

TOWN OF WEST SENECA



CODE ENFORCEMENT OFFICE
"BUILDING SAFETY IS NO ACCIDENT"

TOWN SUPERVISOR
GARY A. DICKSON

TOWN COUNCIL
WILLIAM BAUER
JOSEPH J. CANTAFIO
WILLIAM P. HANLEY JR.
JEFF PIEKAREC

November 18, 2020

ATTN: Honorable Town Board Members

FROM: Code Enforcement Office

RE: 295 Main St- Rezone Request

Dear Honorable Board,

The above noted address is making application to rezone parcel from R-65 to C-1, commercial. Currently this property is, and has been, a commercial property. In an attempt to correct the zoning issues for current owner and future owners, the request for C-1 commercial zoning has been made. Pursuant to Town Code, the Town Board is to refer this to the Planning Board so a formal presentation can be made where notification to surrounding properties will take place. Ultimately, this will at some point return to the Town Board for a vote on change in zoning. Please see enclosed documents submitted by applicant.

Regards
Jeffrey Schieber
Code Enforcement Office

A handwritten signature in black ink, appearing to be "Jeffrey Schieber", is written over the typed name and title.

Law Office of
Ralph C. Lorigo
101 SLADE AVENUE
WEST SENECA, NEW YORK 14224
(716) 824-7200

RALPH C. LORIGO
ROBERT R. VARIO
ROBERT BATTISTA

Facsimile No. (716) 824-8728
(not for service of process)

MARY BETH AQUILINE
FRANK J. JACOBSON
JOSEPH C. LORIGO
JON F. MINEAR*

*Also Admitted in FL

November 18, 2020

Attn: Jeffrey Schrieber
Town of West Seneca
Building Department
1250 Union Road
West Seneca NY 14224

RE: 295 Main Street, West Seneca - Change of Zoning

Dear Jeff:

As I mentioned to you, I have met with both Robert Wischerath, Jr., an owner of the property at 295 Main Street, West Seneca, and Joseph Lowry, the purchaser of that property.

The purchaser intends to use the property for a second location of his company, Encorus Group, an engineering company. Encorus Group will employ approximately 35 employees at the location at 295 Main Street.

The building is approximately 14,000 square feet. Currently, it is used approximately 4,000 for office and approximately 10,000 for warehouse. The new owner will essentially use the property in reverse. They will use approximately 10,000 square feet for office and approximately 4,000 square feet for processing/warehouse. The "processing" generally involves testing material such as concrete.

While we believe the property can continue in its non-conforming use status with this new buyer, we are looking to bring the property into code compliance.

As a result, I am asking that you forward this letter to the Town Board with our request that it be referred to the Planning Board for a change of zoning from the R65A to C-1.

