage them to come in. People that don't own property but rent, and they aren't going to care about what happens to Sanborn. They aren't. You've got a problem with the bus line at NCCC and the crime that has come from that. You've got a problem with Walden Galleria, which is a multimillion-dollar facility, and the crime that comes with that. The problem is we cannot possibly understand the number of problems that are going to come from this. Not one housing complex I have ever seen has improved over time. If you want to improve your place, own your place. There is no reason why that property, if it's really suitable environmentally safe, couldn't be used for apartments or not apartments Excuse me that was wrong for homes that could be bought. You look at Tuscarora Road. They have a bunch of those modular homes that are owned. They don't have basements. They're all they sit above ground. The people that own them, keep them up because they own them, they care about what they've got. And when people rent, they just don't care. It's, It's, not even a negotiable topic. It is a simple fact. I have never once ever in my 30 years in the county ever seen a rented property improved by the people that live there. Thank you.

Conrad: Thank you, Mr. Winkie. John Ceccato.

Ceccato: I thought I had decided for the open discussion. I didn't know if I wanted to talk. I thought I had decided so that you could ask questions.

Conrad: Is there anything you want to say right now?

Ceccato: No.

Conrad: Thank you, Mike Hughes.

Mike Hughes: My name is Mike Hughes. I live at 6170 Ward Road. Both of my kids went to school at yours. Married, been living here for 26 years. Putting this thing here, I am hoping one day maybe my kids will raise their families here. Not with that there's no way they'll, and there goes another one. You're going to bring in low-income housing to a rural farming community. It's going to destroy it. I've lived it, I've been in the service, I've been all around the world. It will destroy it Sanborn will never ever be the same with That housing, thank you.

Conrad: Thank you, sir. Mike Townsend.

Good evening 877 Escarpment Drive. I own two properties: one 2765 Saunders Settlement Road, and the other 5682 Townline Road. My concerns are the water pressure. We already have low water pressure on Townline Road at 5682 Townline Road. The water department was out there the other day \, they got between thirty-five and forty pounds of pressure, that's insufficient. I know the county can give us more it's probably an easy fix. I talked to Bob Lannon about it before possibly getting a pump out there somewhere on that system between Upper Mountain Road and Tuscarora Nation. Or on Townline Road somewhere. The other concern I have is the traffic, pedestrian traffic. Is one thing, if you're going to have to be forced to approve subdivision, that they put sidewalks in, make sure they run straight as an arrow and put some street lights like on Buffalo Street on the same side as the sidewalk. You can get a grant for those lighting and sidewalk. On the other concern is the vehicle traffic. Trying to get out on Bridgman Road from Bridgman Road onto Thirty-One, there's you're going to be sitting there for 15-20 minutes trying to get out certain times a day. If you're going to put in another 60 units, you have to see about getting a traffic signal put in there and crosswalks sidewalk. Sidewalk in front Sanborn Elementary school was never completed. You walk down there in the summer; it's fine. That's if there is no, you know, cars in the school. But they're at school; they're on the side of West Street. There is no sidewalk, and then in the wintertime when they plow, there is nowhere to walk if you want to come up these 2-dollar generals and pizzeria and so forth. People that are going to be in this subdivision want to go to library. They're going to be walking out on the street around the school property. There's no sidewalk there. That needs to be addressed. Thank you

Conrad: Thank you. All right; that's the last person or last name on my list. I want to open it up to the audience. Anyone who wants to speak, just step forward again please give us your name and your address.

I'm Bonnie Bagwell, 5625 Bridgman Road Sanborn. I was never contacted, any mail or anything, and the neighbor called me and said, "What's going on?" That was the first I heard of it this week. Um, I agree with so many things that have been said before. Mainly the school we have this school itself with buses. We have a community well New York State University now over at the community college. And I used to work at Treichler's two years back and getting from Bridgeman Road, like 200 feet to Treichler's, waiting for traffic during school hours when they're picking up buses and there's college kids coming back and forth. It's terrible. And I just don't see the need for anything in that area. Maybe put up another drugstore, who knows? But not anything that will put a lot of traffic on the road. Because we have plenty Right now, and I agree it's a small, small-town community, and we hope to keep it more like that. Thank you.

Conrad: Anyone else like to speak? Step up please.

My name is Evelyn Troidl 5698 Townline Road. I am not a great public speaker. So, I have to keep a little bit to my points. Um, I clearly agree with everything everybody prior to me has said. Um, I grew up in Cambria, went to Star Point, I've lived out in these areas my whole entire life. Um, we moved away, lived on Grand Island for four and a half years. And when it came to buying a house, I am like hey, I grew up out here; it's beautiful. We have peace and quiet; we don't have much traffic; it's perfect and up until recently, it's affordable. A couple points that I when I got this letter, I didn't even know about the June 2nd meeting. I wasn't informed of that being a tax payer. So, I did some research on a number of levels because everybody knows that locals know best about the area. I don't know how it's legal if they're able to build a complex on that property. Back in the eighties and nineties, there was a major gas spill from Kroening Garage. And anybody that's from the area knows that. If you take a look on New York State's DER website of spill incidents, it's cited there. And you also have the ability to cross check, excuse me, I'm sorry, cross check the resources to see about spill remediation. There's nothing. But all of us as residents were told that it was cleaned up. That spill incident impacted the groundwater. So, the idea and thought first how this impacts us Property owners and our resale value and all that. But now we're going to put people of limited income, and you know, special housing in a high-risk area. I think everybody knows what's happening with Niagara Falls right now, the most love canal being reopened in Cayuga Island and all that. So, it's almost a lawsuit waiting

to happen, especially for Park Grove realty. So, unless somebody is paying to remediate that area the way that it would be to make it safe, that's another expense tacked on for them. Otherwise, at that point, you are subjecting vulnerable people to a health crisis. If the groundwater is not cleaned up. Our area is full of farmers. Don't you think any farmer would have picked up that area? The Treichler family, the Hoover's, the Danielewicz real estate of course they're going to grab it but it's contaminated. Um, another concern of mine I've worked in insurance and I've written insurance for ten years. And like a lot of the other You know, lovely fellow people had mentioned as far as property neglect. There is a reason why rental property insurance is significantly more than home insurance, and that's because of the risk because of lack of homeownership pride. So, they neglect the area. I also I didn't want to be ignorant as far as Parker Grove Realty goes, but I've also done my research on them as well. They're a Rochester based company; they've been around less than twenty years. With that being the case, you look historically over their other properties. That are built and just like everybody else said, they're neglected. That's not going to look good on the town of Lewiston and our nice little community when we're already trying to attract more tourism for all the lovely shops down on Center Street in the village. It brings in a unfortunate community that yes, it starts with a choice, but they're a victim to a system that they can't break. So, between the neglect of maintenance, all the other locations Walden Hamburg, they're basically looking for an investment to make themselves richer and then turn away once the job's done. Um, if you look on Better Business Bureau ratings, it's not good. It's not good at all, and it doesn't look good on a, you know, prestigious board to pass something like that, even when the locals are trying to warn you against it. Um, Tack on, we like everybody else that we don't have the infrastructure for it between sidewalks, between safety a school, poor little Elementary kids, where a lot of people's kids attend school to, And then you know, graduate up to go to Niagara Wheatfield or go to Lew Port, or you know, maybe they go to Star Point or wherever you know, they may go. These kids can be impacted and it's putting them in a vulnerable area. So, there's, there's a lot of numbering issues here. We have one small little pharmacy where anybody that goes there after work knows that the line is very long. We're all patient with our pharmacists, um, you know Dollar General, Family Dollar. I don't know if you notice they're starting to having to lock some Things down. Our laundry detergent already from the college students has to have a tag on it, where if you try to steal it, theft is already going up. So, it's just a matter of time before it's not just these stores that are put here to help our community, but what about the local farms and the businesses? Hoover's already struggles with people returning their milk, you know, glass milk bottles. So, like there's, there's so much that adds to it. So, I just I really ask and pray and hope that you. Consider this because if it's not something that directly impacts you, it's going to impact your community. It's going to impact the generations to come. And we just, I'm I if it's not clear, I'm incredibly opposed to it. So, I appreciate it so thank you very much.

Conrad: Thank you! You are a very good public speaker. Anyone else who'd like to speak?

Hi my name is Craig Larock. I live at 5687 Bridgman Road. I oppose this. I oppose this being in my backyard. I've lived on Bridgman Road for over 50 years. I grew up there, I graduated from Niagara Wheatfield, I bought a house on Bridgman Road, I work for Niagara County, I know about water, water pressure. I have no water pressure. I know they're talking about building a pump station, maybe somewhere in there to bring up water pressure. You still got to supply that pump station with water. Um I know about the sewer. We don't have sewers on Bridgman Road. We've been promised for 40 years we're going to get sewers. We still don't have a sewer system. I have leach beds, crime. I don't want crime; I don't want people walking around. If we have to put in street lights, I can't even get off of Bridgman Road at certain times of the day, as other people have stated. Same with West Street. If, we got to put in street signs or more street lights or any other infrastructure that's going to raise our taxes that's going to cost us taxpayers money, to put in street lights Sidewalks. I know when you do have pump stations or sewer pump stations or anything like that, the town has to take care of them. I know people from Pendleton that work on all these grinder pumps in all their different apartment complexes and whatnot. That costs the taxpayers money to keep these things up and going. Like other people have said, I mean we have one store. Um, I've lived in Sanborn my whole life. I didn't move to Niagara Falls. I don't want anybody bringing Niagara Falls to Sanborn. So, that's the way I feel about it. I don't want my taxes to go up. You got fifty units. How many kids are going to be in these 50 units? A lot. Do, you know what the budget for Niagara Wheatfield School went up to ninety-six million dollars a year? It's over twenty-two thousand twenty-two twenty-six thousand dollars per students to attend

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Niagara Wheatfield School District. If you bring in fifty families, even twenty families, even fifty kids, that's going to raise our It's going to raise our school taxes because none of these people, these apartments, are going to be paying school taxes. Maybe the building owners might pay some, but it's going to it'll that right there. I mean, if you have fifty kids going in there, that's a million dollars right there. That's for when you break down the school budget. I don't want my school taxes going up. I don't want my property; I've already been reassessed over these years been reassessed. I don't want my town taxes going up. I don't want any of my taxes going up. And if we have to put in infrastructure for sewers, water street lights sidewalks. And then having all these people going over, I mean West Street School Elementary, they're already over packed with, with kids right now. You just it's just adding too much. I mean, my friend lives on West Street. Now he can't even get out of his driveway because the cars when they're picking kids up and whatnot, they're lined all the way up and down West Street. Um, it's just going to be too much that it's just going to be too much. You know, we like our, our town, the way it is, we don't want it changed. We're the taxpayers. We're the ones that have invested. In our homes, we just don't want it. There's only one benefit beneficiary to this, and that's the people that are building it and selling it and making money off of it. None of us are going to benefit from it whatsoever. It's just going to be just gonna, it's going to ruin Sandborn like other people have said. And, and I don't want it.

