

# TOWN OF WEST SENECA

## APPLICATION FOR SITE PLAN REVIEW APPROVAL

### TO BE COMPLETED BY APPLICANT

DATE 08/01/2019

FILE # SPR2019-05

PROJECT NAME Rosina Protein Expansion Plant

PROJECT LOCATION (Include address and distance to nearest intersection)  
3100 Clinton Street, West Seneca, NY 14224

APPLICANT Rosina Food Products Inc.

PH/FAX 888.767.4621

ADDRESS 170 French Road, Buffalo, NY 14227

PROPERTY OWNER Two Brothers Realty LLC

PH/FAX \_\_\_\_\_

ADDRESS \_\_\_\_\_

ENGINEER/ ARCHITECT Stellar

PH/ FAX 904.260.2900

ADDRESS 2900 Hartley Road, Jacksonville, FL 32257

SBL # 124.15 - 2 - 10

PROJECT DESCRIPTION (Include all uses and any required construction)

Construction of new industrial building

SIZE OF LOT (acres) 37.09

ACREAGE TO BE REZONED NA

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

(37' High)

Clinton Street 838.63', Empire Drive 50'

EXISTING ZONING M1

PROPOSED ZONING M1

EXISTING USE(S) ON PROPERTY Vacant

PROPOSED USE(S) ON PROPERTY Manufacturing

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

R-50 Residential (Eden Heights Assisted Living) West

(Vacant) - C-1 Commercial (No. of assisted living)

PUBLIC SEWER YES  NO

PUBLIC WATER YES  NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

None

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

### TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 08/26/2019 BY [Signature]

PLANNING BOARD MEETING DATE 09/12/2019

TOWN BOARD MEETING DATE \_\_\_\_\_

TOWN BOARD RESOLUTION DATE \_\_\_\_\_



July 31, 2019

Jeffrey Schieber  
Code Enforcement Officer  
Town of West Seneca  
1250 Union Rd, West Seneca, NY 14224  
(716) 674-5600

**RE: LETTER OF INTENT SUBMITTAL**  
West Seneca, New York  
Project #73006485

Dear Mr. Schieber:

This is to inform you of Rosina Food Products, Inc. intent to construct a new food manufacturing facility at 3100 Clinton Street in West Seneca, New York.

This facility will consist of the following:

A new manufacturing building 106,624 sq. feet. Frozen food will be manufactured at this new facility. This facility will be constructed on a 46.62 acre site and will disturb 12.64 acres. This plant will employ a maximum of 65 employees per shift and will operate 3 shifts a day typically 5 days per week but can and will operate 7 days a week when required. The site will connect with a new driveway to Clinton Street. Automobile parking will be provided with 150 spaces and 8 truck docks will be constructed on the west side of the building to serve 12 trucks per day. Pavement will completely surround the building to allow fire and emergency access to all sides of the building. A waste water treatment building 1984 sq. feet and a guard house 100 sq feet will be constructed on site as accessory buildings. The site is zoned M-1. The building will be one story with 37' height.

The building will be served by all public utilities. A 10" water line will connect with Erie County Water to provide fire protection and domestic water. The building will be fully protected by an automatic fire protection sprinkler system. A new gas line will be installed to provide natural gas to meet the energy needs of the plant. Electricity will be provided by NYSEG. A new 10" sanitary sewer will be constructed to connect to the Erie County Sewer located at the north end of the site. The anticipated water use will be 120,000 gallons per day with a maximum flow rate of 750 gallons per minute.

The site will collect all storm water from the improved areas and detain this water in a new storm pond to be located in the southwest corner of the site. The pond will be large enough to hold a 100-year storm without overtopping its banks. The pond will discharge onsite to an existing storm pipe which will conduct the stormwater across Clinton Street to Buffalo Creek. The post developed flow rates will not exceed the predeveloped discharges from this site. Less than 1 acre of wetlands will be impacted on this site as permitted by the US Army Corps of Engineers and NYDEC. The site has been reviewed by SHIPPO for archaeological concerns. The site will be landscaped to meet the Town requirements while



most of the site will remain undisturbed. The exterior paved areas will be lighted per West Seneca requirements.

A future building expansion of 31,870 sq feet is planned to be added to the west side of this proposed plant to provide additional production capacity to the facility with a minimal amount of additional site work when expansion is required in a few years.

If you have any questions or require any additional information please contact me.

Sincerely yours,

STELLAR  
**Freida Speicher**, AIA  
Design Project Manager

**Stellar**  
2900 Hartley Rd., Jacksonville, FL 32257  
Office: (904) 899-9360  
Mobile: (904) 248-0539  
[fspeicher@stellar.net](mailto:fspeicher@stellar.net)  
[www.stellar.net](http://www.stellar.net)



### Engineer's Report 3100 Clinton Street West Seneca, New York:

Rosina Food Products, Inc. intends to construct a new food manufacturing facility at 3100 Clinton Street in West Seneca, New York. See attached location map. This will consist of a new manufacturing building 106,624 sq. feet. Frozen food will be manufactured at this new facility. This facility will be constructed on a 46.62 acre site and will disturb 12.64 acres. This plant will employ a maximum of 65 employees per shift and will operate 3 shifts a day typically 5 days per week but can and will operate 7 days a week when required. The site will connect with a new driveway to Clinton Street. Automobile parking will be provided with 150 spaces and 8 truck docks will be constructed on the west side of the building to serve 40 trucks per day. Pavement will completely surround the building to allow fire equipment and emergency access to all sides of the building. A waste water treatment building 1984 sq. feet and a guard house 100 sq feet will be constructed on site as accessory buildings. The site is zoned M-1. The adjacent surrounding properties are also zoned M-1 except the Eden Heights Assisted Living located to the west is zoned R-60. The Rosina building will be one story with 37' height.

