

Code Enforcement Officer Schieber called the meeting to order at 10 A.M.

Present	Jeffrey Schieber	Code Enforcement Officer
	Margaret Bebak	Planning Board Chairperson
	David Johnson	Town Engineer
	Chris Trapp	Town Attorney
	Amy Kobler	Town Clerk
Absent	None	

Code Enforcement Officer Schieber stated the meeting is convened per Article IIA which requires all businesses to obtain a restricted use permit in the Industrial Park.

Chris Wood of Carmina Wood Design, engineer for Sonwil, stated the following about the proposed project:

- ✓ 334,000 sf warehouse distribution facility and associated vehicle and trailer parking on 60 acres
- ✓ The building will be on the east side and loading docks on the west side
- ✓ A rail spur on the east side of the building
- ✓ Extend a private driveway off North America Drive
- ✓ Existing site has an existing stone fire access road off Lein Road, and a portion will align with the new driveway as an improvement to fire access
- ✓ A creek acts as a buffer to the other commercial properties
- ✓ Site, grading, storm, utility, landscape, lighting plans submitted and SHPPO sign off was received
- ✓ Required to relocate water main

Code Enforcement Schieber stated the following:

- ✓ Neighbors were notified of the meeting
- ✓ A height variance was approved by the Town Board
- ✓ The Fire Department stated they require emergency access to gated areas
- ✓ In receipt of a letter from the Army Corps of Engineers dated November 10, 2020, outlining their approval on the wetland delineation performed October 29, 2019
- ✓ The town sent the project to NYSDEC and Erie County Department of Planning
- ✓ Archeological report dated May 11, 2022, indicating no findings and official letter dated October 6, 2022, indicating no archeological issues

Planning Board Chairperson Bebak stated she has concerns about truck traffic in a residential area as an adjacent property owner on Lein Road. Mr. Wood stated they are not proposing access on Lein Road. Chairperson Bebak stated there is a gravel road and a stem road and many cars use these. Mr. Wood stated the town controls that for fire access and asked if a gate could be placed there. Mr. Schieber stated the gravel road is plowed for the fire trucks and a gate may not be an option; as a county road, trucks should not be using it but understands some GPS systems indicate this as a viable route.

A resident of Lein Road made the following comments:

- ✓ Lein Road is used by the Police Department for a shooting range
- ✓ Observes trucks use the road and agrees GPS misdirects the drivers

Frank Campofelice, Peter Wilson's business partner, stated approximately ninety percent of the trucks are Mr. Wilson's and they will know the proper route and suggested a kink be added in the road to deter the trailer

trucks. Additionally, the road will be improved during the project.

Town Engineer Dave Johnson stated a comment letter was issued to the applicant dated October 6, 2022, with regards to environmental issues, grade, and wetlands. The Engineering Department is working directly with the applicant and will be issuing an approval letter. Chairperson Bebak questioned if a bridge or any work will be done near the stream. Mr. Wood stated there will not be any work.

Code Enforcement Officer Schieber asked the following questions submitted by adjacent property owners:

- ✓ What are the hours of operation – Mr. Wood replied 24/7, there are three shifts.
- ✓ What is the volume of trucks – Mr. Wood will gather that information.
- ✓ What type of lighting on the east side, residential side, of the building – Mr. Wood stated there will be wall packs and the brightness should not reach the adjacent properties, there will not be additional light poles.
- ✓ With regards to noise, are trucks only permitted on the west side, employee parking on the south side, and is full truck circulation for the fire department – Mr. Wood confirmed all the trucks will be on the west side and the circulation is for fire access and in the event of a problem on the rail line; gates are also placed to restrict access.
- ✓ The Industrial Park was developed decades ago, how can the evaluation be relevant today – Mr. Schieber stated updated documentation and drawings are required with the current applications. Mr. Wood stated a long EAF was submitted. Chairperson Bebak questioned if the town code specifies this is a district that has special or different treatment. Mr. Schieber stated there was SEQR done on the Industrial Park when it was first developed and a negative declaration in theory when it was first put in. As the projects are presented, they are site specific to the approvals and SEQR documentations.
- ✓ Why was the entire town not notified – Mr. Schieber stated it is impossible to notify everyone in town and notification was given to neighbors within thousands of feet.

Mr. Campofelice stated there are only two sites left in the Industrial Park, this one and the Erie County Water Authority site and details have been flushed out. Mr. Schieber stated these answers will need to be provided to the Town Board at future meetings, for example the number of employees, hours of operations, number of trucks, the landscaping plan, fence height, sign locations. Mr. Campofelice stated there will not be any signs on the east side of the building, there are forty employees per shift with three shifts per day, and 150 trucks per day.

Chairperson Bebak asked how many bays there are. Mr. Campofelice stated there are 49, which includes four special self-unloading bays.

Chairperson Bebak asked Mr. Campofelice to explain the process. Mr. Campofelice stated trucks can be unloaded in about 15 minutes but loading trucks will take longer. The facility has the capacity to hold 89,000 pallets and the trucks come and go all day. This building will supplement the adjacent Sonwil business.

Code Enforcement Officer Schieber asked the applicant to provide details about the appearance of the building. Mr. Campofelice stated they can provide a color rendering of their facility at Ship Canal as it will look the same and the offices are very high end. The building will be an insulated metal panel and further details were provided. Mr. Campofelice stated a movement in the industry focuses on employee retention and additional amenities are included with the plans.

Code Enforcement Officer Schieber questioned if the project has approvals from the railroad. Mr. Campofelice stated they do, and the site plan was adjusted to obtain the railroad approval.

Chairperson Bebak questioned the type of roof. Mr. Wood stated the warehouse will have a flat roof and a peak over the offices.

A resident questioned the noise level from the food grade compressors. Mr. Campofelice stated a Cambridge Unit is used and is silent. Additionally, different areas of the warehouse require different environments and compressors will be ground mounted and referred to the existing Sonwil building for comparison.

Town Attorney Trapp stated the Town Board will require notification of a public hearing. The Industrial Park Committee will generate a letter and a motion indicating a positive approval.

Motion by Bebak, seconded by Trapp, to recommend approval of the project with the suggested improvements: 1) additional landscaping on the northeast corner of the property; 2) deterrents of traffic on Lein Road to the Town Board for review.

Inaudible discussion by applicant for traffic deterrent.

Ayes: All

Noes: None

Motion Carried

ADJOURNMENT

Motion by Schieber, seconded by Bebak, to adjourn the meeting at 10:51 A.M.

Ayes: All

Noes: None

Motion Carried



AMY M. KOBLER, TOWN CLERK