Conrad: Is There anyone else in the audience who'd like to speak? Sir?

My name is Matthew Franjoine. I live at 2878 Saunders Settlement Road, so pretty much right across the street from this. I agree with a lot of the points that I heard. The traffic is a big concern to me. It's already like a raceway straight across that road, And I'm imagining, you know putting another 50 units or whatever it is right there. I just have a concern with that. My kids get on the bus every morning, there's times when Cars, just like they do in the city, are trying to just pull around the bus. Put my kids in danger; very frustrating. And I think about too, just you know, I look at the lot across the street from me. You know, I'm wondering you know if this goes up where does it end? You know am I going to be looking at another complex or something across the street from me, five, ten years from now? And with the infrastructure, I agree with that too. Just. You know, I know three years ago, they dug a sewer pipe across the front of my property and said, "You got to attach to that. You don't have a choice." Well, I'll say with that, just as a plumber professionally priced it out, it's twenty thousand dollars for me to put a lift station and connect to something like that. I know they're making people do that if there's accessible sewers, if they're going to, you know sell their house or anything. So, I just I can see like just with the tax assessment, with stuff like that going up there, it just seems like take, take, take; not a lot of give. And you know, I am just concerned. I wanted to build a life for my family out here and I just don't want to see a change from this farming community to what it is. So that's all I had to talk about. Thank you.

Conrad: Thank you, sir. Is anyone else in the audience who'd like to speak? Anyone one the board? Tim, you want to just stand up if you'd like to address any of the concerns of the audience or any other

Crilly: Yeah, I think we'd like to provide a presentation again to the board and then also I'd like to provide feedback from our June 2nd meeting which I think will a lot of the questions That came up.

Conrad: Can I just stop you for one moment. Would the board be opposed to them turning the easels toward the audience?

Lilly: Not at all.

Conrad: Okay, just go ahead.

Conrad: Yeah, you can pull it out of there if you want to talk

Crilly: Hello, everyone. My name is Tim Crilly. I am with Park Grove Realty. I am joined with Alan Handelman, who's a colleague of mine, and Cole Overhoff, who's with Passo Associates. They are the, Civil engineer for the

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project, and what I'd like to do tonight is to provide an overview of the project again. Then, like I said earlier, I'd also like to discuss feedback from the June 2nd meeting that we held at the Sanborn Fire Hall. Before I jump back into the project, I just want to reiterate a little bit about what we do as a company who we are Park Grove Realty. We develop own and manage multifamily housing in upstate New York. We currently own and manage over two thousand units. We have a very strong track record for delivering high quality housing and managing high quality housing in the communities we serve. Our founders have over 50 years combined experience in this space. At the end of the day, we are about making long term investments in the communities. The Sandborn Square development, as I think everyone knows, consists of 50 units, uh, multifamily units and a clubhouse and amenity space. Um, I think it's important to note that the project, as it's designed uh and laid out is consistent with the town of Lewiston's comprehensive plan uh and the zoning code. Um The town's comprehensive plan speaks to providing, Housing for a variety of age groups and income levels. It also discusses providing a variety of housing options, which multifamily housing would fit into. From a code standpoint, we're not requesting any variances; We're meeting the requirements of the special permit criteria outlined by the town. I've shared that in some of the materials. Again, I want to. I am going to turn it over to Cole in a minute to discuss the engineering. We've had some follow-ups since our June 2nd meeting on some of these items, and then I'll turn it over to Allen Handelman to discuss the project, and then I will speak to some of the feedback on June 2nd that was held at the Sanborn Firehall.

Overhoff: Good evening, everyone. I guess it is working now.

Taczak: It is.

Overhoff: Good evening, everyone. I'm Cole with Passo Associates with the engineers for the project just to orient you to the site real quick, in case you weren't at the community outreach meeting. It's located at 2835 Saunders Settlement Road, just north of the intersection of Buffalo Street and We are proposing the construction of five ten-unit apartment buildings for a total of 50 units and a twenty-three hundred square foot clubhouse Additional site improvements include one hundred and eleven. And surface parking spaces, a playground, stormwater management areas, sidewalk for pedestrian connectivity throughout the site, and then proposed landscaping. So, the site is located on a vacant 7.95-acre parcel within the general business district. And like as Tim said, we are not seeking any variances. This site layout complies with all aspects of the town code within the general business district. We meet the minimum 35-foot front yard setback requirement to 30-foot side yard setback and 50-foot rear yard setback. We are also completely preserving that existing wooded area to the west of the site. It is to act as a natural vegetated buffer between our property and the adjacent residential area. And, the multifamily use is a permitted use in the town code through a special use permit, which we are, which we are pursuing and meet the criteria for. To speak to traffic, because there are a lot of traffic concerns obviously. We completed a traffic impact study that was submitted to the town planning board for their review. Based on the ITE trip generation manual, this project will generate 30 new trips during the morning peak hour and 31 new trips during the afternoon peak hour. And this report concluded that there will be no potentially significant. Adverse impacts to the traffic in the community, And the only recommendations that came from the report were that the re- striping of Saunders Settlement Road to accommodate a new left turn lane into, into the site, as well as modifications to the existing signal at the intersection with Buffalo Street. We conducted a Span wire analysis, and it was determined that the existing Span wire had capacity to hold two new signal heads. Um and the existing signal heads remain on this panel are untouched. We also submitted the plans to the DOT. They have given us their feedback and given us comments that were very minor. We already addressed those and sent the plans back to them for their review once again. In regards to the sanitary, we've had discussions with the town engineer as to what the best approach would be for our sanitary sewer connection, and it was decided that we would utilize a private on-site pump station and about four hundred fifty linear feet of private force main That would exit the site, run parallel to Saunders Settlement Road within the right of way, and ultimately, connect to the existing gravity sewer located at the intersection of Saunders Settlement Road and West Street. So, A downstream capacity analysis is required to be reviewed by both the town engineer and Niagara County. So, just to confirm that the sanitary—the existing sanitary sewer—has the capacity to service this project at all. We are already arranging flow

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monitoring services, which is the first step. We need that data so we can progress with, with the downstream capacity analysis. As for water, the town provided us with hydro flow data that we incorporated into our Water CAD model. And the existing water system can handle the domestic demands for this project. It was determined that during the fire scenario, When the sprinklers are going off and there's fire hydrants being used and the water demand is higher than normal day to day, um We notice that the pressures do dip below the minimum required pressures, and this is a simple problem that we've seen frequently. The solution is to utilize a booster pump that would only be turn only be active during that high demand fire scenario. And then during the typical day to day, when there's not when the sprinklers aren't going off and the hydrants aren't being used, that booster pump wouldn't be necessary. In regards to storm we're use stormwater, we're utilizing bioretention areas and Depos to meet all the New York State DEC water quality requirements, and then attenuation ponds and with outlet control structures are to be used to make sure that the stormwater runoff discharging the site is reduced, is reduced compared to the existing conditions. On April 23, we attended a pre application meeting with key representatives from the town present. And, they gave it was project was well received, and they gave us some valuable feedback that we've incorporated into the design into the design that you see today. One of their main concerns was the amount of parking spaces available, and as a result of that pre-application meeting, we added seven additional parking spaces. So that brings us to a parking ratio of two point, two parking spaces per unit, which surpasses the town code requirement of two spaces per unit. We also made sure that there are at least two ADA spaces in front of each building. And at the town's request, we added one more private fire hydrant. So now we have a total of two private fire hydrants on site, about three hundred feet apart. The town also requested that we confirm that the road layout meets all, all fire access requirements that are outlined by the New York State Fire Code, which it does. We also ran a vehicle turning analysis to make sure that a fire truck can maneuver the site. And then the last change to plans that resulted from that, that pre- application meeting were for us to include the addition of a bus stop shelter at the entrance of the site, and for us to show the F T C locations on our utility plans. And then on May 18, we presented before the Niagara County Planning Board meeting where they, they provided no major concerns or comments to us. The motion to approve the referral passed unanimously. Then a few days later, we made on 21 of May we made our first planning board Appearance and we introduced the project. There was one minor comment where the town planning board requested, we relocate an EV charging station. I also recommended we contact the postal service to make sure that they will indeed service the site, which we did, And the postal service confirmed that the LaSalle location would be handling the mail for this address. Then on June 2nd, we had a community outreach meeting, and we received a lot of comments and questions that Tim will speak more to momentarily. But after the community outreach meeting, we did send the plans to the Sanborn Fire Chief, who reviewed it in detail, the site layout, and had no additional concerns or comments to provide. And I did want to speak to the environmental aspect because I know that was a big concern as well. So, a third-party consultant Ru conducted an environmental investigation in 2025. Consisted of a series of test pits and soil samples, and they identified commercial fill generally across the site that contains non-native materials like arsenic and common metals that are very common to, to commercial fill. But this fill has some exceedances that we would need to take care of. A few areas were identified that will need excuse me, that will need thirty foot by thirty-foot excavations. It was recommended that all areas on site that won't be hardscapes have a clean cap of topsoil or any materials that do not have exceedances. So, this fill material is commercial fill that is very common to Western New York, And it was determined that it was most likely used to grade the greenhouse site. The testing of the PID results showed no exceedances of petroleum chlorinated PIDs and no elevated VOCs, which was a great thing. The onsite petroleum was likely from onsite operations, and there was no contamination discovered based on the eastern property. With that, I'll hand it back over to Tim.

Crilly: Thanks Cole. From a building standpoint, what we're proposing here are 5 ten-unit buildings in a clubhouse area. The buildings are townhome style buildings. We thought that the town, kind of Lewiston and the hamlet of Sanborn, that this sort of design would fit very well. It's an architecturally distinguished building; it has appropriate scale—these two-story buildings pitch roofs, Shake siding, stone water tables on porches and balconies. High quality finishes at the end of the day. These images shown here are the product that we ended up completing in Hamburg, New York. As Cole mentioned earlier, the site will also be very well landscaped with plantings and trees and both flowers. If anyone has a chance to visit the Hamburg site, which I recommend, you'll see that the site is

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very well landscaped. The interiors of the units are very high quality as well. There's stainless steel appliances, soft close cabinetry, LVP flooring. In the clubhouse we'll have two full time management offices it will also have a great room community space in the center and laundry facility. From a management standpoint, And I am going to get into management in a little bit after I have Alan speak, I think it's important we will have two full-time onsite staff, professionally trained staff, and they will also be supported by regional leadership and corporate leadership. We feel very strongly that full-time professional's staff will show well maintained well supervised property. We strive to do this at all of our properties. I believe we have again, Hamburg Riley Brook Apartments is a great example of that. So, on site there'll also be a playground as well and adequate green space. And like I said, I'll speak a little bit more to the management. Allen just to discuss a little bit more about the...

