

TOWN OF GRAND ISLAND TOWN BOARD

Resolution Setting Town Board Special Meeting and Continuation of Public Hearing for Project Olive – TC Buffalo Development Associates, LLC – Project Olive for August 13, 2020 at 7:00 PM

WHEREAS, TC Buffalo Development Associates, LLC (the “Applicant”) has submitted an application for a development of approximately 145.4 acres of land located at 2780 Long Road for use as an e-commerce storage and distribution facility for consumer products, commonly known as Project Olive (the “Application”); and

WHEREAS, the Town Board held a public hearing on the Application on June 11, 2020, held the public hearing open, and has been continuing to accept written comments; and

WHEREAS, continuation of the public hearing on the Application is necessary and appropriate;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Grand Island that:

1. Continuation of the public hearing for the Application, and all approvals requested related thereto including Local Law Intro No. 10 of 2020, shall be held at a special meeting of the Town Board on August 13, 2020 at 7:00 PM.

2. The public hearing shall be held as set forth in the below notice, which has been published as required by applicable law:

NOTICE OF TOWN BOARD SPECIAL MEETING AND TC BUFFALO DEVELOPMENT ASSOCIATES, LLC - PROJECT OLIVE PUBLIC HEARING – AUGUST 13, 2020 AT 7:00 PM

PLEASE TAKE NOTICE that the Town Board of the Town of Grand Island will hold a special meeting on August 13, 2020 at 7:00 PM for the purpose of continuing the public hearing on the application of TC Buffalo Development Associates, LLC for a development of approximately 145.4 acres of land located at 2780 Long Road for use as an e-commerce storage and distribution facility for consumer products, commonly known as Project Olive.

The continuation of the public hearing will be conducted with both an in-person component at the Town Hall, 2255 Baseline Road, Grand Island, NY 14072, and a virtual component. The in-person component will require compliance with all Department of Health guidelines regarding capacity restrictions and social distancing requirements. Masks must be worn by all members of the public at all times during the public hearing. At the Town Hall, persons wishing to speak will be admitted up to allowable capacity limitations. Members of the public may be required to wait outside of the Town Hall until other speakers have concluded and have exited the building. Audio of the public hearing for those waiting outside of the Town Hall will be broadcast on speakers. Additionally, there will be a virtual component of the public

hearing via ZOOM with a telephone dial-in number, as permitted by Executive Order 202.1 and Executive Order 202.15, as extended.

The ZOOM public meeting at which the public hearing will be conducted will be accessible either with a computer, smartphone, or tablet with internet connection at the following link:

<https://us02web.zoom.us/j/87007537656?pwd=NmpmaEpYTUdSMk9uTFVqeUhBK2FsUT09>.

The ZOOM meeting ID number is 870 0753 7656; the password is 363925. Alternatively, the meeting may be joined by telephone by dialing 646-558-8656 and by entering the passcode 87007537656 when prompted. The Town Board has been accepting written public comments on the below matters by e-mail at publiccomments@grand-island.ny.us, by fax at 716-773-9618, and by U.S. mail to the Town Clerk at 2255 Baseline Road, Grand Island, NY 14072. Written public comments shall continue to be accepted until 4:00 PM on August 14, 2020. The Town Board asks residents who wish to speak to please let us know in advance by e-mail to publiccomments@grand-island.ny.us or by fax at 716-773-9618, or U.S. mail to the Town Clerk at 2255 Baseline Road, Grand Island, NY 14072. Registration is highly encouraged, but spoken comments will be accepted at the meeting even in the absence of such registration.

The public hearing will include all aspects of the Project Olive application and all approvals requested, including, but not limited to, the proposed local law changing the zoning designation for the property (Local Law Intro No. 10 of 2020), the incentive zoning application, the proposed development plan, and environmental or other impacts.

Pursuant to Town Code §407-20 and §407-120(C)(2), a supplemental application for incentive zoning has been submitted. In accordance with Town Law § 261-b(h) and Code § 407-20(B), TC Buffalo proposes a payment to the Town of \$10 million, to be deposited into a trust fund for specific community benefits authorized by the Town Board. TC Buffalo proposes that a portion of the payment be used for various infrastructure improvements desired by the Town relative to the Project, such as road and water utility improvements, and that the remainder be used to fund various community benefits, including funding towards the construction of a community center and for improvements to the Grand Island Bike Trail (including connection to the multimodal path currently proposed at the Site).

Pursuant to Town Code §407-20(C) and §407-120(C)(2), the zoning incentives requested, as provided in more detail in application materials available on the Town and applicant's websites, include the below.

- Minimum Lot Frontage
 - Required: 150 feet
 - Proposed: 120 feet (existing lot frontage)
 - Percent Deviation: 20%
- Minimum Lot Width
 - Required: 150 feet
 - Proposed: 120 feet (existing lot width)
 - Percent Deviation: 20%
- Maximum Building Height (in stories)
 - Required: maximum of 4 stories
 - Proposed: 5 stories
 - Percent Deviation: 25%
- Maximum Building height
 - Required: maximum of 45'

- Proposed: 87.31'
- Percent Deviation: 94%
- Off-street Parking Requirements
 - Required: 4,043 spaces, plus one space per employee
 - Proposed: 1,855 spaces
 - Percent Deviation: 54%
- Lighting Requirements
 - Required: Maximum height of 20'
 - Proposed: 25' on building, 40' on poles
 - Percent Deviation: 25%/100%
- Watercourses
 - Required: Cannot alter the course of a natural watercourse without Town Board approval.
 - Proposed: Relocation of feeder creek.
- Side Yard Setback
 - Required: 50' minimum setback when adjacent to Residential Zoned Lots
 - Proposed: 11' to sound wall
 - Percent Deviation: 78%
- Front Yard Setback
 - Required: 65 foot minimum front yard setback
 - Proposed: 42' to sound wall
 - Percent Deviation: 35%

Copies of the application materials are available on the Town's website: <http://www.grandislandny.us/> and on the website provided by the applicant, www.tcbuffalograndisland.com. In accordance with Executive Order 202.1, the meeting will be recorded and transcribed. The recording will be available on the Town's YouTube channel. Residents who do not wish to speak at the public hearing, but wish to watch the proceedings, may do so on the Town's YouTube channel, accessible by link on the Town's website.

TOWN BOARD OF THE TOWN OF GRAND ISLAND
 By: PATRICIA A. FRENTZEL, TOWN CLERK

3. This resolution is effective immediately.

PASSED AND ADOPTED this 3rd day of August, 2020 by the Town Board of the Town of Grand Island.