

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

Present	Jeffrey Schieber Margaret Bebak David Johnson Chris Trapp Margaret Martin Susan Kims Douglas Morlock Andrew Marino Todd Chalmers Andy Christie Robert Jenkinson	Code Enforcement Officer Planning Board Chairperson Town Engineer Town Attorney Deputy Town Clerk Councilmember Kideney Architects Tredo Engineers CPI Process Systems CPI Process Systems 559 Seneca Creek Road
Absent	None	

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Code Enforcement Officer Schieber stated the applicant, CPI Process Systems, is proposing a 3,500-sf addition on the east side of the existing building. As part of the process, the Planning Board Chair and Town Engineer review the application.

Mr. Christie stated the addition will be used as a warehouse. CPI Process Systems is a valve distributor and would like space for additional inventory at the location.

Code Enforcement Schieber stated the civil engineering drawings have been submitted including a partial floor plan and conceptual elevations, and noted the proposed building will reflect the existing building. The project does not require any variances or additional parking.

Town Engineer Johnson stated a full storm water review was completed when the initial project was proposed. The issue is confirming storm water drainage from the proposed addition will not adversely affect neighboring properties and CPI Process Systems is still in conformance with the NYS SPEDEDS general permit. Town Engineer Johnson stated the project is in conformance and the Engineering Department has no issues with the project.

Mr. Marino stated the original design of 3.5 acres fell under the SPEDES requirements for water quality and quantity and retention basins were constructed. The proposed addition will require the existing bioretention basin to be relocated and the capacity will be reviewed.

Planning Board Chairperson Bebak stated the proposed project appears to conform with all Town of West Seneca requirements as the building will be a warehouse and not a manufacturing facility. The Planning Board has no objections.

Town Attorney Trapp stated there are no legal issues.

Mr. Jenkinson, 559 Seneca Creek Road, stated he appreciates the notification of the meeting and project. CPI Process Systems has been a model citizen. Mr. Jenkinson stated he would like more drainage but understands his request cannot be addressed by the project. Code Enforcement Officer Schieber explained the easement that exists between the properties will not allow for this to happen.

**WEST SENECA COMMUNITY CENTER**  
**1250 Union Road**  
**West Seneca, NY 14224**

**INDUSTRIAL PARK COMMITTEE**  
**Minutes #2023-01**  
**August 23, 2023**

No other questions or comments were received.

Code Enforcement Officer Schieber stated the Industrial Park Review Committee will make a recommendation to the Town Board to amend the current restricted use permit. CPI Process Systems will appear before the Town Board requesting an amended special use permit for the additional building and neighboring properties will be notified.

**ADJOURNMENT**

Code Enforcement Officer Schieber adjourned the meeting at 10:12 A.M.

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**AMY M. KOBLER, TOWN CLERK**