



TOWN OF WEST SENECA

TOWN SUPERVISOR
SHEILA M. MEEGAN

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

CODE ENFORCEMENT OFFICE
"BUILDING SAFETY IS NO ACCIDENT"

November 7, 2019

Meeting of the Industrial Park Review Committee
PROPOSED PROJECT: Raine Logistics

Members Present: see attached sign in sheet

Meeting start: 9:30 am

Location: Small Conference Room - 1300 Union Rd

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

Jeffrey Schieber provided an overview of the project submitted. We are in receipt of a letter from owner which outlines his business, employees, hours of operation, etc. The owner advises that he hauls "dry goods" in the letter provided. There are 11- 15 employees that will operate out of this facility. The business hours are standard Monday through Friday.

Jeffrey Schieber recapped the plans and documents which include Town application, full set of civil engineered plans, building elevations, Environmental Assessment Form, Wetland delineation, SWPPP documents, Engineering report and business letter from owner. The site plans submitted meet Town of West Seneca Code requirements for use of property, setbacks, parking.

The site plan shows a fence with barb wire. Applicant was advised that a variance would be required in order to have this. A fence without barbed wire would be acceptable and would not require anything additional.

As part of this review process, this was sent to Union Fire Department for review and comment. The only request made would be the installation of a Knox Box at the front entry gate which would allow Fire Dept to gain access to site. In addition, the keys for building must be inside Knox Box for building access.

We requested to see colors of building and materials. Applicant Engineer has them, just not present at this meeting. Materials were indicated on building elevations. The Planning Board Chairman was okay with allowing colors to be submitted next week to review and comment.

Applicant was advised a tree removal permit would be required. A brief discussion was had regarding the removal of trees. Applicant's Engineer advised that trees on the South side of lot were going to be left as is.

It was stated that future signs must comply with all Town Code requirements.

It was stated that an oil interceptor may be required. We would not know these answers until building plans have been submitted.

The Board asked about site lighting. It was indicated by applicant's Engineer that there are no parking lot lights. The only lighting would be building mounted and will not affect adjacent properties.

A discussion was had about the typical "Industrial Park Berm." This property is not adjacent to any residential lots. To the North and South of this site, is still Industrial property. To the East, is a property which is somewhat a commercial use, which is the pet cemetery. This project will have no affect on their operations. It was determined by the Board, that a berm would not be required for this project.

A discussion was had about the Wetlands on site. A full report was provided by Wilson Environmental Technology. There is a very small portion of wetland area located on the South side of site. The pans submitted indicate no disturbance of soil in this area. Because the submitted plans avoid the wetlands on site, there would be no involvement by the Army Corp of Engineers. This was also the conclusion of the Wilson Environmental.

Applicant's Engineer also stated they made application to SHPO to seek clearance on soil disturbance. NYS Parks has cleared site for any significant findings.

Further questions were asked about the kinds of things being shipped. It was stated by applicant's Attorney that there are no transport of chemicals or transport of hazardous materials by his client. They will be hauling dry goods. This may include things like paper, cardboard or goods that have already been manufactured.

Dave Johnson, Town Engineer, advised that the Town of West Seneca recently re did North America Dr and the road was designed to handle extremely heavy trucks driving down North America Dr. The weight of this business will comply with all Local weight requirements, as well as NYSDOT requirements.

Dave Johnson addressed engineering. There were 3 minor adjustments that have to be made to civil plans. This briefly includes adjusting a drain inlet height and adjusting a spillway. Applicant's Engineer agrees with these adjustments and will revise plans and resubmit these minor items for approval.

Town Engineer advised this project is located in Erie County Sewer District #1 and the domestic water comes from Erie County Water. Applicant has to seek approvals from each of those agencies to make connections.

A recap of the project was had, discussing the overall Industrial Park and that this is the type of business that currently exists there. There was an additional trucking company that was recently approved which is much larger in size as compared to this operation. Applicants were advised of future proceedings.

Jeffrey Schieber summarized meeting with the following notes:

- 1- The Industrial Park Review Board will produce a letter of recommendation supporting this project.
- 2- This letter will be provided to Town Board and Town Attorney.
- 3- The Town Attorney will schedule future proceedings to finalize approvals.

Meeting adjourned at 10:25 am.

November 7th, 2019

INDUSTRIAL PARK REVIEW MEETING
RE: RAINE LOGISTICS - 2390 N. AMERICA DR.

SIGN IN SHEET

JEFFREY SCHERER

Tina Hawthorne

Mike Metzger, Metzger Civil Engineering, PLLC

Gene Johnson - Engineering

Dale Long

Bob Neidhauser (By phone)