

NOTICE OF PUBLIC MEETING OF THE INDUSTRIAL PARK REVIEW COMMITTEE

Notice to the Residents of the Town of West Seneca

The Industrial Park Review Committee will meet on July 2, 2024, at 9:30 AM in the Town Caucus Room located at Town Hall, 1250 Union Road regarding potential development located within the Town of West Seneca Industrial Park. This meeting is open to the public.

Kate Newton
Town Clerk

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE June 10, 2024

FILE# 2024-002

PROJECT NAME Upstate Niagara Cooperative Cultured Facility Expansion

PROJECT LOCATION (Include address and distance to nearest intersection)

3300 N. America Drive, West Seneca NY 14224

APPLICANT Kenneth W. Yartz, COO/Upstate Niagara Cooperative, Inc PH/FAX 608-790-7437

ADDRESS P.O.Box 268, 368 Pleasant View Drive, Lancaster, NY 14086

PROPERTY OWNER Same as Applicant

PH/FAX _____

ADDRESS _____

ENGINEER/ ARCHITECT Excel Engineering, Inc.

PH/FAX _____

ADDRESS 100 Camelot Drive, Fond du Lac WI 54935

SBL# 135.10-3-2 (3300 N. America Dr.) & 135.10-2-1.1 (vacant property west of 3300 N. America Dr.)

PROJECT DESCRIPTION (Include all uses and any required construction)

Culture Facility expansion to include production and warehouse area, truck/trailer staging, employee parking, stormwater management facilities. Parcels to be combined via plat.

SIZE OF LOT (acres) 35.21 acres total ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

N. America Drive; approx. 585' of frontage

EXISTING ZONING M-2 PROPOSED ZONING No change in zoning proposed

EXISTING USE(S) ON PROPERTY Dairy Culture facility

PROPOSED USE(S) ON PROPERTY Expansion of existing Dairy Culture facility

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET

West=M-2, truck terminal, north=M-1, truck terminal & vacant parcel; east=M-1, trucking/distribution

northeast=M-1, Buffalo Regional Digester; south=R-65 (south of Aurora Expressway/NYS 400)

PUBLIC SEWER YES X NO _____

PUBLIC WATER YES X NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Variance(s) TBD pending Town review.

DEC, USACE, Erie Co. Sewer District #1, Erie Co. Water Authority

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HEREIN

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 6/13/24 BY JRS

PLANNING BOARD MEETING DATE TBD

TOWN BOARD MEETING DATE TBD

TOWN BOARD RESOLUTION DATE TBD

NON-REFUNDABLE PUBLIC PERMITS (DEC, USACE, Erie Co. Sewer District #1, Erie Co. Water Authority)