My name is Alan Handelman. I work for Park Grove. As mentioned, Sanborn Square is a workforce housing project here for families and individuals with incomes up to sixty percent of the area median income. This is adjusted to family size in Erie and Niagara Counties. So, initially, A prospective resident can earn between forty-two and sixty-five thousand dollars a year. That's adjusted for family size. This works well for households at the beginning and the end of their economic life cycle young families with children, recent college grads, and seniors. You find that seniors. The housing market is tight. Much of the new housing in the area, uh, are single family homes with little limited options for high quality rental housing. This is especially true in eastern portions of the town. Sanborn Square will provide less to the market and even more so for new apartment development. Uh, Sanborn Square will be affordable to the new amazon facility college support staff Suny Niagara.

Crilly: Lastly, I am just going to speak to our June 2nd community meeting we held at the Sanborn Fire Hall. The meeting was well attended. There were a variety of questions that came up. Our goal of the meeting at the end of the day was providing the community a better understanding of the project and answering the questions the best extant that we could. As some questions came about, we didn't have all the answers, and I'd like to take this time to provide some feedback on those responses. First and foremost, I just want to hit on our professional management staff because I think that's very important and something we pride ourselves on. At the end of the day, as I discussed before, we'll have two full-time onsite staff supported by regional and corporate management. At the end of the day Our goal is to maintain a clean, safe, and really a home for people to live. At the end of the day, we've developed a strong reputation for high quality housing in the communities that we serve. At the end of the day, we want to be good neighbors. One of the questions that was asked was explain some more background on the demographics That Riley Brook apartments in Hamburg who lives there, occupations and whatnot. And to Alan's point earlier the Hamburg Riely Brook apartments is similar in architectural design, and it was also workforce housing. So, just going to go through some of this information here. Current resident ages at Riley Brook apartments approximately fifty five percent of the residents are between the ages of 20 and 35; twenty percent of the residents are between the ages 36-54 And twenty five percent of the residents are 55 and older. Residents work in a variety of occupations. They include certified nursing assistants, warehouse employees, school aides, hospital technicians, receptionists, bus drivers, restaurant and food service employees. More than seventy percent of the tenants that currently reside at Riley Brook Previously resided in the town of Hamburg. Demonstrating that affordable housing, workforce housing primarily serves local residents and members of the community. Questions were also asked regarding student eligibility: full-time students that are single households that earn income do not qualify for housing because we any student does not qualify. There was questions also raised on the lottery process and resident selection process. At the end of the day, a lottery is required by New York State for the funding for this project. The purpose of the lottery at the end of the day is to provide a fair and random method of determining which applications are vetted. First. It simply determines what order and which applications are vetted. Being selected through the lottery did not guarantee residency by any means. Applicants must still successfully complete full application, income verification, and all eligibility screening. In Hamburg, only twenty percent of the households that went through the lottery were ultimately approved. The remaining eighty percent more than 80 percent were reviewed and approved on a first come first serve basis. Questions were raised regarding resident screening and community standards. I think it's important to note that we are selective in our application process of residents, and we want good residents living in our communities. At the end of the day, it's in our best interest. At the same time, we need to adhere to New York State Fair Housing Law. We

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maintain a thorough screening process for our residents, and it's designed to promote a safe respect and well-maintained community. All applicants undergo Background checks, screening, criminal history reviews, income verification, program eligibility certification and also landlord references. Applications with certain criminal convictions including felony offenses, Registered sex offenders' offenses that involve danger to persons or property may be denied residency in accordance with the screening process. Approval for residency is not automatic. It's subject to successful completion and screening of the tenant. I think it's also important to note that we have community rules and regulations written into our leases that are strictly enforced. Illegal drug activity, criminal conduct of any nature is strictly not tolerated. It results in lease Violations, including evictions. We also have full-time security systems and access controls. In addition, apartments are inspected on an annual basis to ensure that they are kept up to standards and there no safety problems potential life safety matters. Then that inspection is not up to code lease violations will be enforced. Questions were raised regarding residency and identification requirements during the screening process. All applicants must provide documentation, verifying identity and eligibility for residency as part of the application process. Applicants are required to provide at least two forms of valid identification. This may include a driver's license, social security card birth certificate or other government approved documentation. There are questions raised regarding vouchers, Section Eight vouchers, and whether we could deny residents solely because they have a voucher income to us. Under New York State law, Housing providers may not deny an applicant solely because they receive rental assistance through a housing choice voucher. The resident must still complete the same application process, screening, and eligibility. It's important to note that these vouchers are accepted in New York State has both market rate and workforce housing projects. Park Grove has projects, market rate projects that we accept vouchers and have tenants that use vouchers. I think it's important to note that this not government owned and operated. This owned and operated by ourselves and 3rd party investors. Projects that are owned and operated by the government are referred to as public housing. They're typically underfunded, poor managed, and not maintained well. That's not what you're getting here. I would ask residents or I ask people to visit Riley Brook Apartments and see the high quality of fit finish in both the apartment buildings as well as the grounds. Questions were raised regarding impact on fire and police services. Again, I want to reiterate that a fully staffed site with two full-time professional managers significantly reduces the burden of fire and police services. On-site staff are trained to handle resident complaints, parking issues, noise violations. Any violations of the community rules, as I discussed earlier, will be strictly enforced and result in evictions. A third party from a fire standpoint, a third-party company will monitor fire alarms using a rapid response system. This system notifies the fire department. This system notifies management before the fire department in the event there are false alarms. Smoke detectors are not hardwired to call the fire department, producing unnecessary emergency calls.

Perry: Are they over night?

Crilly: They are 8-5 and they are on call.

Conrad: Excuse me, we're going to keep the questions till after. The presentation is done, and then we'll readdress the audience concerns that we get. Okay, thank you.

Crilly: I think at the end of it, at the end of the day, we understand that these new developments raise questions, and we welcome the opportunity to provide accurate responses. Try to do that in this following presentation. We want to provide high quality housing to individuals and families that's our goal at the end of the day. We manage and maintain and take that very seriously over a long-term investment that we hold with these. Our experience has shown that professionally managed affordable housing is available through the asset at the end of the day. So, I thank everyone for their time.

Conrad: I'm going to just ask the board quickly if there's any comments or questions from the board for the developer.

Sandonato: Yeah, I have a question. You Build and you maintain these, you said

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Crilly: Correct.

Sandonato: Do, you ever turn them over and sell them to another party who may not have the same ideas. That you have as far as maintaining?

Crilly: We our model is to develop own and manage for the long term.

Sandonato: Ok.

Crilly: So, property like this, it's over fifteen twenty years.

Sandonato: I mean, these pictures look very nice. I am sure when it's done, they'll look like that. Do, you have pictures of some of the ones that you built maybe twenty years ago and what do they look like?

Conrad: Where are they located? I'd like to see one actually.

Crilly: Ok. We haven't built anything in the last 20 years.

Sandonato: Well, what was the earliest one that you have built for?

Crilly: Yeah.

Sandonato: Not the latest one, earliest

Crilly: It's probably ten years.

Sandonato: Okay. And I can share that with Board.

Sandonato: Okay. And, do you have like current photographs of the grounds and, and...

Crilly: I don't I don't have them on me right now.

Sandonato: And pictures of the inside of the apartments and how they're kept up?

Crilly: Yeah.

Sandonato: You can get that.

Crilly: Not with me. I can provide that as a follow up for the Board.

Lilly: The two professionals that you said that would be on staff, what would their hours be?

Crilly: Typically. 8-5.

Lilly: 5 PM?

Crilly: Yes.

Lilly: So, like 9-5, will there be any presence of management there in the overnight hours?

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Crilly: Uh no, no we do keep we do keep the staff that are on call and overtime hours. But physically they won't be present.

Lilly: If there's issues with parking spaces and tenants' issues, how do they usually handle those? As far as making sure people follow the rules, you said it's a professional staff, so they wouldn't have to have the police involved. How would they handle these typical situations that may come up?

Crilly: Yeah, I mean they typically from a parking standpoint, they typically. Would come up with a resolution that they would use residents.

Taczak: Is it is it permitted parking? In other words, every apartment gets two spaces, and you have a permit that is uh Sanborn Square only.

Crilly: There's not assigned spaces.

Taczak: I mean, is it permitted? In other words, Will they have a sticker on their car that says Sanborn Square resident and they're parking there so that. Friends visiting, um, don't have permits and take up parking spaces that other tenants might not be able to use.

Crilly: We, we have done that at certain properties; we weren't envisioning doing that here, uh. However, we can

Taczak: Especially, especially with uh the former N Triple C Suny Niagara. That's one of my concerns.

Crilly: We can certainly include that in our plan.

Lilly: Did you mention that there won't be students allowed?

Crilly: Students are not eligible.

Lilly: They're not eligible.

Conrad: Please, in the audience, if we just keep the comments at the microphone and not so we can hear what's going on, please keep it civil.

Lilly: So, there is no laws, no New York State laws that would prohibit you from denying a college students from living there.

Crilly: There are the qualification is a single dependent student, did not live at these facilities at these developments.

Lilly: Did your firm ever have to evict any tenants?

Crilly: We have.

Lilly: You have.

Gallo: Yeah. What's The qualifications of your staff?

Crilly: In terms of certifications?

Gallo: Yeah.

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Crilly: I don't have all of them, but I can provide that follow- up to the board.

Gallo: So, will they be here for the life of your ownership?

Crilly: Yes.

Gallo: Three years and then.

Crilly: No.

Lilly: The rental rates— what would they be if you could explain that? I think it was Alan who discussed that, but I couldn't really hear all of it. Could you go over that again? How about works—

Crilly: The rental rates range from \$575 to 1575 depending on the bedroom.

Lilly: 1575 would be the lowest.

Crilly: 1575 would be the highest.

Lilly: Would be the highest, I am sorry, 575 would be the lowest.

Crilly: Yes.

Lilly: That seems pretty low.

Crilly: They're based on AMI levels.

Conrad: AMI is market index.

Crilly: Correct. And I can provide. Council member Lilly I can provide some follow up on the conflict resolution. I can get back, get information from our staff on that.

