

APPROVAL OF MINUTES DATED

June 14, 2023

Starbucks/Benderson Meeting #2

Due to minutes of above meeting being mailed to all members of the Planning Board

I the undersigned do hereby approve said minutes as mailed, or disapprove with comments below.

Signed



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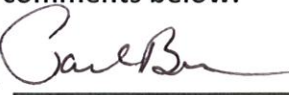
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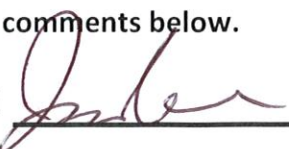
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**TOWN OF DUNKIRK PLANNING BOARD MEETING
BENDERSON DEVELOPMENT ON BEHALF OF STARBUCKS DRIVE-THRU
RESTURANT
AT TOWN HALL, 4737 WILLOW ROAD
WEDNESDAY, JUNE 14, 2023 AT 4:30**

PRESENT: Chairperson Shari Miller, Member Bob Price, Member Paul Bowers, Member Jordan Cooper, and Member Ben Gloss.

ABSENT: Member Carl Brandt.

ALSO PRESENT: Secretary Kyle Coughlin, Supervisor Juan Pagan, Code Enforcement Officer, Ryan Mourer, David Zuppelli on behalf of Benderson Development, and Braden Carmen with the Observer.

Chairperson Miller opened the meeting at 4:30 p.m. with a pledge to the flag.

Roll call was taken and Chairperson Miller began the meeting.

PUBLIC ANNOUCEMENT & PURPOSE OF THE MEETING:

Chairperson Miller stated that the legal notice that was posted on June 8th, 2023.

“NOTICE IS HEREBY GIVEN THAT; the Town of Dunkirk Planning Board will meet on Wednesday June 14, 2023 at 4:30 p.m. at the Town Hall, 4737 Willow Road, Town of Dunkirk. The purpose of the meeting is to review site plans submitted by James Boglioli on behalf of Benderson Development Company, LLC at 3969 Vineyard Dr. Dunkirk located on Section 96.04; Block 1: Lot 26.2 of the Chautauqua County Tax Map. This meeting is subject to Article XII – Site Plan Review of the Town of Dunkirk Zoning Law. All person’s interested shall be heard at said meeting.”

Chairperson Miller stated that this was the second Site Plan Review Meeting and asked the applicant to go over the changes that were made to some of the concerns that were shared at the previous meeting.

PRESENTATION:

David Zuppelli with Benderson Development stated that he went back after the last meeting to review the concerns that were shared. They made a couple of changes to try to remedy the issues. They changed the entrance into the drive-thru and put it at an angle to make it implausible to enter from three directions, this helping traffic flow and stacking to happen in a more desirable pattern. They added directional signs for traffic to aid in any confusion. He stated that he presented the board with a stacking plan that shows 13 cars can stack before obstructing the drive thru entrance, after the entrance they showed that 12 additional cars could stack before

obstructing the plaza entrance or going into the road. (Vineyard Dr.) They were able to provide a stacking study from five other Starbucks' within the area and they never saw more than a 13-car stack at any given time of their hours of operation; 13 cars were the maximum stack.

Chairperson Miller asked about the North Drive way. (Driveway in front of the proposed Starbucks project – not the entrance into the Plaza.) She asked if that driveway would be a one way.

Mr. Zuppelli stated that it would be a 2 way, an in and out.

Chairperson Miller asked if there was any discussion on semi-trucks or deliveries.

Mr. Zuppelli stated that there was. Changing the entrance into the Plaza on that far side to an entrance only is an issue for one delivery for PetSmart. They deliver once a week on Monday's at 9 AM and they expect that it will have minimal impact or disturbance.

Member Price asked why that truck would not be able to turnaround.

Member Bowers stated that it would be the angle of the loading dock and lack of space to turnaround behind the building.

Concerns were shared between various members of the planning board about the traffic flow in this area. They went back and forth with concerns and ideas.

Mr. Zuppelli stated that they are trying their best to meet the wants of the Planning Board while also avoiding any impact to pedestrian flow to the businesses located within the TOPS Plaza.

Code Enforcement Officer, Ryan Mourer stated that the plaza was not designed for an interior drive thru or even interior roads throughout the parking lot. He stated that he would prefer to see traffic enter from the main entrance at the light. Ryan showed the applicant his concerns on the Site Plan.

Mr. Zuppelli stated that no matter how they orientate this, there will be traffic issues in the beginning. Over time people will learn.

Chairperson Miller stated that the Planning Board was sharing their concerns and ultimately the decision is in the Town Board's hands.

Mr. Zuppelli stated that this was the biggest compromise he could come up with between the Planning Board's wants and the applicants wants.

Chairperson Miller asked if there were any concerns or comments the public would like to share.

PUBLIC COMMENT:

Supervisor Juan Pagan asked about signage and what their plan was with that.

Mr. Zuppelli stated that they intend to have a drive thru sign added to the pylon sign. A posted sign for the drive thru and other various traffic signs to help with the flow of traffic.

Supervisor Pagan asked if there would be any arrows painted on the road or in the drive thru

Mr. Zuppelli stated that there would be Starbucks specific arrows that they use for their drive thru's.

Member Gloss asked what the benefit of leaving the entrance in front of the proposed project an entrance/exit.

Mr. Zuppelli stated that the benefit was for pedestrian traffic that there would be minimal impacts to peak times for businesses within the Plaza, where as if you direct all traffic to the front of the plaza it could impact the pedestrian traffic.

There were no further questions or comments made so the public portion of the meeting was closed.

DISCUSSION AMONG PLANNING BOARD MEMBERS:

Chairperson Miller stated that she had concerns about the driveway that they had discussed. She asked other members for their opinions.

Member Gloss shared her concern. He stated that the traffic will be a mess when taking into consideration that cars will be entering and exiting that drive. He stated that it will be even more messy with larger vehicles in that area. He stated that he felt that drive should not be a two way. There are enough entrances that closing that one should not make a serious impact.

Member Cooper stated that like everything else the traffic will be a learned pattern. He compared the situation to Tim Hortons where you can't park because if you do park in certain spots you end up blocked in. Most people know to avoid that if you don't want to deal with it.

Chairperson Miller stated that the Board was ready to move forward with a recommendation of approval to the Town Board with the stipulation that the North Drive (Driveway located in front of the proposed Starbucks) be a one way or exit only.

A Motion to send the project to the Town Board with a recommendation of approval with 1 condition was made by Member Cooper. The motion was seconded by member Gloss.

ROLL CALL VOTE:

Chairperson Miller	AYE
Member Price	AYE
Member Cooper	AYE
Member Gloss	AYE
Member Bowers	AYE

RECCOMENDATION TO TOWN BOARD:

The Town of Dunkirk Planning Board has voted to recommend that the Town Board approve the Site Plan for a Starbucks Drive-Thru Restaurant to be located at 3969 Vineyard Drive in the Town of Dunkirk, Tax Map number 96.04-1-26.2.

There was one stipulation that the Planning Board had for this recommendation. It was as follows:

1. That the North driveway (located in front of the proposed Starbucks) be a one way or exit only.

ADJOURNMENT:

With no further business for the Planning Board, a motion to adjourn the meeting was made by Member Bowers. The motion was second by Member Price and carried. The meeting was adjourned at 5:03 P.M.

Respectfully submitted,

Kyle Coughlin
Secretary to Planning