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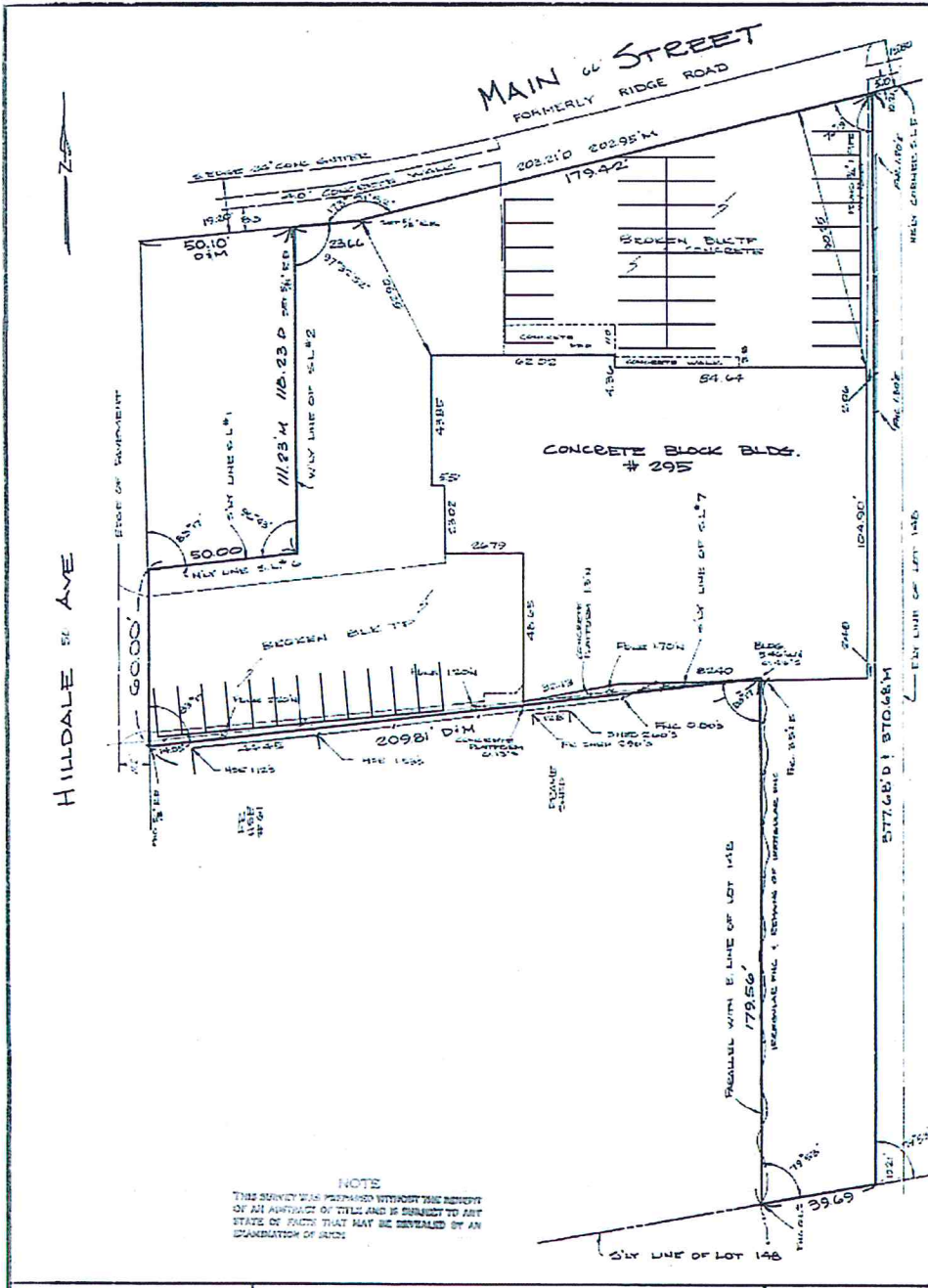
I am enclosing some information from the website of Encorus Group which shows their broad engineering ability. As a result, this will essentially be engineering office space utilized during normal business hours. I am enclosing a copy of the existing survey which will be updated and presented to the Planning Board. Essentially, the exterior of the building will remain the same and there is sufficient parking for the employees that will utilize the facility. The only potential change will be interior modification to office space.

I am also enclosing an Application for Rezoning together with a Short Form Environmental.

Very truly yours,


RALPH C. LORIGO

RCL:maw
Enc.



NOTE
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
 OF AN APPROVAL OF THIS LAND IS SUBJECT TO ANY
 STATE OF FACTS THAT MAY BE REVEALED BY AN
 EXAMINATION OF RECORDS

MILLARD & MACKAY
 LAND SURVEYORS
 BUFFALO, NEW YORK
 631-5140

DATE 3.3.88
 SCALE 1" = 30'

SUBLOTS 2, 3, 4, 6, 7 : PART OF S.L. 5
 SURVEY OF:
 BUFFALO CREEK CONSERVATION
 PART OF LOT 297 T. 10 R. 7 COUNTY OF ERIE N. Y.
 STREET ADDRESS: 295 MAIN ST TWY OF WEST SENYKA

THE MAP VOID UNLESS
 ENDORSED
 WITH NEW YORK STATE LICENSED LAND
 SURVEYORS SEAL. VIOLATION OF ANY ITEM
 ON THIS MAP IS A VIOLATION OF THE
 LAW EXCEPT AS PROVIDED IN SECTION
 7208, PART 2, OF THE NEW YORK
 STATE EASEMENT LAW
 No. 14307-2-1.11

HISTORY & LEADERSHIP

[home](#) / [about](#) / [history & leadership](#)

Better Solutions to the Toughest Problems

Today, Encorus Group stands as a complete and capable multi-disciplinary team of experienced professionals.

Our firm is proud of its ability to “punch above our weight” and successfully compete with much larger companies on a diverse **portfolio** of projects across the country. We recognize that our role as a consulting engineering firm is to help our clients achieve their goals, and we approach every project as an opportunity to provide “Better Solutions to the Toughest Problems”. View the slider below to see how we got here.