The building will be served by all public utilities. A 10" water line will connect with Erie County Water to provide fire protection and domestic water. The building will be fully protected by an automatic fire protection sprinkler system. A new gas line will be installed to provide natural gas to meet the energy needs of the plant. Electricity will be provided by NYSEG. A new 10" sanitary sewer will be constructed to connect to the Erie County Sewer located at the north end of the site. The anticipated water use will be 120,000 gallons per day with a maximum flow rate of 750 gallons per minute.

The site will collect all storm water from the improved areas and detain this water in a new wet storm pond to be located in the southwest corner of the site. The pond will be large enough to hold a 100-year storm without overtopping its banks. The pond will discharge onsite to an existing storm pipe which will conduct the stormwater across Clinton Street to Buffalo Creek. The post developed flow rates will not exceed the predeveloped discharges from this site. Less than 1 acre of wetlands will be impacted on this site as permitted by the US Army Corps of Engineers and NYDEC. The site has been reviewed and by SHIPPO for archaeological concerns. The site will be landscaped to meet the Town requirements while most of the site will remain undisturbed. The exterior paved areas will be lighted per West Seneca requirements.

A future building expansion of 31,870 sq feet is planned to be added to the west side of this proposed plant to provide additional production capacity to the facility with a minimal amount of additional site work when expansion is required in a few years.

The water system has good pressure and flow and is expected to provide 750 gallons per minute with 88 psi residual pressure at the street at this flow rate. The fire system is expected to provide up to 2000 gpm with 82.4 psi residual pressure at the street when the fire protection system is operating. According to flow tests provided by Erie County Water the 12" line in Clinton Street has static pressure of 90 psi and residual pressure of 80 psi when flowing at 2326 gpm. This suggests the above residual pressures for the given flows as calculated below:



Domestic Water 8" diameter line flowing at 750 gpm:

$$(\text{static} - \text{residual})^{.54} / (\text{static} - \text{test})^{.54} (\text{flow gpm}) = (90 \text{ psi} - X \text{ psi})^{.54} / (90 \text{ psi} - 80 \text{ psi})^{.54} (2326 \text{ gpm}) = 750 \text{ gpm}$$

$$X = 88.76 \text{ psi}$$

Pressure drop from street to building:

$$H_f = 10.44 (L_e) (\text{flow gpm})^{1.85} / (130)^{1.85} (\text{dia inch})^{4.8655} = 10.44 (1050') (750)^{1.85} / (130)^{1.85} (8)^{4.8655} = 11.32 \text{ ft} = 4.9 \text{ psi}$$

Pressure drop through reduced pressure RPZ backflow preventer and water meter at 750 gpm = 15 psi

$$\text{Pressure at building} = 88.76 \text{ psi} - 4.9 \text{ psi} - 15 \text{ psi} = 68.86 \text{ psi}$$

Fire Protection Water 10" diameter line flowing at 2000 gpm:

$$(\text{static} - \text{residual})^{.54} / (\text{static} - \text{test})^{.54} (\text{flow gpm}) = (90 \text{ psi} - X \text{ psi})^{.54} / (90 \text{ psi} - 80 \text{ psi})^{.54} (2326 \text{ gpm}) = 2000 \text{ gpm}$$

$$X = 82.4 \text{ psi at street}$$

Pressure drop from street to building:

$$H_f = 10.44 (L_e) (\text{flow gpm})^{1.85} / (130)^{1.85} (\text{dia inch})^{4.8655} = 10.44 (693') (2000)^{1.85} / (130)^{1.85} (10)^{4.8655} = 45.87 \text{ ft} = 19.87 \text{ psi}$$

Pressure drop through reduced pressure backflow preventer and water meter at 2000 gpm = 15 psi

$$\text{Pressure at building} = 82.4 \text{ psi} - 19.87 \text{ psi} - 15 \text{ psi} = 47.53 \text{ psi at fire pump}$$

The waste water system will consist of Process Waste water which will be pretreated and Sanitary Waste water which will be released to the Erie County Sewer without treatment. The Process Waste water will have contact with product and used in cleaning the plant. Sanitary Waste water will be water that has had contact with humans at sinks and toilets. The Process Waste flow will be equalized through the pretreatment system and will have a peak flow of 250 gpm. The Sanitary Waste will average 4000 gallons per day but will have brief peaks of 40 gpm during breaks and lunchtime. All of the waste will be released to a 10" gravity sewer that will have capacity of 524 gpm and will have adequate capacity for future waste water flow when the facility expands.

The site has wetlands that will mostly remain undisturbed. Less than one acre of wetlands will be disturbed by this development. All of the soils are poorly drained type "D" silty, clay soils typical in this area. The water table is more than 10' below the surface and it is anticipated that ground water will not be encountered during construction. There are no areas in 100 year Federal floodplain on this site. Much of the undisturbed area on the site is covered with a mature forest of trees which will remain to shield the facility from neighboring properties.

The stormwater detention pond will have enough volume to contain the 100 year 24 hour storm (4.9 inches) without overtopping the banks of the pond, there will be more than 1' of freeboard during that storm. The stormwater released from this site will flow at a rate which will not exceed the predeveloped discharge rate for this site. The 25 year storm will have a lower discharge rate than the site currently discharges in a 10 year storm per the regulations of the Town of West Seneca. The detention pond will have a normal water elevation of 608.75' and will stage up to 611.59' during the 100 year storm while the top of bank will be at 613.00'.