



CODE ENFORCEMENT OFFICE
"BUILDING SAFETY IS NO ACCIDENT"

TOWN OF WEST SENECA

TOWN SUPERVISOR
SHEILA M. MEEGAN

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

April 29, 2019

Meeting of the Industrial Park Review Committee
PROPOSED PROJECT: CPI Process

Members Present: see attached sign in sheet

Meeting start: 04:04 pm

Location: Caucus Room 1300 Union Rd

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

Leanne Stepian provided brief overview of project;

- This business is currently being operated out of a building 2 doors down from proposed site.
- This is a family owned business
- They have 12-14 employees
- They assemble technical pumps and valves
- They require more space for operations
- They currently use 2 buildings now and are looking to consolidated into 1
- They operate Monday thru Friday from 9am to 5 pm
- No deliveries are made outside of normal business hours
- Owner is building a building that takes energy efficiency into account.

Jeffrey Schieber asked Town representatives to speak about project

Dave Johnson advised he has reviewed plans. They have performed the Phase 1 study and Wetland Documentation. The subsequent documents have been submitted. There were minor adjustments that have to be made to the plan, but they are able to proceed.

Jeffrey Schieber spoke briefly about the SEQRA process relative to the Industrial Park. A NEG DEC would be provided by Town Board

Andrew Marino advised they have followed the requirements for a typical SEQRA review including EAF forms and documents.

Andrew Marino spoke about storm water requirements and berm at rear. Mr Marino stated he was not in favor of berms. This project is attempting to preserve the existing trees on site.

Jeffrey Schieber advised of the recent issues brought to light to the Town Board from residents about the berms along Seneca Creek Rd.

Andrew Marino spoke about the design concerns of the berm.

Bob Niederpreum spoke about the project. He advised the berm would be required to limit the potential affect on neighbors. He addressed the concerns from the Fire Dept about fire dept access. The Fire Chief is requesting access to the West side. Email provided by Fire Chief.

Andrew Marino had questioned the Fire Code requirements. He advised the building was fully sprinkled. There are 2 driveways for access. He advised of "paver road" similar to SPCA project. If driveway extend on West Side, they would not meet the turnaround requirements for a fire truck then. It need a turnaround after 150'. Owner wants to preserve as much as green area as possible.

Jeffrey Schieber commented on Fire Codes.

Andrew Marino provided a sketch for some alternative access options in rear. He questioned why they need to get to patio door. They would have to revamp entire site to make this work.

Bob N stated there were numerous exits throughout building and the building was sprinkled.

Leanne Stepian outlined the exit doors of building.

Andrew Marino spoke about the sidewalks that lead occupants to the parking lot.

Jeffrey Schieber asked if there was a way to get to West corner of building.

Andrew Marino stated there may be a way to add access to rear, but dumpster would have to be flipped around and adjust loading dock.

Bon N advised this site plan did meet the Fire Code.

Jeffrey Schieber advised there was a few ways to address access.

Andrew Marino advised the drainage and utilities run down the West side.

Bob N advised he was okay with site plan submitted. It was code complaint and building is sprinkled.

Andrew Marino advised there was a hydrant across the street.

Jeffrey Schieber advised the Fire Dept connection would be reviewed at a latter date.

Leann Stepian spoke about the exterior look of building. She advised it would have metal panels on buildings, high level windows. The orientation of building is South to capture sunlight for solar panels. There is an office area which has lower walls and glazing with wood panel exterior.

Jeffrey Schieber asked to speak about landscaping.

Leann Stepian outlined landscaping proposed, which included an attempt to preserve as many trees as possible. Trees along street provided. Rear patio has been designed to enhance employee breaks.

Bon N added the landscaping should be deer resistant

Andrew Marino is aware of the deer population in the area. He is recommending the berm be installed and trees be plated at base, as they typically do not grow well on top of berms. They are going to limit the removal of existing trees. The owner is attempting to allow site to grow back to a natural state. The berm would be approx 3 ½ to 4 feet in height.

Jeffrey Schieber asked to discuss lighting on site

Leann Stepian advised each door will have a wall pack above it, which is a code requirement. The pole lights in rear lot have been removed from scope.

Neighbor asked about truck deliveries and time frames.

Leann Stepian advised no deliveries outside of normal business hours.

Neighbor asked about storm water runoff

Andrew Marino discussed briefly the storm water design. A copy of storm water design was given to neighbor.

Jeffrey Schieber asked for letter from owner which outlines delivery times.

Jeffrey Schieber recapped meeting. Advised of the required Restricted Use Permit voted on by Town Board. The Town Clerk and Town Attorney will coordinate date and time for meeting. A letter would be provide to Town Board from the Industrial Park Review Committee.

Meeting adjourned at 04:45 pm.