In 2001, Dana Pezzimenti, P.E. joined the company as Vice President. Dana brought a mechanical engineering arm to the firm, as well as important industrial clients. Together, Bob and Dana also leveraged their expertise and experience with Department of Energy legacy nuclear waste and environmental remediation projects and began providing engineering services to support operations at the West Valley Demonstration Project (WVDP) in West Valley, NY.



Our Encorus Leadership Team



Joseph Lowry III, P.E.
President

[VIEW BIO](#) ↗



Dana Pezzimenti, P.E.
Vice President

[VIEW BIO](#) ↗



Brian Tomczyk
Director of Corporate Operations

[VIEW BIO](#) 





Kevin Opp
Director of Marketing and Business
Development

[VIEW BIO](#) ↻



Thomas Gilmartin, P.E.
Director of Engineering Design

[VIEW BIO](#) ↻



Keith Taylor
Director of Inspection Services

[VIEW BIO](#) ↻



James Handzlik
Director of Testing Services

[VIEW BIO](#) ↻



Encorus Group is always looking for employees who can help us provide excellent service to our clients.

[VIEW OUR OPEN POSITIONS](#)

Encorus Group is a professional engineering firm specializing in design, testing, environmental, and inspection services.

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LOCATIONS

Springville, NY

23 Mechanic Street,
Springville, NY 14141

Buffalo, NY

2745 Broadway Street,
Buffalo, NY 14227

CONTACT

P: 716.592.3980

E: sales@encorus.com



ENCORUS ON THE ROAD

January, 2021

22nd Annual International Aboveground Storage Tank Conference and Tradeshow

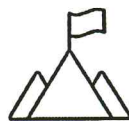
Rosen Shingle Creek Hotel
Orlando, FL
Booth TBD

Service-Disabled Veteran-Owned Small Business

Encorus Group is verified as a Service-Disabled Veteran-Owned Small Business (SDVOSB) at both the federal and New York State levels.

The purpose of the SDVOSB Procurement Program is to provide procuring agencies with the authority to set acquisitions aside for exclusive competition among SDVOSB concerns. In 2015, Governor Cuomo authorized state agencies to utilize SDVOSBs for discretionary purchases up to \$200,000, similar to the Minority and Women Owned Business programs already in place for many years. In fact, many of the contracting and procurement policies applying to small disadvantaged businesses have recently been expanded to include SDVOSBs. This allows SDVOSBs the opportunity to play a greater role in the state's economy by increasing their participation in contracting opportunities.

As of April 1, 2016, all NYS agencies and authorities are required to reach the 6% SDVOSB usage goal. Encorus Group has a wealth of experience working with federal and state agencies, as well as higher education institutions.



We're happy to discuss how partnering with Encorus can help your project succeed.

CONTACT TOM



We perform Quality Control and Quality Assurance at the Nuclear level.

Encorus Group performs work to its established ASME NQA-1 Quality Assurance Program. Our program was established in 2005 and has continually evolved to better meet the intent of our work, the needs of our clients, and generally to improve its effectiveness. The current Encorus Group Quality Assurance Program is organized to address requirements of NQA-1 2008, including NQA-1 2009 addendum, as applicable to our work.

[LEARN MORE](#)

TESTING SERVICES

home / services / testing services

Civil Materials Testing Team

At Encorus Group, we have the extensive experience necessary to meet your materials testing needs.

With diverse clients and a range of industry certifications, our team has a breadth of knowledge you can trust. Our Civil Materials Testing Team brings more than 50 years of combined experience to your project. We have worked with developers, contractors, banks and lending institutions, attorneys, and commercial and private property owners as well as municipal, state, and **federal agencies**. Laboratory and field testing is provided for materials such as concrete, asphalt, soils, structural steel, wood, and masonry. We also offer certified weld inspection.

The Encorus Testing Team carries many certifications, including ACI, NICET, and AWS.

Encorus Group's fully-equipped testing lab is accredited and inspected by CCRL,

AMRL, and the U.S. Army Corps of Engineers. We are also proud to be designated as a Service-Disabled Veteran-Owned Small Business at both the federal and New York State levels.

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Department Contact:

James Handzlik
Director of Testing Services

☎ 716.592.3980 ext 148

✉ jhandzlik@encorus.com

Civil Material Testing Services

Civil materials testing is used to ensure the integrity of infrastructure materials and the safety of the road, building, or area being constructed.