Lilly: I think you mentioned, the income would be 42 to 65 thousand of the income.

Crilly: Yes.

Lilly: If I could switch to traffic, I think you mentioned striping; will there be any need? Did a DOT come up with any need for a traffic signal at any place along Route 31, perhaps more so at Bridgman Road, that seems to be a concern as well.

Crilly: I can have Cole speak to traffic.

Overhoff: So, know the, the D O T or the traffic impact study that that was conducted um had any recommendations for any new signals. Aside from the addition of two new signal heads to the existing um span wire to service the site, and that was the only recommendation as far as the striping goes just the re- striping of Saunders Settlement Road to accommodate a left turn lane. The DOT has provided their comments, and there was no concern. There was no decrease in level of service of the surrounding community. If you look at the TIS.

Conrad: Pat anything?

Gallo: You know, 150 So essentially have ten of these other types of projects somewhere. Correct?

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Overhoff: What was your question? I am sorry.

Gallo: So, you said in your discussion you have like 2000 units. Not, not in this one; I am saying in total. And so, I am just wondering: so, you have like ten other properties.

Conrad: In your ownership.

Gallo: In your ownership.

Conrad: Management?

Crilly: Off the top of my head, I don't have

Gallo: And they've all been built. In the last ten years

Overhoff: Yes.

Gallo: Yeah, okay. Have you purchased ones that were already pre built or are these all?

Overhoff: I'd say a majority of them were ground up construction.

Gallo: Okay.

Lilly: There was a concern with water pressure, and maybe this question would go more to the town engineer. What, what are the in fact the water pressure issues in the Sanborn area?

Lannon: I can't say specifically what they are. But they did mention that to accommodate fire flows, Higher flows and the higher-level flows will be a booster pump station, which would be similar to what we could Put in a distribution system. If we were doing this.

Lilly: Okay, so right now there is no water pressure issues, but if this project goes in, there'll be a booster installed.

Lannon: Booster station to accommodate the increased Fire flows as I understand it from the engineer.

Lilly: Okay, and this would meet all the residents 'water pressure needs at any point during the day?

Conrad: It's not changing that.

Talking

Lilly: Maybe we'll talk. Please, this some residents seem to be concerned that they don't have water pressure in their house.

Lannon: Am not aware of. That other than just hearing it from this evening.

Lilly: Okay, And I am not trying to put you on the spot; I am just trying to how many people stand up and say things they make it a nice present...The residents have made a nice presentation, so has the developer. So, we're trying to get really zero in on what's accurate. That's what I am trying to get at, you know. So, and which we're bringing it to the fire inspector. You've looked over this, the developer says there is no issues, is that in fact true?

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Martin: At this point I don't believe there is an issue, but again, we're going to have to receive reports from the sprinkler company and the alarm system as all that stuff is going in to review. That documentation will show if there is an issue or not an issue, if there is an issue, we'll have to find A way around it

Lilly: A solution. So, to date you don't see an issue, but it's a work in progress as well.

Martin: At this point, no.

Lilly: Okay.

Conrad: Any other questions or comments from the board?

Lilly: I am good for now thank you.

Conrad: I am going to open it back up to the floor.

Taczak: He's got it.

Conrad: Can we put the microphone back on the stand and move the microphone back. And yeah, and could you also move the presentation boards to the side.

Overhoff: Take them down?

Conrad: Sure.

Perry: Hi again. Um,

Conrad: I am sorry, just reintroduce yourself just for the record so that we know.

I am Elizabeth Perry again. Hello, um, I live on Buffalo Street right by the fire hall. Hello, um, I have a couple, you mentioned something and I wanted to, to uh note on them. So, you keep comparing uh or this project to the Riley Brook apartments in Hamburg. And I Think what a lot of people have brought up, concern wise is infrastructure, Resources. What is the population of Hamburg?

Conrad: The number or...,

Perry: What is it? Yeah, what is the population of the town of Hamburg where Riley Brooks currently resides? Riley Brook Apartments is in the town of Hamburg.

Conrad: Yes.

Perry: What is the population of the town of Hamburg? It's 60 thousand. Um, the population of Sanborn is 14 hundred. That we are comparing apples to oranges sir. Again, we do not have these size to accommodate what you are proposing. Um, I had another really good one you make me nervous. Oh, I have it. Um, I asked you on the June 2nd meeting the rents for Hamburg. What are the ranges for the rents of a Riley Brook? It's 730 to begin. Um, the Sanborn Square apartments as you said would start at 5, Okay, 575 vastly different rent starts, sir, from s730 to 575. Which would entail different residents, different kinds of population. Apple to oranges, sir. Um again, just to reiterate, clearly, it's clear if anyone's listening to me. I am also opposed to this again because it's not logical. It's not logical. You are looking to build your portfolio, build your wealth hundred percent. Find a town or city that can support it. 14 hundred people with a Dollar General and a Valero, we can't support it. We don't need the housing to house the teachers of Suny Niagara they have houses. We don't need the housing to support the

teachers of Niagara Wheatfield, half of them don't live here. We don't need it. This property has been trying to be sold for years. It's not a secret to anyone who lives in Sanborn, current owners have been, and trying to sell this property for probably a good 10-20 years. It hasn't been sold for a reason. You said you did environmental testing? You said a phase two? Ok.

Conrad: Okay, right, ma'am, just for everyone, just please address the board and not the developer.

Perry: Sorry. I understand that, sir.

Audience member: Well, we are just looking for answers.

Conrad: I under stand that sir.

Perry: I was just trying to keep.

Conrad: Just trying to keep it civil.

Perry: I Wasn't trying too not be civil.

Conrad: I understand.

Perry: I wasn't trying to be disrespectful. I am asking the people who have the answers, so I apologize. I wasn't trying to be aggressive or abrasive. Um, but the facts still lie: Hamburg is very different than Sanborn. The size, the amenities— everything about it— you mentioned a bus stop. Sorry, you mentioned a bus stop. Um, so does that mean that the busway system or the NFTA or whoever that controls that— I don't know— um would then start? Rerouting to use a bus route in Sanborn because we currently don't have one. We have in and out from SUNY to the Falls, so they said that they'd build a bus shelter. A bus shelter, but for what bus? Um, we don't have enough areas, so which brings another thought: if you need to build a bus shelter, which means a lot of people need to have transportation. I mean, some people wouldn't have vehicles, meaning they'd probably have to live in an area that would have resources like jobs. Again, not that kind of place. We don't have the growth. We don't have a multitude of jobs. You mentioned the Amazon facility; There's a really nice lot across the street from there. That's five minutes from Niagara Falls and a bus route. Again, not trying to be combative; just stating facts. I had more, but I'll be back.

Conrad: Thank you! Anyone else in the audience would like to step up to the microphone and speak? Mike, Mr. Townsend?

Townsend: Thank you, Mr. Conrad. My concern, if you could show me on the map, the snow plowing and snow removal, you've got all sorts of parking spots. Where are you going to put the snow? All the all the black top is used up for cars, and then the buildings are close to the road. What is what is the plan for the snow removal? And is it a private snow removal or is it town removing snow? So, the buses and the fire trucks aren't going into here; They're not going to go in and turn around ambulances. There's no turnarounds in there at all. That's another concern. The water, is that going to be a meter out at the road? Or is it not going to be a meter? Is it going to be meters in building? Will there be a hot box? This will be out of the road.

Conrad: I believe it was a hot box, correct? That I do know.

Townsend: So, you have to keep in mind if you're going to put sidewalks in there, don't put it out there. Keep it away from the sidewalk. Like I said, the sidewalks should go in first, all the way from Townline, really from the college entrance on Townline all the way down. So that kids, when they walk down, they're not walking in the road to get to Pizzeria, The Dollar General and Family Dollar et cetera. And anybody else in this community wants

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to use those. Put those sewers, you're going to put sewers and put them in first, and then your sidewalks. Sidewalks are going straight in and not zigzagging around street signs and everything else like on Buffalo Street. That wasn't laid out properly at all. Same way about the street lights along the sidewalk. How long can this company own this property before they can sell it? Federal requirements probably 10-20 years. Then what? Then they can do anything they want to do. Is that correct?

Conrad: I'll have them ask that after.

Townsend: Okay.

Conrad: Just one. Are you prepared to answer questions after?

Crilly: Yes, that was our intention.

Conrad: Okay.

Townsend: Now for the town group is they're saying the DOT's not requiring any traffic signal on Bridgman Road. What is the procedure for the town and a town petition and take care of that separate from this Subdivision going on. If it's not the responsibility if it passes, everything do they do a study? Do they do when the school's coming out. And there is all sorts of traffic because regardless of what the DOT says, there needs to be a traffic signal. Where do we need to go to Albany? What do we need? What is the procedure to get a traffic signal at that intersection?

Lannon: DOT, request to DOT.

Conrad: By the Town. To the DOT.

Townsend: What do we have to do? We have to get a petition to do that. So, you guys can do that, or can you do it on our request tonight? Do we need to formally get five hundred people to sign a petition? What do we need to do?

Conrad: That would be something we'd have to take up with the town board, and I can certainly bring it to them.

Townsend: Okay, great I appreciate that. Thank you.

Conrad: I Am sorry.

