

TOWN OF GATES  
PLANNING BOARD MINUTES  
JANUARY 25, 2016

The regular meeting of the Gates Planning Board was called to order at 7:30 P.M. by Chairman Wall.

PRESENT: MEMBERS: M. Wall, Chairman; D. Cambisi; R. Hull/ D. Chamberlain; J. DiCaro, Town Attorney; L. Sinnebox, Town Engineer; J. Amico, Public Works; L. Cordero, Councilman

ABSENT: MEMBERS: J. Argenta; K. Rappazzo; G. Lillie

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The first matter on the agenda was approval of the November 23, 2015 Planning Board minutes. Ms. Cambisi made a motion to approve the minutes as received. Mr. Chamberlain seconded the motion. All were in favor; the motion carried.

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**ROBERT GANYO – MINI STORAGE**

**OWNER: Robert Ganyo**

**LOCATION: 227 Cherry Road**

**ENGINEER: Fitzgerald Engineering P.L.L.C.**

**FINAL SITE APPROVAL**

**General Industrial**

**78 Mini – Storage Units**

Mr. Robert Fitzgerald, engineer for the applicant, made the presentation. He began by reviewing the conditions set by the Planning Board at its Preliminary Site Review. He has received a letter dated November 13, 2015 from the Gates Fire Marshal. The Fire Marshal has given his approval of the project.

The units will have beige siding with green roofs and overhead doors. There will be a 6' chain link fence around the perimeter of the site. The plantings will have a two year guarantee. There will not be any outside storage of vehicles and/or materials on site.

Mr. John Unson, 2510 Cherry Road stated his concerns regarding the change in elevation for Black Creek,, he is concerned about the retention pond and the effect of any run – off or drainage problems on his property.

Mr. Sinnebox, Town Engineer, addressed Mr. Unson's concerns regarding run-off and possible drainage problems.

At this point the Planning Board was declared in Executive Session. After discussion among the Board members, Mr. Wall made a motion to grant final site approval for Ganyo Mini – Storage to be located at 227 Cherry Road; subject to the following conditions:

1. All conditions set forth by the Monroe County Department of Planning and Development are to be incorporated into the final plan.

2. Stamps of approval from all regulatory agencies (including the Fire Marshal) are to be affixed to the final plan prior to the signature of the Planning Board Chairman.
3. A Letter of Credit is to be submitted to the Director of Public Works in an amount sufficient to cover drainage and landscaping.
4. The building is to be constructed according to the renderings and building samples as presented to the Planning Board (which are classic beige for the siding and evergreen for the roofs and overhead doors.)
5. The applicant is to pay particular attention to the maintenance and cleanliness of the bordering roads to the property during the construction phase to the satisfaction of the Town's Department of Public Works.
6. The applicant is to schedule a pre-construction meeting prior to the demolition on site.
7. The applicant is to apply for a demolition permit for demolishing of the house on site.

Seconded by Mr. Chamberlain. All were in favor; the motion carried.

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**135 FEDEX WAY**

**OWNER: John Embow**

**LOCATION: 135 Fedex Way**

**ENGINEER: Carmina, Wood, Morris D.P.C.**

**PRELIMINARY SITE APPROVAL**

**General Industrial**

Mr. Chris Wood, engineer for the applicant made the presentation. He began by stating that the building is 7200 sq. ft. 1200 sq. ft. will be offices and 6000 sq. ft. will be warehouse.

They have been to the Zoning Board of Appeals and received a variance for parking in the setback. There will be a 6' high chain-link fence with privacy slots so that no one can see into the area. The dumpster will be located in this area. It will be an industrial size, as they will be bringing back materials from the jobs. This area will also be used as a staging area to prepare materials needed for various jobs.

Mr. Chamberlain asked if there was any future plans for the remaining land on the site.

Mr. Wood replied it would only be if expansion was necessary. They will not put another type of business there.

Mr. Chamberlain asked what type of signage would be used.

Mr. Wood replied that they will only have building mounted signs. There will not be any customers coming to the site.

Mr. Wall stated that he has received a memo from the Fire Marshal stating that the building will have to be sprinklered.

There was no one in the audience appearing for or against the application.

At this point the Planning Board was declared in Executive Session. After discussion among the Board members, Mr. Wall made a motion declaring the Planning Board Lead Agency for this project pursuant to the SEQR regulations and finds that this project is an Unlisted Action under SEQR. There is no significant negative impact on the environment; no further SEQR action is required.

Mr. Chamberlain seconded the motion. All were in favor; the motion carried.

Mr. Wall then made a motion to grant Preliminary Site approval for 135 Fedex Way - Warehouse & Office Building; subject to the following conditions:

1. A note is to be added to the plans stating that the detention pond and drainage are to be privately owned and maintained.
2. The final drainage calculations are to be provided to the Town Engineer for his review and approval.
3. All comments set forth by the Monroe County Department of Planning and Development are to be incorporated into the final plan.
4. The applicant is to provide building elevations of the proposed building along with samples of the building materials.
5. The Planning Board understands that the outside storage will be for staging however, long term outside storage of materials and/or vehicles will not be permitted.
6. The Fire Marshal is to review and approve the plan prior to final review.
7. The applicant is to submit the final review fee to the Town of Gates prior to the Planning Board Chairman signing off on the plans.
8. The Fire Marshal is to review and approve the plan prior to final review.
9. The final plan is to show snow storage areas.
10. The applicant is to provide a detailed lighting plan including catalog cuts and photo metrics for final site review.
11. The applicant is to add an orange construction fence along the limited disturbance as depicted on C100.

Mr. Chamberlain seconded the motion. All were in favor; the motion carried.

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There being no further business to come before the Planning Board, Mr. Wall adjourned the meeting at 8:10 P.M.

Respectfully submitted,

Beverly A. Magliocco  
Recording Secretary