DESIGN SERVICES

home / services / design services

Comprehensive Engineering Design

Good ideas become successful projects through smart, innovative design.

With a complete Engineering Design team at the ready, Encorus Group is truly a full-service engineering firm. Four integrated service divisions and over 60 dedicated staffers give us the in-house capabilities to realize our clients' visions, from blueprint to groundbreaking to grand opening.

Encorus Group's Engineering Design Team is comprised of over 20 talented, full-time professionals, including ten licensed Professional Engineers and a Registered Architect. Our team provides design services in a wide array of disciplines, including mechanical, electrical, civil, environmental, fire protection, and structural engineering, as well as architecture.

A higher ratio of licensed Professional Engineers (56 percent) on our staff means that there are more knowledgeable, experienced personnel available on every project. More P.E.s means more minds dedicated to finding better solutions to your toughest problems at Encorus Group.

READ LESS



Department Contact:

Thomas R. Gilmartin, P.E., PMP, LEED AP
Director of Design Services

☎ 716.592.3980 ext 124

✉ tgilmartin@encorus.com

Engineering Design Services

We leverage our years of experience and expertise across several markets to provide innovative, informed solutions to our clients' toughest problems.

MECHANICAL ENGINEERING

ELECTRICAL ENGINEERING

FIRE PROTECTION ENGINEERING

CIVIL/SITE ENGINEERING

STRUCTURAL ENGINEERING

FORENSIC ENGINEERING

ARCHITECTURE

ENVIRONMENTAL SERVICES

home / services / environmental services

Our Environmental Engineering Services

No project is an island. Everything we design is interconnected with the natural environment. Encorus Group can support all phases of the environmental management process.

Our Environmental Engineering division keeps projects in full compliance with environmental regulations at every stage. We also ensure that the proper environmental management measures are in place to protect the project, its users, and the environment from potential hazards.

Our diverse staff of environmental professionals, geologists, and technicians provides comprehensive, proactive engineering and consulting services. We strive to help our clients understand the magnitude of potential contamination or hazardous conditions prior to any land development or commercial transactions. Our staff's regulatory

knowledge and years of project experience take the guesswork out of the permitting and approval processes for our clients.

Follow the links on this page for more information about our SDVOSB engineering firm and the full slate of services we offer, including testing and inspection.

READ LESS



Department Contact:

Bryan C. Hann, PG

Environmental Services Manager

☎ 716.592.3980 ext 149

✉ bhann@encorus.com

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Environmental Services

We leverage our years of experience and expertise across several markets to provide innovative, informed solutions to our clients' toughest problems.

INSPECTION SERVICES

home / services / inspection services

Certified Staff for Any Inspection

Whether the reason for your inspection is to meet regulatory requirements, perform risk mitigation for an insurance carrier, or to establish and maintain a high-quality mechanical integrity asset management program, our team can provide highly experienced and certified inspectors to meet your needs.

Our Mechanical Integrity group has assisted **clients** like Praxair, Repsol Oil & Gas USA, United Refining, Lonza, Sonneborn, NOCO Energy Corp., and VanDeMark Chemical.

Encorus Group's Mechanical Integrity team is comprised of full-time engineers and inspectors with decades of extensive experience in field inspection, data evaluation, fitness for service evaluations, and reporting. Our team has experience in a variety of industries, such as energy, **oil and gas**, chemical, petrochemical, **industrial manufacturing**, and food processing. Encorus's certified inspectors can provide

maintaining, and repair processing. Encor also certifies inspectors to perform above-ground tank inspections, failure analysis, OSHA compliance, and other services vital to keeping your facility up to par and operating safely.

In addition, our team is NBIC certified to provide in-service inspections for boilers and pressure vessels.

READ LESS



Department Contact:

Keith Taylor
Director of Mechanical Integrity

☎ 716.592.3980 ext 143

✉ ktaylor@encorus.com



Our Inspection Services

With decades of experience in multiple industries, Encorus Group offers a unique range of mechanical integrity inspection capabilities. We provide comprehensive project support, from program development, to field inspections/implementation through fitness for service calculations and repair procedures. We help our clients meet local, state, and federal regulatory requirements so that they can remain focused on their core business.