Rob Hoover, chief of Sanborn Fire. As I stated in our meeting we had a week or two ago, sort of lost track of time. You know, I am trying to remain neutral on this. Because regardless of which way this goes, I have to deal with aftermath. And I guess some of the things you know coming up, we talk about water. Yeah, there's we're better than what we were. You know when they put our water lines in was it 10 or 12 years ago or where we should be? No, I mean our water fluctuates. You know when we get into May, you know our water pressures do drop. I'm dealing with the county and another town on some uh Some water issues. One of the things I think that the planning board or I mean, the town really has to look at too as far as water, you know, two years ago, we had some meetings with the Tuscarora Nation and with them putting water on their reservation. And there was a federal money federal project. But where is it coming from? It's coming from Walmore Road, right? That's where our water is coming from. You know, coming from the county down Walmore Road down thirty-one. So, you know, um that's going to have some effect. Every time we start adding things, you know it's going to affect something else. You know the county, the county has actually taken uh some of the water pressures down, not just because there is infrastructure that hasn't been replaced um or needs to be replaced. And you know, they've had different breakages. And not so much in Lewiston I know we've had uh issues uh up. In another fire district, in

Colonial Village, there's water issues just because of infrastructure. But you know, it all has to be taken into account. You know, you put this here and you know, like I said the last meeting, we're not. We're not sitting at the station waiting for uh waiting for a call to come out. Um I don't think there's one volunteer fire company in the county that's. Sitting like they were, you know, twenty years ago. You know we're dealing with more calls, with less people. You know is this going to be bringing me fifty new calls a year? Hopefully not. You know the dorms they threw that in on my lap. They say it's probably giving me a hundred calls a year. You know different situation but it's still this Still does have an impact on, on us, you know, that we uh that we you know volunteer. Um but just getting back to the water. Um it's, it's a big picture. It's not just looking at this and how it's going to affect different things. I, the last meeting I had a resident from uh Townline Road about his water pressure now I'm hearing about Bridgeman. Um you know, we do go out. We do get out. Uh, we start pumping. Um you know, start running the hydrants, and just seeing where we're sitting, you know, as far as our water flows and what we can feed. And I get fluctuations all over the place. And it depends, you know. I mean, this year, we've had some people aren't probably watering their grass and irrigating and things like they would on a dry year. And we can surely tell once we get into a hydrant and you know, it all adds together, but you know, we really have to be looking at the big picture and what else is going on with our water system. And you know, making sure that we do have sufficient, you know water, not just for today, but for years down the road. So, it's as far as our concerns. I mean, we train for whatever, whatever we do get, whatever gets, you know, uh, whatever is given to us. Uh we in turn have to train. We have to try to prepare our people. We depend on other fire companies for help, just like everyone, you know, they, they uh they rely on us, and we do the same thing. Um but it does I wouldn't say that it's getting any easier. You know, you start throwing solar. You know, now you are talking battery storage, all this stuff. So, there is a whole bunch of other things that are getting thrown onto our plate from a volunteer standpoint. It's almost like a damn near full time job. Thank you.

Conrad: Thank you. Just reintroduce yourself. Sir just reintroduce yourself, your name.

Silvano Barbario: I was wondering what the capacity of this complex will be.

Conrad: What type of capacity, sir?

Barbario: How many people are going to be living there?

Conrad: Its 150 correct. We don't know the number of people.

Crilly: It's 50 units.

Conrad: 50 units. So, on average, are two-bedroom units say one hundred people?

Barbario: 100 people. Now, we just got 41 houses put in between Lockport Road and Hoover Road. 41 houses. Look how many people that came in and live there. Now you got them, and now you are going to have another 150 people or more. We already got a standing line at CVS. We already got a standing line at Tops. Where are you going to put all these people around there? We're going to be doubling them, you know. It's just too much. At the end of the day, you should bring us somewhere else or.

Conrad: Anyone else in the audience?

Barbario: Yeah, girl!

Conrad: See, you like this public speaking.

I do; I do. Evelyn Troidl again. Uh, Townline Road 5698 Um, just wanted to touch on a couple of things. Um, piggybacking off of my fellow lovely neighbors. Um So when it comes down as far as the infrastructure. And we

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saying that we don't have it. You know, in Sanborn what this community might need um not just from bus routes that we were talking. Um a lot of people that are low income rely on medigaps. Um there could be people that could struggle and need some form of. Uh addiction recovery services, uh medical doctors, all of that. Well now's urgent cares. Sanborn clearly doesn't have that. Village of Lewiston does, Sanborn does not. So not only are they lacking there, Um on top of it to touch on them saying, you know New York Fair Housing Act, they can't, you know, just reject certain applications because they get HUD or Section eight or stuff like that. Kind of the point I brought earlier when it came to the land and the contamination and the tests that were done again on New York State's website, you can look up underground storage tanks. You can look up areas and sites and New York is full of them. Of fuel tanks that may not be active, but still have, you know everything in them.

Conrad: Residue

Troidl: Correct Kroening's Garage still very much has an active tank, whether it's underground, if it's still the one in the back and under HUD guidance. Hud guidance says sites known or suspected to be contaminated by toxic chemicals or radioactive materials include, but are not limited to, one, listed on EPA's Superfund National Priorities or CERCLIS list or equivalent state list. That's not it. Two, located within three thousand feet of a toxic solid waste landfill site. We know the Falls is farther and we know you know Modern's over here. So that's not it. But three with an underground storage tank. This still very much still has those tanks. So, if you already know they can't discriminate due to New York, you know, Fair Housing Act. Right there that could be violating HUD unless all of that is remediated. A lot more tests would have to be completed, deconstruction of that property would have to be removed, take out all the dirty fill and replace it with all brand new, clean fill. And when it comes down to it, um I feel like anybody knows retention ponds. They use a lot of different words for them, but that's what these pretty ponds are. These retention ponds are known historically to be contaminated, to have sitting water, to have pumps break. And, how many maintenance people are able to be there to routinely maintain these grinders, these pumps, these filters? These all of this, we know of two maintenance staffs. That'll, you know be there, what from 8-5 something along those lines. Um the other part they say. A hundred people, minimally, so we have a hundred and some odd spots. But in the traffic study that was conducted, it was on average I think they said thirty-one cars at these times. What about visitors, families, overnights? I know from having so many people at you know, the dorms you are allowed to have visitors that'll stay overnight, and even the dorms can have, you know, struggles with their parking over there because visitors' families. A lot of people know that just because it's a two-bedroom unit doesn't mean it's just two people living there. How many kids will double up in rooms? So, from a traffic standpoint, that just I don't know how those numbers were conducted. After maybe in the upstart, but things grow. Um, when it comes down to something else that I am sorry As Tim and Alan were saying, when it comes to the intent as to what these projects are meant to help with, as far as local businesses stuff like that, we mentioned SUNY Niagara, we mentioned Niagara Wheatfield and then Amazon. With the income cap that they have with it being workforce housing. Your average employee at SUNY Niagara makes about \$68315. They're out. Um Niagara Wheatfield staff on average, it says about \$78626. So, everybody Nos, but half of them don't even live here. The ones that would really resonate to be would be the Amazon employees, and a bulk of the Amazon employees are also from Niagara Falls. So, the amount of not good diversification. This isn't me saying that people that struggle don't deserve a fair chance in a nice neighborhood. I don't know how many times we can drill the point that we don't have the infrastructure, the means, nor the legal obligation or ability to be able to do it from a sanitary standpoint. Everything with HUD requirements. Um, yeah, that's, that's pretty much I got on that, so thank you very much.

Conrad: Ok.

My name is Wayne Vallian. 19 years I've called John Robert he's retired now, but he worked for the water department I use to bust his balls Once a month for 19 years, turn the water pressure up. And he used to laugh at me and tell me, "Listen, if I turn the water pressure up, all we're going to do is blow water mains. " So, he told me, the infrastructure isn't there to turn the water pressure up. My water pressure is only forty pounds. I had to put a

booster pump in because if my wife was, you couldn't take two showers at the same time. I mean, it's the water pressure on Bridgman is terrible, and I imagine everybody else has got the same things.

Conrad: Thank you, sir.

Bonnie Bagwell again. Uh, I have two questions for these gentlemen. Number one: How deep to the north does this property go? I've tried reading the little drawing and the type that's like teeny tiny. So, to the north, of Saunders Settlement. And the other question: How much hardscape is there? Does it cover like more than half the property so that there's not much drainage going on there? It's all to the side and back into the field. The hardscape itself.

Conrad: Ok

Bagwell: Thank you.

Conrad: Thank you!

My Name is Roger Treichler, and I run the Treichler's Flower Shop, which runs along the north side of this bank. And we rent about 30 acres of prime farmland back there, and we have for a long time. Now, for the longest time, there's been an easement that has allowed the farmers to bring their farm equipment there to do what has to be done, whether it's working the ground or harvesting the crops or whatever they do. And they've had this for a long time to be able to go through. And I think that goes through where this is presented to be. And I'd like to know how that problem is going to be solved so that we can continue to rent this property. The people that rent it are very happy with it, and we've got to be able to get to it somehow. The other thing is, I'm a little curious as to the perimeter of this proposal. Is there trees, shrubs, fences? What goes down for the west side, the north side, the south side. What I mean, uh, the south side is the street, but they got the east, north and west. What do you do with that? Is what I'd like to know. Is it just going to be open. So, anybody who lives there can run back through the farmer's field or woods or whatever's back there? I'd like to see a little bit of issues for slowing it down. And from my personal uh opinion, I agree with What everybody else has said here concerning the issues in our community, I mean, our family has lived there for 150 years, and we've had very good rapport with the community. And I also have to mention that I cannot believe irregardless, what all the professionals have to say about the soil on that property. I have gone back and forth with that greenhouse, and I, eighty some years old, and I have seen what has gone on in that greenhouse. The chemicals that were used and the fertilizers that were used, and all of that it wasn't just for five or ten minutes. That place was in operation, growing flowers for at least 125 years. And I cannot believe the place is clean. But like I say, I've seen it with my own eyes. I've grown up there. I've done all kinds of things on our property. I run my business, and at this point I can't grow anymore because I am sitting down. But I am just concerned with all of the things that the people have brought up, and water pressure was one of our major issues. I had to have a giant five stage pump to get enough water pressure to feed the automatic water systems that we Had to have through twenty thousand square feet of growing area. It's just part of the deal, and I am not questioning. All of that because I don't really understand it. I just know what I had to do to make it work, and uh, I just don't see adding a whole lot to our community. And I kind of concerned with the level of the people that uh will end up being there. And from the sounds of what it costs to rent there, my wife has three or four houses, and they know what she charges for rent. And uh, that's pretty good deal for people here regardless of what level they are so, uh, I am against it one hundred percent. I have my reasons. Thank you very much.

Conrad: Thank you, sir. Is there anyone else in the audience who would like to speak?

Silvano Barbario: Just to reiterate on what my friend Roger just said when the greenhouses, when the ones purchased that property. My friend Freddy Shearer was asked to see how to remove them. And at that point, the inside of all those greenhouses was all asbestos. Well, I don't know if you folks remember, but there was an issue

about that because one night the son of Mr. Wendt drunk up a little bit; he wiped them all off with a bulldozer. And there was an issue with the DEC coming out and check it out, but nothing was ever done. All that glass and all that asbestos may very well be all in there. These minus whatever drifted over to our houses. So, for that point, I have to say that Roger is correct. I don't know that you folks really know what's in that lot, but that all thank you.

Conrad: Thank you!

