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TOWN OF WEST SENECA

TOWN SUPERVISOR
SHEILA M. MEEGAN

TOWN COUNCIL
EUGENE P. HART
WILLIAM P. HANLEY JR.

September 4, 2018

Meeting of the Industrial Park Review Committee
PROPOSED PROJECT: Buffalo Truck Center

Members Present: see attached sign in sheet

Meeting start: 10:05 am

Location: Caucus Room 1250 Union Rd

Meeting opened By Jeffrey Schieber. Brief explanation of Industrial Park, the process being taken, and introduction of all people present.

Jeffrey Schieber advises plans submitted meet all Town of West Seneca Code requirements for use of property, setbacks, parking and fire dept access issues.

Bob Rigby advised he is a big supporter of the Industrial Park.

Dave Johnson addressed engineering concerns which included water run off from large scale truck centers, location of fuel station in relationship to storm water retention basin and the potential for spilled fuel to drain directly into retention pond.

Bob Niederpruem commented on the entrance to site and the façade facing the entrance was okay. There was a concern about the façade affronting the Seneca Creek side, which is the North façade. Mr. Niederpruem commented on the storage of trucks on the North side and the noise and fumes from trucks idling.

Architect advised there is a make up air system on interior of building.

Bob Niederpruem asked if there is a plan to buffer noise and capture fumes from trucks along North side of property. Mr Niederpruem asked if the trucks along North side were new trucks for sale or old ones.

Bob Rigby expressed concern for the potential of kids entering site. Mr. Rigby asked if any sort of fencing being proposed. There was no plan for fencing. Jeffrey Schieber commented on one of the only properties in the Park with fencing was the drug distributor for security reasons.

Architect advised she would clarify the truck issues on North side and whether they were new or old trucks.

Bob Niederpruem asked if the building was going to be sprinkled.

Architect advised yes.

John Fenz advised of future timing issues as the project progresses.

Engineer for project advises wetlands have been delineated, areas have been flagged. He believed they have been in contact with Army Corps of Engineers.

John Fenz stated information will be provided or we have another meeting to clear up all questions and concerns.

Engineer for project advises he will be direct contact with Dave Johnson to address engineer comments.

Architect advises there is a small food service area inside building. The trucking company ships food for Palmer Foods. They are providing a small tenant space for them to open up food store. It may be similar to a wholesaler or actual food prep and service. Bob Niederpruem asked about Dept of Health approvals in the future.

Engineer for project asked if Dave Johnson was the Town of West Seneca MS4 Officer, yes he is.

Architect will check into trucks along North side and number of jobs created from this project.

Bob Rigby remarked on how this project brings attention to the Town of West Seneca and its industrial Park. Specifically, how these projects add to the tax base of the Town. Mr. Rigby asked if there were incentives offered by ECIDA, which is undetermined.

Jeffrey Schieber summarized meeting with the following notes:

- 1- Architect to coordinate Army Corp letter
- 2- Engineer to work with Dave Johnson to sort of engineering issues
- 3- Industrial Park Committee to hold another meeting once all items are sorted out
- 4- John Fenz can then proceed with scheduling Town Board approval on required Restricted Use Permit.

Meeting adjourned at 11:15 am.

