

October 3, 2021

RE: Public Hearing Regarding the Long Road Warehouse Proposed Project

Dear Town Board,

I am writing to request that these considerations be added into the official record of the public hearing regarding the Long Road Warehouse project. I request that the scoping process be as broad as possible, given that the scope of this project and the size of this warehouse is greater than any facility Grand Island has seen.

First, and most importantly, because a tenant has not yet been defined, scoping should include the full range of possible tenant uses within the building, as specified by law. In order to understand the potential impacts of this project, we should assume maximum capacity of workers, truck traffic, activity, and possible uses. We should also assume that the facility will operate for the full range of possible hours of operation. A tenant may require these conditions in order to assume operation of the facility. We should expect that the facility will be used to the maximum extent allowed under the law, and determine the impacts accordingly. To assume anything less would be speculative and potentially underestimating the effects of this facility.

Second, the DEIS document should be broken down with a description of what will be addressed in the final scoping document according to impact categories of (1) existing conditions, (2) potential impacts, and (3) proposed mitigations for each issue cited. A review of other DEIS documents indicates the use this breakdown, and as a result these documents include more information and provide a more thorough account of the impacts and mitigations to be assessed. The Long Road document only provides a heading of impacts with no breakdown, and a summary that conflates very limited details. This is a sloppy and incomplete approach to scoping, and is not sufficient.

Third, with regard to the construction phase of the project, residents should know the full expectation of construction impacts, including

1. Expected date of project completion
2. Construction periods and phasing and discussion of anticipated duration, the start and completion of key milestone tasks such as site clearing, grading, building construction, utilities, and site amenities – and the expected impacts associated with each
3. Environmental protective measures such as stormwater pollution prevention and soil erosion and sediment control during the construction phase
4. Hours and days of the week when construction operations will occur
5. Construction access and staging
6. Areas for material handling and storage

Fourth, there should be an analysis of effects on existing businesses and commercial facilities in the area, taking into consideration the impact of this development in conjunction with other large-scale development in process or already in existence.

Fifth, in terms of mass transit, there should be an assessment of whether the project will affect currently available mass transit -- such as increased bus service.

I ask that the Town Board require that all of these factors and potential impacts be included in the scoping process, and assessed fully. The residents of Grand Island deserve a thorough accounting of all impacts before a decision is made as to whether this project should be approved or denied.

Thank you very much,

Dave Reilly  
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