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Developer's offer to buy Roberts Road site is accepted

By **Susan Chiappone** | Chautauqua Correspondent
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DUNKIRK – A developer's offer to purchase and redevelop a 22-acre site in Dunkirk was unanimously accepted Tuesday at a special meeting of the Roberts Road Development Corporation.

 Plans are for warehouse storage and office space on the Roberts Road site.

Members of the Development Corporation heard from William Cocose, owner of Atwater Capital of Boca Raton, Fla. He said he wanted to "fast track" the development of the site and signed an agreement which would have him renovating warehouse space on the property. He said the existing building would need some remodeling and he has potential tenants interested in the location. He said the storage would be suitable for food products and he may develop cold storage in the buildings.

He said his plan is appealing to several local companies that produce food products. The existing building has large bays suitable for shipping and receiving.

According to the proposal, Atwater has completed multiple brownfield redevelopment projects in Illinois, Wisconsin, Colorado, Florida and New York.

The proposal states that the redevelopment of the site will create about 100 temporary jobs during construction and between 20 and 40 permanent jobs for warehouse and office workers.

Mayor A.J. Dolce said that Steve Neratko from the city's Planning Department has been working with Atwater representatives to help with New York State incentives. Bill Daly of the Chautauqua County IDA said other incentives will be available on the property.

The total purchase price was \$110,000. A check for 10 percent of the price was presented by Cocose to the county attorney after the meeting was adjourned. The property was formerly the site of the Roblin Steel Plant, Edgewood Warehouse and Alumax Etrusions.

The proposal calls for construction to begin this summer and be completed within one year.

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