

City of Dunkirk Planning Board Meeting
Minutes- Wednesday, December 20, 2021 @ 4:00PM

Consent Agenda:

Meeting Date: December 20th, 2021 called to order by Chairman Chris Piede at 4:02 pm in Mayor's Conference Room

Present:

- E.J. Hayes- Secretary of the Planning Board
- Chris Piede- Planning Board Chairman
- Andy Bohn- Planning Board Member
- John Mackowiak- Planning Board Member (Via Zoom)
- Ed Schober- Planning Board Member
- Frank Torain – Planning Board Member

Also Present:

Glenn Christner – Building Inspector
Vince DeJoy – Director of Development
Rich Morrisroe – City Attorney
Mike Press – Wells Inc.
Robert Hoffman – Wells Inc.
Chris Hadden – Wells Inc (Via Zoom)
Brian Anderson- Wells Inc. consultant (Via Zoom)
MJ Stafford - Observer

Acceptance of November 17th 2021 Meeting Minutes

Andy Bohn made a motioned to accept the minutes as presented, seconded by Ed Schober All voted Aye. Motion passed 4-0. Frank Torain was not yet present at the meeting for this vote.

New Business:

Glenn Christner stated that the Planning Board will need to take action on acting as the lead agency for the environmental review process as an uncoordinated review and issue a determination on the SEQRA process.

Motion to Approve:

Andy Bohn made a motioned to have the City of Dunkirk Planning Board act as the lead agency for the Environmental Review SEQRA process. Seconded by Ed Schober. All voted Aye. Motion passed 5-0.

Ed Schober asked a question on item #5 on the Short Environmental Assessment Form. Ed asked why that item that asked if the project was part of a Comprehensive Plan was not marked?

Chris Hadden stated he just wasn't sure of the City Comprehensive Plan to mark that.

EJ Hayes stated that it would be part of the City's updated Comprehensive Plan

Motion to Approve:

Ed Schober made a motion to issue a Negative Declaration on the Environmental Review SEQRA process for the project. Seconded by Andy Bohn. All voted Aye. Motion passed 5-0.

Site Plan Review – Wells Enterprises Site Plan Review - Chris Hadden

The need from Wells is to help just with a couple of our process operations, Inside the plant we utilize ammonia as the refrigerant. Right now, we're having some operational issues with the engineering the design of this portion of our system. So, we're proposing this plan or developing this plan to situate an ammonia circulator vessel in this location to help that process, and in doing that I guess one of the things that we're trying to overcome is right now we have this vessel located on the roof.

If you can see our site layout here on this first page It's right where my cursor is It's right on the northwest corner of the building here and it's on the roof and that's part of the things that's is causing A lot of our issues, so by locating this on the ground level will more less eliminate a lot of the issues that we're having, at least eliminate the issue we're having due to the elevation.

We've gone over a few renditions of how to situate or how we can situate this vessel in this location And I think we've evolved to a layout that minimizes our footprint on the ground here And I guess minimizes maybe somebody unsightliness that we've had in some of the previous renditions where we had a kind of a two level design where we had this vessel situated on the lower platform and then a upper platform with valves situated up there so it really consolidate and tried to move this structure, as tightly to the building as we can to try to keep it away from that property boundaries because I got to say in some of these other designs layouts we have were encroaching on that end of the property boundary pretty tight.

If you're familiar with this layout this street on the picture here my cursor is at is Main Street running north south and this is the railroad tracks running more less east west or intersecting tracks to that road so this is the far northwest corner the facility and the property so our property lines are pretty tight within the edge of the building. I'll scroll down into some of the other details top of this layout situated I think this dotted line here Correct me if I'm wrong Brian, this is showing the edge of the street, Main Street, is that right, or is that present property boundaries?

Brian Anderson – That will be a combination of the edge of the street and where the overhead power lines are located.

Chris Hadden- Where my cursor is here, this is showing the edge of building the building structure and this is the edge of the building structure, this box here showing as we have an external cooling tunnel it's a deep freeze like a blast freezer and that extends out beyond the building and it's on a supporting structure with open to the atmosphere but has a roof over the top of it.

The new structure we are proposing would be butted up to the building the north edge of the building it would be pretty tight close to this existing structure here, then we have some access to this open space back here for whatever reason, if we need to get in there. This would be the main access leading up to that platform and then on top of that platform we have a circulator vessel itself and circulator package which is an accumulation vessel that holds half maybe a little less than half of it has liquid ammonia the rest is vapor, that's part of the process, there is a set of pumps that recirculate that ammonia back into the system.

That vessel and the pumps will all be located right here and then we will have pipes from there that lead up to the roof and feed into our process. We have some details here around footing dimensions We're looking at needing 4 pairs footings I think we specify how deep here somewhere.

Brian Anderson- They are based off a site survey done by Terra Cotta, they are based off the soil sample in that area, I believe it's 10-12 feet, updated version they go down 12 feet.

Chris Hadden - For the record nothing has changed. I'm going to show you a picture of the elevation grade that we're looking to review on last year so you know the reason for the peered footage really to help us level this level the platform out you know in relation to this grade but this vessel itself would be the platform should be level to this platform. right

Brian Anderson - They're very similar.

