

# Fuel Containment A Concern For Warehouse Expansion

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By CURT W. OLSON

FALCONER — Fuel containment remains a concern of Ellicott officials as Quality Markets gets ready to expand its local warehouse.

The Ellicott Planning Board pleased Quality Markets by approving its \$3.5 million, 86,000 square-foot warehouse expansion project last week. The warehouse is located on Jackson Avenue.

However, the project's approval comes with at least one stipulation: the head of Quality Markets construction must receive approval from two town officials for effectiveness and location of a fuel-containment device.

This comes following a special meeting of the Ellicott Planning Board late last week when it was introduced to Quality Markets' plans one night and ironed out details the next afternoon.

Also, Ellicott officials will contact Conrail in order to get approval for placement of a drainage pipe underneath its single track in West Ellicott. There already is one pipe under the track.

But, updated engineering plans the board received for its special meeting capped approval of the Jackson Avenue warehouse expansion project. The board received plans for lighting around the expansion and finalized the fuel containment issue.

The biggest issue was the warehouse's proximity to Chautauqua Lake and needed measures to contain all potential fuel spills.

"In the event of an accident you have to contain it. By the time it hits the lake its just too late," said board member Warren Nelson.

His biggest concern was a fuel leak in the parking lot, or the leak of various fuels from tractor trailer diesel engines, those getting mixed in the drainage system and it eventually flowing into Chautauqua Lake.

"You're right — that possibility is there and we have to provide something to contain it. We have to find the right thing to do that job. We will check with Sonny (Shellhouse, Ellicott Highway Superintendent) and Rick (Atkinson, Ellicott code enforcement officer) before we move ahead. We don't know what will suit it — but it will be something. We understand our liability," said William Watson, vice president in charge of Quality Markets building and construction.

He assured board members that its insurance company will make sure what is planned does the job because Quality Markets would have a serious liability.

There was preliminary discussion Wednesday evening of an oil separator being installed. But, during the day last Thursday a catch basin or other containment devices were being considered to alleviate problems of any fuel spill.

Watson said input he received indicated the guidelines for interior spills were more clear than guidelines for exterior spills. He said Quality Markets is seeking

input from the Chautauqua County Health Department and the state Department of Environmental Conservation.

"We'll do whatever it takes to make that containment area," he said.

Curbing has been added around the parking lot area. This will aid in containing any fuel spill.

"If Rick isn't comfortable with it then we won't go ahead with it," Watson said.

He informed the board that he has 43,000 square feet of steel arriving March 15. Another 43,000 square feet of steel is arriving April 1.

Watson said he is working on a 20-week construction period and the building will be up by June 1. The building will be used to service the additional stores acquired by Penn Traffic Inc. of Johnstown, Pa., Quality Markets' parent company, earlier this month.

Watson said output at the warehouse doubled in a 24-hour period between Jan. 4 and Jan. 5.

There will be 50 new jobs created by the expansion project, 25 of which have already been filled.

The Planning Board was introduced to the project last Wednesday evening. Watson said last Wednesday the project had to move quickly. The board had a quorum to meet Thursday afternoon.

The project does not move to the Town Board because the warehouse is located in an industrial zone.