Brian Winkie: 2652 Saunders Settlement. Back up what the gentleman just said, that's true. All those greenhouses were raised, places full of shards of glass. Anyone who's ever worked in a greenhouse knows that most heat pipes are insulated with asbestos. I don't know specifically about those greenhouses, But I know for a fact that, that building was raised without any regard to anything. You could just see the, the glass sparkling in the ground the next day after those things were raised. For a fact, no question about it. With regard to their two staff working 8-5 or 830-5, I don't know about you, but most gatherings or parties or kids' skills don't usually happen between 8-5 most days of the week. They're evening parties or weekend parties. They have no staff, if something goes wrong, they don't have a chance to meet it. They're on call on call doesn't do a darn bit of good If it's an emergency call, if somebody's got to come out, it's going to be the fire department. It's going to be the town police. It's not going to be one of their staff that have to rouse themselves out of home and get there. It's just not going to happen. Um, I asked before on June 2nd about citizenship and again, they kept dancing around that. They say, well, we need identification. Well, two forms of identification can be gotten on any welfare application. If you apply, you can get. Your voter registration, you can get a water bill, you can do any number of things that will come up almost instantaneously with any application in social services. And New York State law does not require a person to be a United States citizen to get identification. So, they're saying that they have an ID does not mean a thing with regard to who's moving in there, not even a little bit. So honestly, I don't see how they can be justified in saying that. The people are going to take care of it. They're going to supervise it or maintain squabbles or control them, whatever. It's not going to happen. And they they told us before the number of two-bedroom, three bedrooms, and four-bedroom units. They should have those numbers at their fingertips right now and tell us exactly how many people or how many units are going to be there. And they aren't necessarily single occupancy bedrooms as least as far as I know. And they should be able to give us addresses right now of their other properties, what person doesn't know how many or the names of the addresses of their properties? It doesn't make sense. They also claimed June 2nd that they weren't going to expand to the west, but if you look at this diagram here, the retention ponds are either up front or in the middle. The lowlands in the back have no retention ponds. There is a building on the right end of the lot where where the last row parking is. There is actually nothing on the left side going west; it's completely open. They have put nothing in the way to add on at their leisure. They got say they are today, but who knows what they're going to do because there is a room for it and it's accessible. They didn't put anything in the way to make that not possible, so I don't see why they're coming across as some altruistic, honest company at this point. They're dancing around issues That people brought up on June 2nd and they have not addressed them. Thank you!

Conrad: Thank you!

Perry: I am sorry, just one more time if that's okay. Liz Perry, upholstery. I am sorry, I have a couple questions. I actually, can I just ask the question outright: What is the process of this? Was it approved? Was this is this approved to build this right So that's what this is.

Conrad: This Is all part of the process.

Perry: I just wanted to clear the air because that was weighing on me a little bit. So, I wanted to touch back on what everyone was saying, all the points, and that we keep getting compared to you know the gentleman keeps saying, " Please check out Riley Brook; compare us to Riley Brook." So, I did do that I researched a little, and this is not in any way trying to be biased. Or, or turn anyone's opinion. I just I did what they told me to do when they researched Riley Brook. And this a there are many, many lovely reviews. A lot of people do comment on the uh

finishes and, and you know things like that, but this one from three months ago, so it touches on a lot of concerns that people have brought up. Um again, I am just going to read it verbatim. I am not verbatim I am not exaggerating or trying to sway anybody. I'd give them a zero if I could. Worst place I've ever lived. Lots of drug and police presence, and this how residents throw their garbage out. It's over full dumpsters. Um, I've complained over the past year and nothing changes. Non-existent snow removal was what the concerns someone brought up. People stay here while not being on the lease, that's a concern someone brought up. Nothing is ever done, and they won't cancel my lease even though I complain all the time. Run away from this complex. Well, this obviously a jaded person but it does bring up a lot of things that people were concerned about, which is, you know, people live there; they have friends; they stay there. The kind of residents that are there, including drug and police presence because of the residents that are there. Again, not trying to beat a dead horse here; just doing what they advised us to do, which was compare and research into Riley Brook. And, this is a comment that exists. And that is there because it's a concern that someone having.

Conrad: You're getting your steps in tonight.

Winke: We're competing, so with all due respect to the good people at the water department, and I've had a lot of good contact with them; it's not a problem. But they may not realize the water pressure is bad in Sanborn because we're used to it. We don't complain anymore because we just get used to it. We know we can only shower one at a time there. You can't have run your laundry and shower at the same time, or if it's a hot day, your water pressure is zero. Zero, because people are cut watering their grass or their garden. It's not good. It's not your fault. It's just what it is, but it's not good, okay? Their statement that they have a booster pump in case of an emergency and else for an emergency, not everyday use. So, their booster pump when, when needed for an emergency is going to literally not add more water from the river. It's going to suck all the water that's in the area to that spot. So little heat. So, there'll be no other water to get to. They're going to be drawing it hard and fast up into their building. And uh, there was another thing I can't help you. Um, oh, um, bus station bus stop is right there across the street from West Street School. Think about this for one minute: you've got kids outside playing overwork Teachers or overwhelmed teachers by the number of kids they have to watch. And a bus stop across the street, anybody can get off the bus and anyone can get back on again. And those kids are within a within forty feet of that facility. It is it's scary to think what could happen even one time to an elementary school kid that is quite literally within a stone's throw of that bus. I am sorry, it scares the jeepers out of me. I can't even imagine what they'll be. I know it's a coincidence; it may not be fair to mention, But the owner's son sold his house, which was facing that property just a few months ago, and he's gone. If that's not a little bit unsettling too, I don't know what to tell you. Thank you.

Conrad: Yes sir.

Craig Larock, 5687 Bridgman Road. I was just taking a couple notes. I was just curious, um, um, do we think annual inspections are enough? Like once a year, they're going to send somebody out to inspect this place to see if there's any problems. He did say annual inspections. Um, the two people that are going to be working there from 8-5, um what are their qualifications? Are these just going to be kids? Are they going to be students? Are they going to be bums? I don't know. I'd like to know who's gonna um who's gonna be watching over these places. He did also say that the fire chief had no concerns. We already heard from our fire chief. He said that before he arrived. Also, the sewer tie-in, he mentioned county. Are they tying into the county sewer system or to the town sewer system? If they're tying into the county sewer system, our line only goes about a third of the way down West Street from the library, from the south heading north. So, if they're tying into the county sewer system, are they going to dig up all West Street and tie into there? I am kind of curious about that too.

Townsend: Mine goes all the way to 31.

Larock: What's that?

Townsend: The gravity Town line goes all the way to thirty-one.

Larock: I have the map on my phone. I work there and I know it.

Townsend: Yeah

Larock: It goes all the way to okay; I have the map on there with the manholes. It goes all the way to past this little library to the first street, and then it makes a right. And our manhole stops.

Talking

Larock: I think That's the town of Lewiston line.

Townsend: That's what am telling you?

Larock: I am talking about the county line; it goes to Liberty Drive. In Niagara Falls.

Townsend: The town line goes into the county line. That's where the deposit into the town. The town line goes into the county line.

Larock: Some of them do, some of them don't. Some of them go down below the hill and some go to us. Okay, well, my concern is are they going to have to dig up West Street?

Townsend: No 31

Larock: Okay. Okay. They also said that they're very selective in the process when they do rent these units from what I gather. This is kind of New York State taxpayer funded. I guess they're probably getting tax breaks and funding from us citizens to build these places too. So, they really can't really be selective on who they rent these places to. I mean, it's discrimination; they can't. They already said that they'll they have to take Section Eight. If, if people apply, you, you can't just tell people that they can't have a place because you don't think that they're going to take care of it or whatnot. I mean, you can't do that. We know that we, we know that we're not stupid um. I'd also like to know if they've ever, ever sold any of their units before. They say they're kind of a newer company, and they like to stick around and they're in it for the long haul. I'm just curious. They said they bought some units, I'm curious if they've sold some units too. And as far as Hamburg, them saying that Hamburg residents are the ones that took up and are staying in those places, like we've heard there's sixty thousand people in Hamburg, so of course Hamburg people residents rented those places. We have fourteen hundred people in our town. Sanborn residents aren't going to rent these places. They're going to come from outside the city and whatnot. They're going to rent these places. And I was curious on who's going to service this booster pump when it's put in. Is the town of Lewiston going to have to service this, install this? And Kroning's garage also, I was wondering, I've heard rumors that Kroning's garage is not going to be touched, that it's going to stay there. And they'll maybe put a right away on one side of it. And then the entrance on the other way. I was just curious why. I don't know if that's true or not. I just heard that. I don't know why, why it wouldn't be torn down. Is there if it's going to stay, is there a reason that it's staying? Well, that's what I mean. Is it because they don't want to touch it? I 'm not really sure. Um, And I was curious also, somebody mentioned about fences if there was going to be a fence around this place. I just didn't know what the zoning laws were for retention ponds and with kids around and stuff like that. You got to put signs up or alarms on them and whatnot just so that they're. You know, people aren't drowning in these things. That's all. Um, that's all I got.

Conrad: Sir.

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Kevin Miller, 5781 West Street. I am probably the youngest one here. I am sure and bought my house four years ago. I totally oppose on this, like uh, my friend Craig was saying. Um, I don't want to see the riffraff around the neighborhood. I grew up in Sanborn my whole life; I am 30 years old. And I don't want to see riffraff going around the neighborhood, up and down sidewalks around town. I like the way the town is now. You know, I think everybody else likes the way the town is. Yeah, yeah. And try to keep it that way? Yeah, yeah. And I just I think I'd like. Paul Wendt's a great guy. He's a good guy, but I wish he could go a different area if selling the property. That's all.

Conrad: Thank you. Ma'am

Touched on it. My name is Tiffany Woods. I live on 5704 Townline Road. I bought my house in 2009 to raise my family, My young family. I moved from Niagara Falls because it was becoming bad neighborhoods to Sanborn, so that my kids could grow up well. Um, my youngest is 15 now, my oldest is 22, goes to UB. We've made a good life there. We all keep up on our houses, our yards look good. Um, it's a good community. Um There's accidents on the corner of 31 one and Townline. Multiple times a week, especially in the summertime. So, having 31 more vehicles, how many more are we going to have? Because I know our firemen go to those accidents all the time. Um if you are only having people monitoring the houses from 8-5, most domestic violences and everything happen after drinking and it's normally after work hours. Um so who's going to answer those calls? Town of Lewiston police and our firemen. I just don't think that it is necessary to have that in Sanborn. I want my kids to stay in this neighborhood, and I think that this will run a lot of good people out. You know, and I am not okay with it.

Conrad: Ok. Thank you. Anyone else in the audience care to speak? All right, we've been going for a long time, so I am going to take a two-minute break. Let the developer come up with the responses, and then we'll let them speak and answer your questions and concerns. Okay, so two minutes if you will thank you.

Break

Conrad: Alright everyone, we're going to get back. Everyone, please take your seats. Okay, Everyone, we're going to have the developer come back and respond to the concerns and questions that you would sir.