Chris Hadden - We're expected to be somewhere in level two This platform here so by the time that it extends out you know towards the picture taker here the elevation is pretty high starts to get pretty high so then as you can see from that arial the street somewhat close, I don't know I don't want to say close but we have a pole here from the utilities.

Ed Schober - asked where on the existing wall in the photo would the new platform extend to?

Chris Hadden - slightly closer to the guide wire in the photo.

Chris Piede – Will the elevation be hiring that the existing structure shown?

Brian Anderson - The bottom is steel for this for this structure will be similar to either the concrete the curtain here for the bottom of the building it's going to be very similar to this and the existing structure over here and as for the location of that guide wire should be able to see this drawing set have the stairs oriented along this it should fall into this open area so we're trying to avoid that with our stairs.

Chris Hadden - The next drawing is showing an isometric view of what the vessel looks like, on this platform with these circles here depicting where the footings will be or appears to be directly underneath these corners of the vessels to give you an idea of the footprint that it will take vs the height. The overall height is approximately 10 ½ feet.

Andy Bohn asked Glenn Christner if there was anything that his department could add to this?

Glenn Christner – No, I just wanted to make sure the planning board had eyes on this because of its conspicuous location.

Ed Schober asked if Chris had an existing drawing of where the current vessel is located.

Chris Hadden shared a picture of the vessel current location near the roof top and stated Wells has a lot of operational issues because of that. The current vessel will be removed and relocated to ground level.

Andy Bohn asked if there were any concerns with safety being located that close to ground level?

Chris Piede my concern is it looks like their will be stairs located very close to a public street

Chris Hadden said the elevation will still be fairly significant from ground level and will be fenced on all sides. They will also place a gate or a cage around the stairs that access the platform. Any will only be accessible with badge or key access.

Glenn Christner asked if the fencing was shown on the plan?
Chris Hadden said that the plans presented do not show the fencing.

Chris Piede asked if there will be signs on the fencing

Chris Hadden said yes, the fence will have signage.

Andy Bohn stated we can look at potentially approve the site plan based on Wells providing revised plans that include the fencing and signage included in the plan.

Frank Torain asked if the fence is going to start from the ground up or be placed on the platform itself?

Andy Bohn stated Wells was proposing to put the fence directly on the sides of the platform itself with a gate access on the stairs.

Frank Torain said that would make it a lot safer. I just want to make it as safe as possible without public access.

Chris Hadden stated they were concentrating on getting this site plan set and the layout of the platform to the building established and we can certainly add those details for review.

Chris Hadden stated there are federal regulations will mandate the placement of hazard signs around the structure. I would just like to know if the city would like to see any additional signage in addition to that to let me know.

Andy Bohn stated whatever your required signage is sufficient

Chris Piede stated he feels once the fencing and signage is in place it will help hide the areas a little bit as well.

EJ Hayes asked a question on the height of the fence if it will be 6 feet or 8 feet?

Robert Hoffman stated the platform itself will already be over 5 foot of the ground so that with a 6-foot fence surrounding the platform will be sufficient.

John Mackowiak asked if there is a plan in place to install any security cameras?

Chris Hadden stated they have a vision of where they want to place cameras and they will certainly recommend a camera there.

Mike Press said Wells is working on an additional lighting and camera plan going on as we speak.

Chris Piede asked about noise from this vessel?

Chris Hadden stated that this would be the same vessel as what is currently operating at the location and said it has some pumps but there is much noise from this package.

Frank Torain asked how hazardous is this, what if there was a leak?

Robert Hoffman said it depends on the parts per million and how pad the leak. All techs have to wear a monitor and inspect for leaks

Frank Torain asked if the only way to detect a leak is to visually inspect the system, there is not a way of monitoring this internally?

Robert Hoffman said yes that is correct.

Chris Hadden said that performance monitoring of the vessel we have ongoing daily monitoring and this is part of our automated utilities monitoring program and an alert would be sent to our technicians through that interface. Inspections and routine inspections will be done daily, weekly, monthly and annually. All covered under our process safety management program required by the EPA and OSHA.

Chris Piede asked if the train being close to the building, was an issue. The Board had some discussion on that and that but stated any potential issue in that area would have the same impact on the existing elevated vessel as well.

Andy Bohn made the point that having the vessel located closer to the ground will allow easier access for monitoring the vessel.

Motion To Approve:

Andy Bohn made a motion to accept the site plans with the stipulation that a revised set of plans be submitted to the Building & Zoning Department that included fencing and locking gate area that will enclose the vessel structure and signage. Seconded by Ed Schober. All voted Aye. Motion passed 5-0.

Old Business:

Site Plan Review – Amherst Exterminators 218 W. 5th Street

EJ Hayes stated that Glenn Christner and he followed up with Mr. Drummond, owner of Amherst Exterminators, and he is no longer interested in moving forward with his plan to add an addition to his building.

We just wanted to have that on the agenda because we did table that from our last meeting. If anything changes, I will keep you informed.

Ed Schober stated the school district might be submitting a signage plan in the near future that will need planning board approval but was not sure if it would be prepared in time for a January meeting.

Adjournment:

Motion to Adjourn by Andy Bohn, Seconded by Frank Torain. All voted Aye.

Meeting adjourned at 4:37pm

Next Meeting:

To be determined