Our inspection services include the following:

- **API 510/570/653 Inspections**
- **Steel Tank Institute SP001 Inspections**
- **Pennsylvania DEP Tank Inspections**
- **NACE Coatings Inspections/Specifications**
- **Certified Welding Inspector-CWI**
- **Repair Procedure Development**
- **API Risk Based Inspection Programs**
- **Fitness for Service/Failure Analysis**

- **Vendor Surveillance**
- **NYS DEC Chemical Bulk Storage Inspections**
- **NYS DEC Petroleum Bulk Storage**
- **EPA Spill Prevention Control/Countermeasure Plans**
- **Fabrication QA/QC-Vessels, Piping, Tanks, FRP**
- **P+ID Field Walk downs and Verification**
- **Pressure Relief and Vent System Design Basis**
- **Inspection Management Services**
- **Program Development/Turnaround Planning**

Whatever your inspection needs, the Mechanical Integrity Inspection team at Encorus Group can offer better solutions to the toughest problems. Find out how partnering with Encorus can work for you. Request a quote, or contact Keith Taylor, our Director of Mechanical Integrity, at 716.592.3980, ext. 143 or ktaylor@encorus.com.

We have the certifications.

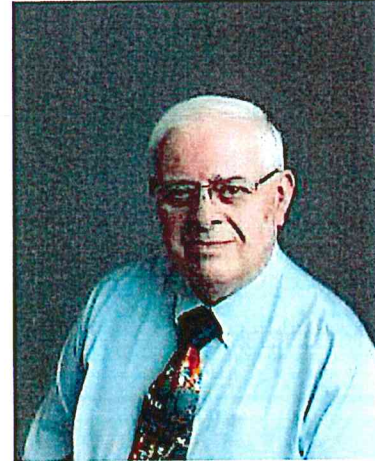
Encorus Group is a professional engineering firm specializing in design, testing, environmental, and inspection services.

Smart fire detection systems are key in protecting municipal assets

Written by John Allan 5th August 2019

Recently near my home in Western New York, a fire in the local county vehicle barn resulted in the total loss of the building, six snowplows and other heavy equipment. Not only was the \$2 million loss hard for a small community to bear, it meant less capacity for clearing snow, relocation of 15 employees, and implied serious service issues in this famously snowy part of the country.

The building had no automatic fire detection or suppression system. A functioning fire detection system could have been a valuable support for managing the risks to these municipal assets and reducing the risk to first responders.



All too often, spending on a fire detection system is not a priority for municipalities – particularly among people who have memories of systems that failed to go off when there was a fire, or systems that return so many false alarms that the impulse is to just disconnect them.

3 key developments in fire detection technology

The good news is that current “smart” or “intelligent” fire detection systems are so much more effective than those of even a few years ago, they’re worth a closer look. Three of those developments are:

Keeping damage small, through early fire detection

One of the keys to limiting fire damage is to detect and deal with fires when they’re small – at what fire safety professionals call the “incipient” stage, before they have had a chance to do much damage or become too big to control. This is particularly important after hours, when there’s nobody around to pull a fire alarm.

Pin-point location speeds firefighters to the scene of the fire

Older detection systems were on a single circuit that might cover the entire building or floor. This meant that it was impossible to tell specifically where the fire might be. Firefighters had to waste precious time searching through the building for the fire. With today's "smart" systems, fire crews can learn exactly where the problem is – so they can get to the fire before it's had a chance to build.

Custom-fitted to the combustible materials in your buildings

Detectors can be chosen and calibrated so that they are particularly sensitive to the combustion by-products likely to be in a specific situation. This helps make your system more responsive to the types of combustibles on your premises, for earlier and more reliable fire detection.

Applying these developments in fire detection helps municipal governments reach their goals in at least three ways:

Managing risks and costs

Having an effective fire detection system can be a key part of risk management for your municipality's assets, in that they not only help prevent damage, but they may also result in lower insurance rates. And remember, while many insurance policies cover the basics of a fire loss, there are many costs that will not be covered without adding specific riders.

Be seen as good stewards of the public trust

Many ratepayers will understand the importance of protecting public assets through whatever means are practical. Fire detection systems are a widely-understood concept, and often can gain public acceptance as a line item in municipal spending.

Protecting people as well as assets

Fire detection systems also protect people – municipal employees as well as members of the general public. Early and reliable fire detection allows for speedy and safe evacuation.

Finding and implementing the right fire detection solution

While there are what we might call "dollar store" fire detection systems, one that will be robust and offer the benefits described above, requires a more careful approach. This includes consulting with an engineering firm with the right level of expertise, whose staff will work with you to find out your situation and needs, and then help you find the right solution for your municipality.