Crilly: Sure. Yeah, there was there was a lot there. Um, what I'd like to do is just reiterate, And I'm gonna have Cole talk through some of the technical items from a site plan and zoning standpoint. But um we are in the general business district. Uh this is a permitted use. Um uh we are meeting uh the town of Lewiston's zoning code. We're not asking for any variances. Um, I think. On the social issues, at the end of the day, this is really a well-managed product. It is project that we have managed before and have been very successful. I think from a staffing standpoint, we're overstaffed here typically properties with one hundred units. Have two full time staff. That is that is the industry standard, and we've committed to two full time staff here on our other properties that are 75-100 units. It's typically two full time staff. We maintain these properties; they are well kept. We're using Riley Brook as an example, because it is very similar in architectural design and also from a demographic standpoint, it's not perfect; they're not exact replicas, but it's a product that we have successfully managed. And I'd say if you look at the reviews online, we're four point eight out of five from a Google review standpoint. Happy to provide credentials; I don't have them for in front of me right now, but we can provide that information to the board. And we can also provide, you know, further commentary on some social issues that I may not have the answer to. So, But I want to focus on the zoning and some of the technical items: utility capacity, the traffic, snow storage things along those lines.

Conrad: Okay great thank you.

Overhoff: Thanks, Tim. All right, so from a utility aspect, based on all the data and the modeling that we have, we have capacity. We provided that to the town for their review. This project will not get approved if any of those reviewers determine that that modeling is incorrect or that there's no capacity. And the same thing goes with

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traffic; we've done provided everything you need to from a traffic impact study perspective. And it's going through the DOT; it's going through the town. If there were any unacceptable issues, this project would get shot down. For zoning We comply with all the town code requirements. We meet all the criteria for a special use permit, and this project still has a lot of review to go. The planning board is just a recommending board to the town board, and the town board holds the public hearing as well. And the downstream capacity analysis still has to get reviewed as well. So, there are many channels that this project still has to go through. And if there's anything infeasible with this project from a civil engineering perspective, it will be caught in the review process. And, it can be brought up, and we still have many more meetings, and another town board public hearing would be down the road as well. So, all these things can continue to get brought up and discussed further as needed. But I can speak to some, some of the specific questions. I remember Bonnie asked about the, the depth of the site, how deep it goes, how far north it goes. Right? It's 606 feet. There was a question about snow storage, so I can show you bring up the thing for snow storage. For snow storage there is purposely no curbing up here so that it's the plow, the private plow; it's not going to be public road, so the town would not be responsible for plowing. The, the plowing service could just push it, push the snow, pile it off, off this curb this uh area where there is no curb. So, there's that's not actually there for the sake of future expansion. That is not the case. Um, It's there for snow storage purposes. And so that the snowmelt can then go into pond um as well as this entrance, not curved for snow storage as well. And then once again. The maintenance garage drive aisle is not curbed so, the snowplows can push snow storage. Um, trying to think of oh yes, the existing access easement that was a question that was brought up. Um, that it still exists, and it will continue to we're not going to infringe upon it. Um, it goes through the drive aisle and then all the way up north to that property to the north. Um, with a 16-foot-wide access easement. And we're not proposing any landscaping, any curbing, or any sort of obstruction that would potentially cause a conflict for that access easement to be used.

Lilly: I am sorry, Cole. Could you show me that easement again?

Overhoff: Yeah.

Lilly: Is this the permanent access easement?

Overhoff: It's a permanent access easement. So, it goes from the drive aisle It's not up against the property line. It goes 16 feet wide and just travels all the way all the way north. That's included in our, you know, our site plan submission that we made.

Lilly: And that would Allow farmers access to that property.

Overhoff: Correct.

Lilly: Okay, thank you.

Overhoff: As far as the green space percentage is twenty eight percent hardscape, twenty eight percent hardscape. And then obviously, the rest is all. Permeable area, grass area, and whatnot. I believe there was a question about the parameters. So, to the north we just have landscaping. To the west, all this wooded area, which it averages about 300 feet in depth. There is fencing proposed around the stormwater management areas for safety purposes. It's a five-foot-tall split rail screened fence. Playground is also fenced for safety purposes. And then along the east property line is just landscaping.

Audience member: Where's the playground?

Overhoff: The playground is here. Yeah, the playground's close to the pond, but we have a fence around the playground and not a split rail screen fence. That's five-foot tall as possible to get the kids to get through it. We're not pushing snow up to the playground.

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Audience member: How deep is the pond?

Overhoff: The pond...

Audience member: Three to six feet.

Overhoff: Goes to looks like about looks like six feet deep.

Audience member: Kids can fall and drown in that.

Overhoff: Well, we have the split rail fence enclosure.

Talking

Conrad: Well, we're going to let the developer remember? I asked you; you were here. Could you answer the Kroning's garage question real quick?

Overhoff: So that's not on our property. We're not planning or removing the Kroning's garage site. So that's the adjacent property.

Audience Member: The Tanks contaminated that area.

Handleman: The tanks that were in the Kroening's garage site were removed early 1990's. There was a variety of different testing that occurred. We've tested along that property line, and there's been no transfer of any chemicals that way. The primary concern, as I understand it, was in the basement of the adjoining property owner to the east. It's been resolved and signed off. Again, that's a factual.

Troidl: Why is it still on state website then? But the chains are active and present there. And that's what DEC and EPA they're saying they're wrong and outdated.

Conrad: Oh, we're not going to get into we're not going to get into back-and-forth debate.

Handleman: It's factual.

Troidl: What's factual?

Handleman: That they were removed and there has been testing done. It was done in the early 1990's and it's documented. We can provide Planning Board information about that.

Conrad: If you would that would be helpful.

Handleman: Thank you.

Lilly: Those tanks are not on your property or were not on your property.

Handleman: They Were never on our property.

Lilly: They were never on the property.

Handleman: There was concern about migration of the chemicals to the west, and that's been documented that that has not occurred.

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Lilly: Okay.

Perry: Traffic study?

Conrad: Sure.

Perry: I Just don't know what it is. So, what did it entails? So, what does the traffic study entail? If you, you measure how many cars go by that area a day?

Overhoff: Yeah, so for a traffic study, it includes a um a traffic count. So, somebody goes to the various intersections that would be affected. They literally count cars from 7-9, and they 7-9 AM, and they count cars from 4-6 PM and on Saturday, I believe it's 11-1 PM. They're counting cars and that data then goes into a synchro analysis where our, our transportation department runs their traffic model, and it determines the level of service of each intersection, and if it will, how it will be affected, and if it will be degraded below an acceptable limit or not. And, that's all very transparent in the traffic impact study, which has been provided and reviewed.

Perry: When was the traffic study done?

Overhoff: It was done earlier this year.

Perry: Like when?

Overhoff: I haven't read all of it yet.

Perry: Like when school was out?

Audience member: It's really going to change when the Amazon place opens up.

Talking

Overhoff: Didn't bring the entire, I only brought like the conclusion and some of the okay, So I am not sure off top of my head. It was done this year. I can.

Perry: But when it was, Is a real difference.

Overhoff: It was done during the school year. So, it was done this year before school was out, right?

Perry: What. That could have been Christmas break or February break. Or their April break?

Overhoff: It's not done during the holidays. The traffic counts have to be conducted at a time that is represents like a realistic average of traffic. It's not done during Christmas rush hour and things like that. That's required and that's clearly outlined in the TIS. U m, and we provided everything we can really at this point um but I hope that helps a little bit somewhat satisfies your questions and the DOT reviews it. The town reviews it. Planning board town board.

Taczak: I have a question that was brought up during the uh public comment. Uh the grinder that's going to be uh, put on your property

Overhoff: The pump station.

Taczak: The pump station is Your responsibility, not the town's. Correct.

Overhoff: Yes.

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Taczak: I just wanted to verify that it's yours. Your responsibility, not the town's.

Overhoff: Yes, sir.

Taczak: Okay. Just want that be there to be clear.

Conrad: Any other questions you can think of you want to cover?

Audience member: I have one question.

Conrad: Yes sir.

Audience Member: Uh exactly. On your map exactly where is that right away going from these properties

Overhoff: On existing access easement. It's not directly on top of the property line. At 16 feet wide, goes through our drive aisle and just goes far off the property line. That's 16 feet, about 30 feet off the property line.

Audience Member: 30 feet off, who maintains the easement?

Overhoff: It's going to be maintained the onsite staff that plows and mows lawns and whatnot.

Audience member: Even where you can't put a little.

Overhoff: I can do that it's not a problem.

Lilly: Uh sidewalks was brought up by a gentleman. Uh, you will have a sidewalk in front of your property. Correct?

Overhoff: There's sidewalks throughout the site. We aren't showing it along the private side of Saunders Settlement Road. We have sidewalks throughout the site, leading to the existing crosswalk, um which currently that existing crosswalk goes to nowhere. It's a dead end. So, we're adding a sidewalk and a ramp there.

Lilly: Okay. But no sidewalk to the from east to west.

Overhoff: It's connecting to the existing sidewalk system via the crosswalk. Not on the north side of Saunders Settlement Road, on the other side.

Conrad: Would that be something...

Talking

Conrad: Please, Ladies and gentlemen, we're going to we're not going to do the back and forth because it's getting too confusing to follow everybody. Okay, so would you consider putting a sidewalk along Saunders Settlement Road so that it could be adjoined, To other properties in the future. That's the only way these those things happen. Yeah, okay, so they said all right, so they said that they could put one in front of their property along Saunders Settlement Road. They can't go off site to other people's properties to add sidewalks. It's not their property to do that. So, okay.

Lilly: The Only other thing was brought up about the traffic light At Bridgeman, and I think there's a petition or something of that nature. But Mr. Bax, Could you help maybe let everybody know how that system would work as far as the traffic light? Or maybe the timing there.

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Bax: I believe the town board would make that request to the DOT, and it just happens. So.

Lilly: And then and the DOT would have the final, say, one way or the other. You can request; the town can request, but doesn't mean that's going to be something else approved.

Bax: They would do a study and make sure that it's viable. Certainly, there is another development coming. New information

Conrad: What would be the best way for to make to prompt the town board to make that call? To the...

Bax: This is it, yeah, The public concern about

Conrad: Is this enough? Or do they need to use a petition?

Bax: Oh, no, no. I think the town board could without question

Conrad: Okay. Good thank you. Okay um last call anybody in the audience want to make any final comments?

Audience member: Can buses turn around school buses? Turn around in there when you have kids?

Conrad: Within the...

Overhoff: The bus stop

Audience member: The bus stop in the front, so it's not for like metro.

Overhoff: So, so the bus stop shelter was something we added at the request of the town during the pre-application meeting because we said we did a similar thing for Riley Brook for this school kids.

