

Industrial Park Review Committee - Town of West Seneca
June 25th, 2015@ 1:00 PM

Committee Members present-

John Gullo – Code Enforcement Officer
John Fenz – Town Attorney
Robert Niederpruem Jr. - Planning Board Chairman
Robert Rigby- IPRC Appointee
Jeffrey Scheiber- Assistant Code Enforcement Officer
Dave Johnson – Town Engineer

Others present-

Sheila Meegan- Town Supervisor
Ted Kuzniacek- Upstate Pharmacy
Gregory Sehr- Upstate Pharmacy
Vince Ricotta- Concept Construction
Mike Shelvin- Concept Construction
David Crowe- Architect DJCA Architecture
Andy Marino – Engineer

The meeting was held at the West Seneca Town Hall, 1250 Union Road, West Seneca and called to order by Mr. Gullo @ 1pm to review the Upstate Pharmacy proposed project on North America Drive.

Mr. Scheiber recapped by review of the proposed project by Upstate Pharmacy. Sent out for SEQR review May 4th, 2015. Received survey of the fully engineered site with the environmental assessment form application that granted 30 days of review for coordinated agencies. Received comments back from DOT stating there were no objections with what was going on. Received comments from Dave Johnson, town engineer, stated six bullet points, which have been addressed by Mr. Marino via email. Office of Parks and Historic Preservation commented that the site is in an archeological sensitive area and requested clarification. Army Corp of Engineers recommended that a wetland delineation to be performed. No variances were required for the site, everything met town code.

Mr. Gullo stated he did not see the document in the file of the buffer through the back end of the property abutting to the residential area with the landscaping. Need to review the landscape scene concerning the trees.

Mr. Niederpruem stated his concerns with the SEQR and believed a negative declaration is required by the board. Layout is approved and fits the area.

Mr. David Crowe discussed the project details. It is a single story 15,000 square foot building with concrete block walls and steel structure support with a current energy code in place. Canopies over the entrances and window screens. Brown and cream colored concrete blocks. Upstate Pharmacy is not retail so they don't want to attract attention. Single sign will be on the front with address numbers.

Entrance way will be a control point with a locked entry. Staff is on one side and drivers are on the other side. They do have narcotics under lock and key and a chemo radiation room that is vented. They have a call support group. Business oriented format.

On the exterior, parking lot for visitors and staff and a separate one for the drivers.

A packet was supplied with all the project details prior to meeting.

Mr. Crowe discussed the buffer with the landscape. Building dimensions are 16 ft, 8 inches high, well below the standard guidelines.

Mr. Niederpruem questioned the status of the wetland delineation.

Mr. Crowe stated that the wetland biologists walked through the site but no report was available at that time. In regards to SHIPO, Tetrattech checked the CRIS system with SHIPO and the entire site has been cleared. A letter can be provided stating that information.

Mr. Rigby questioned what effect are the archeological concerns.

Mr. Crowe answered that SHIPO called it the circle and squares map. The property is located in a circle. CRIS (Conservation Resource Information System) and SHIPO called it a clear site and its negative.

Mr. Rigby questioned that it is not a point where people want to dig.

Mr. Crowe answered it must have been checked previously and cleared.

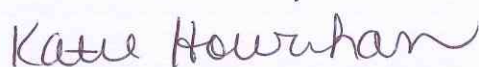
Mr. Fenz commented that after all the committee receives all necessary documents, the board is typically required within 30 days after receiving the application to issue an advisory opinion and the code enforcement officer would state their opinion to the Town Board. As soon as the documents are received, the committee will reconvene and discuss the project further. Then the recommendation would go to the Town Board, a public hearing will need to be in place with 5 days notice.

Mr. Crowe stated he wanted to try to start construction in July but will not be able to without the proper documentation.

Mr. Fenz stated as long as the documentation is received there may not be a need for a second meeting. When the determination is delivered by the Code Enforcement Officer, Upstate Pharmacy will be notified and the Town Board will be notified.

Mr. Gullo adjourned the meeting @ 1:25 pm.

Respectfully submitted,



Katie Hourihan

Industrial Park Committee Secretary