

Update on the Long Road Warehouse Project

It has been a long time since we updated you on the status of the Long Road warehouse project, so bear with us as this is a lengthy update. The highlights are as follows:

- The developer submitted their completed FSEIS (Final Supplemental Environmental Impact Statement) per SEQRA (State Environmental Quality and Review Act) on September 24th, after responding to the issues raised by the Town's consultants and public comments.
- The Town has 30 days from that date to respond to the developer's FSEIS. They can either vote it as "complete" or raise further issues and ask the developer to respond. That means the deadline for their response is October 24, three days after the next Town Board meeting.
- A letter was sent to the Town Board on October 10th from CRED4GI, citing the recent accident that occurred under the Bedell Road overpass on September 23rd. A truck apparently hit the bottom of the overpass and, after subsequent inspection, the weight limit was reduced to 18 tons (36,000 pounds). This weight limit prevents our fire department from using the overpass with any of their large trucks and also prevents tractor trailers from using the overpass. This incident occurred after the submission of the FSEIS and, in our opinion, no voting on the FSEIS should occur until the implications of this change are studied.
- The 6 month moratorium on commercial buildings over 25,000 square feet was passed on June 17, 2024. The Town Board basically sat on this until just recently, when they appointed a committee to review all commercial zoning regulations on Grand Island. This was nearly 4 months into the moratorium period. The kick-off meeting for this zoning review was held on Tuesday, October 8th. You can view the video of this meeting, led by the Town-appointed consultant, here:
<https://www.youtube.com/watch?v=AWHSowczHrs>. The lead consultant talked about a 2-year process to review the zoning laws and master plan. There was no mention as to what this review is costing taxpayers or whether the original 6-month moratorium would be extended.
- The process for appointing members to the zoning review committee was anything but fair. The Town posted a notice for anyone interested to submit their application by 10am on August 16th. There were four applications submitted by the deadline and none of the

candidates who submitted their applications in accordance with the town's instructions were communicated with or interviewed. Instead the supervisor ignored the process entirely and appointed five members to serve on the committee. After Councilman Kilmer noted that the process was not followed (you can see the video here <https://www.youtube.com/watch?v=2JrmU2TN-uk> @10:55 mark), he asked that 2 additional positions be added to the committee and filled by residents at-large, and not the same people who have been appointed to other advisory boards time and time again. Yet again, the attempt to appoint residents was ignored and two more members were assigned to the committee that have sat on other advisory boards. It should be noted that at least 4 members appointed to this zoning review committee have publicly stated their support of large warehouses being built on Grand island.

- There are currently two projects being held up by this moratorium. One is the 1+ million square foot warehouse on Long Road and another is a proposed 30,000 square foot warehouse on Alt Road (off Grand Island Boulevard across from Kelly's Country store). This second warehouse is a proposed expansion by Starline and sits just adjacent to I-190 (on the east side).
- The Town Board meeting scheduled for October 21, 2024 is just before the clock runs out on the Town's response to the developer on the FSEIS. Their vote on this document will be a critical next-step in the process.

What you can do:

- **Show up at the next Town Board meeting on October 21st and speak up during the Public Comments portion of the meeting.** Tell the Town Board that the FSEIS should not be considered final until the impact of the Bedell Road overpass is studied. Talk about how the developer failed to identify any mitigation measures to address the unavailability of the Long Road overpass and how that is not acceptable. Can you imagine if a truck hits the Long Rd overpass and compromises it after this warehouse is built? What then? It is obviously not the "rare" occurrence cited by the developer. There are no viable options for truck traffic should this happen.
- **Encourage the Town Board to change the composition of the zoning review committee and select at least two residents at-large.** The lack of diversity on this committee is not acceptable. Choosing the same people over and over again, who are already sitting on multiple advisory boards and committees, does nothing to promote

in favor of approving large buildings based on the public statements/positions of at least four people selected to serve on the committee.

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