Audience member: School, I thought it was like an for the metro.

Audience member: What about for the fire trucks?

Overhoff: Yeah, so for the fire trucks, um we, we ensured that all be, Requirements that are outlined in the New York State Fire Code for a fire access road are met, so the width, the minimum widths, and minimum turning radii, As well as the requirements for a hammerhead turnaround and the maximum dead ends that is allowed. So, this is the acceptable fire turnaround. And we ran our vehicle turning analysis with a fire truck and it's maneuverable. When I said uh that the fire chief reviewed it had no concerns because there were no concerns from the site layout perspective Is what you...

Hoover: Yeah. Yes, we did have concern. We did not have concern layout for what we needed.

Talking

Conrad: Okay, going once, going twice.

Audience member: I have a question about management.

Conrad: Your name ma'am

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Audience member: Are they going to work directly for you?

Crilly: Yes.

Audience Member: Or okay, you're not going to contract them out to a private management agency?

Crilly: Nope. Nope.

Audience member: Okay, what kind of training will they have?

Crilly: They I don't have the details on that. I can provide that follow up.

Audience Member: Not going to be college students then?

Crilly: No, no, no, no. I mean, we always hire staff that have professional experience. So, individuals who have managed other properties who haven't maintained other properties. So, we're not picking college students. We're not picking, you know, people off the streets.

Audience Member: Are you going to have the same two people every day? Or are you going to have several of them?

Crilly: Uh, same people every day. We typically don't rotate. Um, we don't rotate. And then also the third, uh, third staff member who works remote, who, who will visit the site, regularly, is a regional director of property management.

Audience Member: These people got to live on site.

Crilly: They do not live on site.

Audience Member: Are they going to live in Sanborn or the area?

Crilly: It depends on we'd like we'd love to hire local people.

Audience Member: I hate to think living in Buffalo or and get a call after hours, it's going to take them forty-five minutes to get here.

Crilly: I can't speak who we've hired, uh, our we try to hire local um so. That's really all I can say to that.

Audience Member: Will they work at other facilities too, or just this facility?

Crilly: Just this facility.

Conrad: You said they were full- time staff, right?

Crilly: So, they're there. Yes, there's offices for them.

Conrad: They have a shift.

Crilly: Yep, yep. They typically do work weekends as well.

Conrad: Okay. Yes sir?

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Audience member: How do you not know what kind of qualifications they're going to need? You're going to have them there, are they going to have law enforcement. Critical EMT paramedic. You don't know any of this, but you are going to hire them. That makes no damn sense.

Crilly: I, We...

Conrad: hiring the people is not their job because they do the engineering part of it, right?

Audience Member: But what I am saying, he says they're going to work for them. So, what kind of qualification? But he just said he didn't know what kind of right.

Conrad: But understand that they're not like HR people, right?

Audience member: Right

Conrad: So, it wouldn't be something that...

Crilly: I'm happy to provide.

Conrad: If you would, if you would,

Crilly: Yeah, and I'm just being honest with you. I don't have it off the top of my head.

Conrad: I understand.

Crilly: So, and there's and I'd ask if there's any other questions that the board would like clarification on or any comments that you would like to have us address in our plans to continue moving forward. We'd like to know that.

Conrad: Ok.

Sandonato: I have a question. These two people, they're not going to be there to break up fights or anything like that. That's not their job, is it? I mean, you are going to call the police if something like that happens.

Conrad: Just say yes.

Crilly: This happens at all properties. It happens in single family homes.

Audience Member: Very rare in Sanborn.

Crilly: I'm just being honest with you. It happens at very high-end market rate properties that we own and manage. They work to resolve conflicts, and that's what they're trained to do. Obviously, if it needs to be escalated.

Sandonato: Oh, I thought these were like maintenance people. Like if someone has a broken toilet.

Crilly: There's a maintenance person.

Sandonato: Or light breaks or an outlet quits working, I thought these are the kind of people that you're talking about. I didn't know that they were there to.

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Crilly: There is there is a typically it's, it's two full time staff. There's a property manager and a maintenance supervisor. So, the manager handles tenant reviewing tenant applications and vetting tenant applications, ensuring that rules of the community are being followed, making sure that the site is well kept. We do have a landscaper, the landscapers come in and the grass is being cut on a weekly basis. The maintenance staff provides or the maintenance supervisor provides support for if a refrigerator breaks down. They're on call to do that. So, the way that we our typical staffing model and I mentioned it earlier for these sized properties. And for a lot of other multi-family managers for fifty units, it'd probably be one full-time staff. It's just from a but we've budgeted for two full-time staff. And, we and the way that we staff is both at a property manager level and then a maintenance level, so if you are handling tenant relations really at the manager level side, and maintenance is handling unit upkeep, making sure okay if, if some if the sidewalk needs to be shoveled. If, if...

Sandonato: You have a leaky faucet.

Crilly: Yeah, plumbing. Yes, exactly that's what they're doing. If there's a toilet issue with your toilet, they call the maintenance supervisor and he fixes it.

Sandonato: I think you may have given the impression that these people are policing.

Crilly: They're not, no.

Audience Member: You said that. That they were going to handle those situations.

Crilly: Yeah, they're trained to resolve conflicts at some level. You know.

Conrad: Is that the maintenance staff you are talking about?

Crilly: No, the property management staff.

Conrad: Okay, that's what we need to clarify.

Crilly: Property manager.

Conrad: They have different roles different roles.

Crilly: Different roles. Different responsibilities one is for, um, managing tenant relations, getting tenant applications. The other one is property upkeep, making sure lights are working, you know faucets are on toilets are flushing.

Conrad: Ok thank you!

Sandonato: I think that helps. Explain it. Thank you.

Conrad: Ma'am, you had a question?

Troidl: Yeah, when it comes to for the next meeting and providing documentation for stuff that they advised they were offering up I think a lot of us. I feel like a lot of us would like uh, the proof that Kroening's has officially been cleaned up, Uh and that there isn't that exposure of those chemicals on property because I feel like um New York State at a state and federal level would have a lot more um information that they're privy to over a um like a realty group that is looking to develop an area. There's historically been a lot of things where people, what they want to hear so that the project can move forward. But all the proof from the research prior says that none of that has

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been cleaned up because there's no documents citing it. Nothing cited from the 90's, it was cleaned up, no remediation. So, we'd like to see that. So, we know that it's not putting those kinds of risks.

Conrad: He's shaking his head, so sir,

Crilly: You can provide something for this? Yeah, and I and I know at our first planning board meeting, we had an individual named Michael Kostikowski with McGrew, who was present and discussed Some of the environmentalists, he's not here. Unfortunately, he wasn't here tonight. He was at a charity event, But I can have him present, and we can provide that clarification and follow- up information.

Conrad: Can you have some documentation?

Handleman: Yes, I personally read through this document this that uh that adjacent property owner. Was looking at that at some point to buy the Kroening's garage when it was up for auction. Got all that information through the Freedom of Information Act. Shared that with me and I spent a lot of time on this one. There is documentation.

Conrad: Yes, Mr. Bax.

Bax: I might suggest that any documents that you get from the developer? Can possibly be placed on the Town web site too.

Conrad: Can you do that?

Wisniewski: I can have the clerk do it.

Conrad: Yeah. Okay, good. We will have that on the Town website. Maybe not that document, but maybe like an executive summary or the good pages, put it that way. All right, going once, going twice. Anyone else in the audience care to make a comment?

Barbario: There would have been a lot more people here tonight, if they would've received a letter ourselves.

Conrad: There was advertising in the Niagara Gazette. And any properties with them within 500 feet that typical, Notification radius.

Barbario: Well, I am just saying there would have been a lot more people. This wasn't a anybody else. No, whatever letters went out. And all that there is a lot of people didn't get a letter. There is a lot of people that don't know anything about this. We found out yesterday.

Conrad: Yeah, it's typically within 500 feet of the property itself. That's what the original notifications go out to.

Barbario: But then, Five hundred feet

Conrad: Yes.

Barbario: Of the property

Conrad: That's correct.

Barbario: Nobody else got to drive around or anything like that. All right, thank you.

Conrad: You're welcome, sir. Yes, Ma'am

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Troidl: I just put a general question: I respect the five-hundred-foot perimeter. Um you know, notice is sent out letters, if it's something that can impact the whole Town though as far as like infrastructure and stability and stuff like that, um, not that you guys made the rules of it, but why wouldn't they notify like the whole town?

Conrad: That's why it's in the news. That's why it's advertised on the newspapers.

Troidl: Okay. I'm sorry. I'm from a different generation where we don't really, we don't even get the paper anymore.

Conrad: Oh, I know.

Troidl: I just had a mailbox put in.

Perry: For the next meeting that there is a letter or some kind of notification?

Crilly: We did, and we also raised this public hearing at the June 2nd meeting. So, there was probably 75 people there.

Audience Member: I was not aware of any of this until a neighbor sent me a copy of the letter, and another neighbor called me and told me. We didn't know about the June 2nd meeting.

Barbario: It would have been a lot more people here as well if it had been.

Audience Member: And I live 1110 feet from the corner of Bridgeman and Saunders Settlement.

Conrad: Mike did you...

Townsend: I'd like to officially request that The Town listen to me about Upper Mountain, Bridgeman Road 31.

Conrad: So, noted. All right, I think it's getting late. I don't want anybody else to get or anybody to get ornery. So, we've had a very, very civil meeting. Thank you all for coming here and participating in the process. Um, And I think at this point, I'll ask for a motion to close the public hearing.

Lilly: I'll make a motion to close the public hearing.

Baker: Seconded.

Conrad: All in favor?

Members: AYE.

Audience Member: When will we know?

Conrad: There's not going to be a decision tonight, sir.

Audience Member: No, when will they know? But when will we know?

Conrad: We'll have well, we're going to be having another meeting

Audience Member: Right? When is it?

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Members: The third Thursday of the month?

Crilly: Are there comments, questions, clarifications?

Conrad: Yes, we'll be putting some correspondence out to you so that we make sure that we have everything addressed. There's just too much to digest. I don't want to disrespect the comments that were made tonight by acting too quickly. And I understand timeframes and such, but with all due respect for the residents here who came out. Any comments? We're going to make sure we have everything buttoned up.

Crilly: Okay.

Conrad: Thank you very much, everyone. Have a good night. A motion to adjourn the meeting.

Taczak: I'll make a motion to adjourn.

Gallo: Second.

Conrad: All those in favor?

Members: Aye.

Conrad: Thank you everyone.

Respectively submitted,



Lisa Wisnieski
Building Dept Clerk



William Conrad
Planning Chairman

