



**VIA: HAND DELIVERY**

November 23, 2020

Mr. Robert H. Westfall, P.E.  
Town of Grand Island  
Engineering Department  
2255 Baseline Road  
Grand Island, NY 14072

Re: Long Road Distribution Facility

Dear Mr. Westfall:

On behalf of Grand Island Commerce Center Joint Venture, we are pleased to submit the enclosed Site Plan Application for a proposed 1,083,308 square foot distribution facility. As the Town is very familiar with this site now, we would like to highlight some of the changes from the previously contemplated development "Project Olive".

	<u>Previous Project</u>	<u>Proposed Project</u>	<u>Changes</u>
Limits of Disturbance:	123 acres	138 acres	+15.0 acres
Impervious Area:	55.4 acres	63.3 acres	+7.9 acres
Building Footprint SF:	823,400 sf	1,080,308 sf	+256,908 sf
Building Size SF:	3,783,124 sf	1,080,308 sf	-2,702,816 sf
Building Height:	87.3 ft	45 ft	-42.3 ft
Car Parking Stalls:	1,855 spaces	1,292 spaces	-563 spaces
Trailer Parking Stalls:	219 spaces	383 spaces	+164 spaces

This new project conforms to the Town of Grand Island Zoning Code and Comprehensive Plan. Variances will not be required, and Grand Island Commerce Center Joint Venture is providing the noise and traffic mitigation measures considered for Project Olive.

Enclosed are the following documents and drawings:

- Site Plan Application
- Full-size Site Plan Drawings – Two (2) sets
- Reduced-size (11" X 17") Site Plan Drawings – Seventeen (17) sets
- Full-size Survey – Two (2) sets
- Reduced-size (11" X 17") Survey – Seventeen (17) sets
- Full-size Building Elevations – Two (2) sets
- Site Plan Application Supplemental Checklist – Two (2) copies
- Engineering Department Technical Checklist for Site Plan Approval – Two (2) copies
- Full/Long Environmental Assessment Form - Six (6) copies

- Traffic Engineer Trip Generation Letter - Six (6) copies
- Acoustical Evaluation - Six (6) copies
- Check for Site Plan Application Fee of \$5,400.00

The need for high quality warehouse-distribution space throughout the United States has become evident in recent years. Retailers are turning to e-commerce to fulfill consumer needs and in-turn require strategically placed distribution centers.

We are excited, after owning this property for nearly 30 years to see this interest in high-bay warehouse space in Grand Island.

Sincerely,

GRAND ISLAND COMMERCE CENTER JOINT VENTURE

A handwritten signature in blue ink, appearing to read "Michael C. Huntress". The signature is stylized and cursive.

Michael C. Huntress