



LKQ Self Service Auto Parts Meeting 5/3/11

Welcome: Josanne Reaves, CDC Chair

Introduction of Mark Forcum: Joan Roby-Davison, CDC Executive Director

Presenter: Mark Forcum of LKQ Self Serve Service Auto Parts provided a company overview packet of the proposed auto salvage business at 95 Ames St. Mr. Forcum maintains that they want to be part of the community; willing to explore other sites. Currently employ about 50 people at a site on Cairn street (paint supplies, bumpers, wheels). Business works with used parts, new parts, paints; recycles several million lbs of steel. One of the original "green" businesses.

Have a good track record of doing this type of business in Portland, Oregon. Need community as customers and City staff to assist with legalities.

95 Ames St. Property history: Taylor Instruments, were the owners of property that has a 100 year-history of making mercury thermometers and mercury-filled instruments; although tons of soil was removed, it is still contaminated; cleaning up ground water is a 15-year process (water is still not at the acceptable state levels). Need to make sure a new company doesn't impact the site anymore.

- Proposed business would offer 17 jobs at opening; 2 salaried (\$85,000 for mgr, \$50-60,000 for asst mgr, \$18-20/hr for wkrs, \$11-13 for cashier. Full benefits, medical, health, 401K.
- 300 locations across the country; rapid expansion; have worked to be community partners in any community we've gone to; develop working relationship with the fire depts., donate money to local charities; planted \$15,000 trees in states we're in. We are not junkyard's; we operate on efficiencies; clean house; every parking slot counts; parking lines are there for a reason.
- We provide jobs; process the fluids, no water run-off or oil on ground. Low cost alternative to new parts.
- Salvage comes from many sources: residents, insurance companies, etc.
- Recover 95% of the vehicle.
- Concern expressed about the visual affect of having this type of business. Forcum noted that he is open to exploring trees and shrubbery that would enhance the site.
- Need 15 acres; want to be near the population we serve (low/middle income)
- Forcum willing to share actual photos of other LKQ sites.

- Site is almost 15 acres; 1200 cars; 8 ft fence; every 50' pillars; landscaping in front of fence. Parking lot would be a further set back from the business and then landscaping in front of that.
- LKQ is a publicly-traded company; does not want to endanger the public or their employees.
- Negative aspects (aesthetics, noise, odor); open 7 days a wk; physical processing Mon-Fri; the noisiest piece of equipment carries less than the noise of an average semi truck; will have a hard time hearing it from the street.
- Concern expressed about the increased pollution this type of business brings due to increased flatbeds and customers (nearby are at least 3 daycares and a senior citizen complex); can't guarantee that your customers will be green.
- Zina Lagonegro Sr. Planner at City Planning Office, 428-7054; still reviewing the project; ABB Kent company; marketing property for over 10 yrs; submitted a proposal; this is not a City property. Zoned M-1 Industrial
- Concern that this type of company will lower our property values.
- Current zoning status; site plan review needed; still in discovery phase; need comments from City, County and State; input needed from Monroe County Transportation and Monroe County Health Department; no significant comments at this point. Still need to review the State Environmental Quality Review Act – community input required. SEQRA – are there environmental impacts associated with the project – neighborhood character, parking considerations, etc. If there is no sign of environmental impacts, they move to the next phase; if they find something significant, does LKQ want to go through necessary remediation.
- Definition of a Junkyard = "processing"; cars stored outdoors is why it's considered a junkyard; there is a public hearing process associated with a junkyard.
- The point was made that a lot of this area can be listed on the National Registry; don't see how an auto salvage business can exist there without having a substantial negative impact on this community.
- Reason LKQ called this meeting is to get to know community and test the waters as to how the community feels about this project. Sensing that this is not a good fit. Want to be good neighbors.
- New equipment has to comply with OSHA rules, including the decibel levels related to employees. Company requires head phones; this is not a legal requirement, it's the company policy.
- Zina noted that there are deed restrictions on the property. Voluntary clean-up was done ABB Kent (current owners) but there is still significant groundwater contamination. NYS Environmental Conservation has released ADB from further obligation. There may be some restrictions (e.g., can't build on top without special requirements, no residential, limited commercial/industrial, no recreation, no parks). About 60% of the site is un-build able.
- Positive input – one person noted the he likes the idea of having a salvage company as a resource in the community.

- What kind of security? 8' fence - brick, stone, sheet metal that fits the character.
- Mr. Forcum noted that he came here to educate the community about his business. LKQ a location in Buffalo \$7 million. \$4.5 million investment on this site proposed; want to come to City of Rochester and improve a piece of property and bring jobs
- Recommendation by John Curran: There is property in West Brighton along West Henrietta Road that houses the MCC auto technician training center. The area has aging plaza structures that will likely close over the next few years. The area can handle the heavy traffic and it is proximate to the West Brighton fire station. The area is not significantly residential and has some undeveloped woods / wetlands behind the plaza and commercial buildings. It has easy access by means of RTS buses that run rather frequently. The area could cope better with the high-pitched noises of the tools brought by customers to dismantle vehicles. Appropriate proactive measures would be needed to avoid contaminating the soil.
- Other sites all over the country (e.g., PA, NJ, FL, CA, TX)
- All fluids are in above-ground tanks; removed weekly under contract; once a day, metal is removed via tractor/trailers. Machinery is in a side building (car crusher); building is 30' tall.
- All truck traffic on Ames; retail on West; concern about potholes and small streets for increased traffic.
- Forcum will send list of comparable locations in residential areas so we can google map them.
- We have several historical landmarks and homes in this very area that will be negatively impacted by this type of business.
- Grateful that Forcum took time to explain. Would like to see you in Rochester, not in this community. Would be willing to help identify other sites.
- Why argue with this? bunch of cars in a parking lot; Taylor left us with a poisoned site; need to not be sentimental about the property.
- I live in the neighborhood and already experience the noise from trucks, rattling windows, fumes, getting stuck under overpass; I see this from my porch – do you?
- Bill Sullivan noted that, when a use is permitted on a property, that use will be permitted forever. It will be difficult to stop a similar use from coming in there subsequently; when there is a permanent change to the use of this property, there's a 99% chance you will be not be able to change the zoning again. This area is the largest R-1 district in the city (single family homes).
- Jim Muscatella/Dutchtown: deed restrictions are for entire property (not just hot spots). 7 acres can be grassed. Car storage on hot spots. Can this be a parking lot? Yes. What are other options?
- Concrete/asphalt cap required so that people can come on site and bring own tools to remove parts.

- City can't afford a marketing study. There is a BOA proposal in the works for BH; the intention is to include this property in the targeted area. Neighborhood visioning and planning could be tied into the Bull's Head BOA proposal. Funding for a study of a chunk of this area which might identify other resources. It is part of the CDC plan to look at visioning/planning for this neighborhood.
- David Flaum might be a resource as he has a vested interest in keeping

DeWain Feller President of 19th Ward Assn and lives on Rugby/Chili; 19th Ward CA Executive Committee and the Delegates Council voted against this proposal based on the visual impact and the noise. Encouraging LKQ you to look at a different site. Because of residences within 1,000 feet, a special-use permit is required; City Planning Department would have to approve; we can petition 20% of the people within 1,000 ft.

Note: We are currently looking at the Landmark Society to be given status as an Historic district.

Joan: Location19.org; we'll post links.