

SPECIAL INFORMATIONAL MEETING AUGUST 24, 2005

11:00 a.m

Attendance Mayor John Falci

Trustees: G. Thomas, J. Dick

Planning Board: Tim McDaniel, Carol McCarthy, and Hector Hoyos

James Trasher, Michael Braun, Clough, Harbour Assoc

Taylor McDermott, Lowe's

Mayor Shawn Hogan, David Oakes

JAMES TRASHER P.E.: I am representing Lowe's and we are now in the process of doing due diligence on a site which is at Bethesda Drive and Route 36. I am sure you have seen surveyors, geo-tech rings at the site. Now we are to determine if the local municipalities are interested. (Presented a site plan) So far this process is to determine if it is developable and making sure of utilities and working with Corp of Engineers and DEC. We are fully aware that it is located in the 100-year flood boundary. We will have to go through FEMA and the Corp, to remove a portion of the site from the flood plain.

The building is a 94K wide and is a smaller structure than what you see up in Henrietta. The garden center is located on the side of Bethesda Drive and then they have their main point of access to their general store area. Currently there are five hundred parking spaces for the building. We show an out parcel but that may change due to storage issues in that area, change based on the development criteria.

There is no access from Route 36 and we are looking to obtain full access of Bethesda Drive it will require the Mercycare center re-location of their driveway closer to route 36 and Lowe's will take care of that as part of the project.

Sewer and water are an issue and we have had calls into Dave Oakes as we understand that the City of Hornell provides sewer and water to the Village.

MAYOR JOHN FALCI: You have the Lowe's store way in the back towards Second Alley, parking will be right in the front along route 36?

TAYLOR McDERMOTT: We have parking here alongside Bethesda Drive by the garden center. The garden center is about 30% of our business and is usually between April 1st, to July 1st. Then the balance of the site is the building, we have our delivery points. Approximately 65 to 95% of our deliveries come in, pick-up for our customers is a canopy. We have a trash compactor here at the rear of the building and that is loaded from the inside. We keep two trailers at the back for pallet storage and one for appliances that we take in. Delivery is done from 7:00 AM. to 4:00 P.M., and 75 % of those are scheduled. Three to 4 deliveries come in by UPS and 3 or 4 trucks that might be local delivery. And we have 18-wheeler deliveries about 4 a day .We get more deliveries in the spring when the garden center is being filled. At that time we might get up to an average of 5 or 7 18-wheelers.

AUGUST 24TH MEETING (continued)

MAYOR FALCI: We are concerned with deliveries as we have about 20 homes on Cleveland Avenue that might be affected. What would be the esthetics or the sound barrier?

TAYLOR McDERMOTT: We come out a do a sound study we get the noise level reading right now and if you have a noise ordinance we meet it or we try to make sure our noises are not outside the range of the abatement you have out there We would probably do a sound wall and a screening wall.

MICHAEL BRAUN: This street could be used (Euclid St.) the fire dept will have to make a call on it if they ever had to come in the fight a fire.

McDERMOTT: We do not have trucks idling on the property that is prohibited. You might get a delivery as late as 8:00P.M. at night, we do not have late night deliveries.

TRASHER: Square footage of the bldg is 111,371 enclosed store area and 26,500 square feet of garden center. Garden center is open except for some shade covering.

McDermott: The average store employees about one hundred seventy-five (175) people of which seventy-five percent are full time our average payroll is 5.9 million dollars, we also pay benefits, we also give 10% discount and during the holidays they get 20% . Our part-time employees are also are paid benefits.

MAYOR FALCI: What do you anticipate as far as the ground work to be done? You have done some site drilling and all that.

TRASHER: We have had a traffic impact study done through discussion with the D.O.T. We have done the geo-tech drilling, soil boring at about 35 locations out there. Another component is the flood plain analysis. What storage capabilities this site is being used for now and what we need to provide. We are going to have to raise this site a foot and a half above the hundred-year flood plain. We have done a basal environmental site assessment. Most of those studies have been done and will be sent to Lowe's.

McDERMOTT: The store will be a foot and a half above the 100 year flood plain the garden center slopes and the parking lot slopes somewhat but we try to keep it as level as we can.

HECTOR HOYOS: You say that here is a lot higher than the rest of the ground, so are you planning to fill this all the way up?

AUGSUT 24TH MEETING (continued)

TRASHER: It is going to be pretty close, we haven't finished all the grading exercise. The finished store elevation is 1161 and the route 36 elevation on center line is 1168. So we are talking about seven feet of fill coming into the site.

McDERMOTT: We are doing due diligence, we may not be able to build a Lowe's here , we are doing all the investigation at this time and there are permitting issues. You could have a situation perhaps from that junk yard that maybe is leaching material which would be a hazardous site.

TRASHER: Is a Lowe's permitted in the Village?

MAYOR FALCI We may have to change some permits or laws and that is doable.

MAYOR SHAWN HOGAN: Your biggest problem, because I have been through this, is going to be obtaining a letter of map revision You also have to worry about public interest filing law suits. There are groups that will probably step up to the plate. We have yet to get a letter of map revision from FEMA. When they did the flood modeling for the project across the street they may have used a portion of this property as plus storage area.

TRASHER: If we got past that stuff then we have the sewer and water issue.

MAYOR HOGAN: These are issues I don't see as stumbling blocks.

MAYOR FALCI: I believe that the people on Cleveland Avenue will be with us as long as the developer assures about lights and noise. I think you have cooperation on this end because it benefits the valley and I am sure it has the backing and cooperation of everyone else.

TRASHER: Who is the local flood plain administrator for the Village? The initial application will go to the Planning Board as lead agency status as this is the approved site.

McDERMOTT: The real estate committee has decided that this site is it. We looked at the site across the street and if it is not on this site it will not be here.

TRASHER: When you are going for the map revision it is good if all municipalities sign on.

Mayor Hogan: When you do your SEQR you have to notify all affected agencies. I say there was public opposition against it and it was a ghost operation so we did not know who we were dealing with.

AUGUST 24TH MEETING (continued)

JOE DICK: One question was the lighting when the development went in across the street.

McDERMOTT: Our lighting is the box style and is about 2 candles, so the light shows downward..

TRASHER: The average height of the building is 29 feet across and the highest parapet is about 33 feet high. The roof has a slope of an eighth of an inch or quarter of an inch.

TRASHER: We will place a sign at the corner of the intersection of Bethesda Drive and 36 or whatever your signage law requirement is.

JOE DICK: You don't anticipate another de-celeration lane going north on 36?

TRASHER: Initial discussion with DOT they did not think any modifications would be required.

Our office would like to get together with the Planning Board when we come to them we want to have anything related sewer, water, and signage.

Meeting closed at 12 noon.