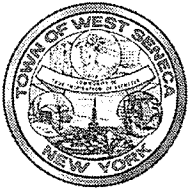


TOWN OF WEST SENECA



JOHN A. GULLO
CODE ENFORCEMENT OFFICER,
CFEI, CHS-IV, CDP-1

TOWN SUPERVISOR
SHEILA M. MEEGAN
TOWN COUNCIL
EUGENE P. HART
WILLIAM P. HANLEY, JR.

TO: Honorable Town Board
FROM: John Gullo
Code Enforcement Officer
DATE: May 28, 2014
RE: Rezoning Request

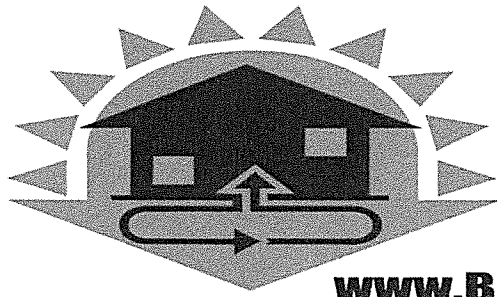
Dear Honorable Town Board Members:

The property owner for the property located at 117 French Road has submitted a request for a rezoning from R-100A to C-2; to allow for a custom shop (heating contractor).

Please review the attached documentation. Please refer to the Planning Board for their recommendation, should you find this favorable.

A handwritten signature in black ink, appearing to read "John Gullo".

JAG:cam
Attach.



BUFFALO GEOTHERMAL HEATING™

www.BuffaloGeothermalHeating.com

Buffalo Geothermal LLC
2125 William Street
Cheektowaga, NY 14206

Mr. John Gullo, Code Enforcement Department
1250 Union Road, Room 210
West Seneca, NY. 14224
(716) 558-3241

April 25, 2014

Re: Re-zoning intent of use of 2 acres of 117 French Road / Clinton Street

Dear Mr. Gullo,

I appreciate you meeting with me earlier this week.

I reviewed the allowed uses for a C1 and C2 zoning,

C11 allowed accessory uses appear to include "...shops for manufacture or processing of articles incidental to the retail business."

C-2 then mentions specifically "custom shops", which are commonly defined as one dealing with made-to-order goods with certain specifications. All our systems are made to order goods and uniquely designed for each individual customer.

Per Town of West Seneca's definition of custom shops in reference to C-2 uses are "...a custom shop includes printing, electricity, **heating**, plumbing or woodworking."

Giving that our systems are those custom made heating systems, I feel that we are

fitting the C-2 description of uses.

In the facility, our workforce assembles each of our flow headers to order. There are no assembly lines or automation of any sort. Our workers assemble the components needed for the job in house, and then install them in the field, much like a custom cabinetry shop often cited as an example of typical C-2 designation.

Our intention would be to rezone part of the property, currently zoned R-100A, to C-2 designation.

Architecturally, the building will be very low profile green building, in keeping with our type of work.

The parking will be modest: we currently employ seven workers and intend to add five more in the next two years, with a maximum of 4 employed at the shop. Traffic impact will be virtually null on this already busy road of roughly 15,000 cars per day. Business hours follow a typical 9:00-5:00 workday. The facility will produce no noise, will have zero carbon emissions, using only electrical energy, and utilizing a modern geothermal system for heating and air conditioning. There will be no smokestacks, steam vents or fume chimneys.

Please find attached a revised proposed site plan, where we have moved the building further back to move the potential reflection pond towards the building in order to not interfere with the sewer easement.

As I mentioned, we would be happy to give the Town of West Seneca the appropriate assurances that our intentions are honest for this facility. May be a conditional zoning approval would be possible (or at least a conditional variance), based on the described use and submitted draft plans.

We would appreciate if this could be placed on the next town board agenda to be referred to the appropriate planning/zoning boards.

Sincerely yours

A handwritten signature in black ink, reading "Jens Ponikau". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Jens Ponikau

