

TOWN OF GATES
PLANNING BOARD MINUTES
August 22, 2016

The regular meeting of the Gates Planning Board was called to order at 7:30 PM by Pro-Tem Chairman Rappazzo.

PRESENT MEMBERS: K. Rappazzo, D. Cambisi, T. May, J. Argenta, D. Chamberlain, John DiCaro, Town Attorney; L. Sinnebox, Town Engineer; J. Amico, Public Works; L. Cordero, Councilman

ABSENT MEMBERS: M. Wall, G. Lillie

The meeting began with the Pledge of Allegiance.

The first matter on the agenda was approval of the July 25, 2016 Planning Board minutes. Ms May made a motion to approve the minutes as received. Ms. Cambisi seconded the motion. All were in favor; the motion carried.

FAITH OUTREACH MINISTRY

OWNER: Faith Outreach Ministry

LOCATION: North side of Buffalo Rd.

East of Elmgrove Rd. intersection

ENGINEER: Vanguard Engineering P.C.

FINAL SITE & SUBDIVISION APPROVAL

R-1-11 (Residential Zoning District)

Joe Ardieta from Vanguard Engineering representing Faith Outreach Ministry spoke. He was not at the last Planning Board meeting, however he stated that prior to that meeting they had issued a letter responding to the last set of comments made by the Planning Board. In his letter dated July 5, 2016, there were 8 items which they were supposed to account. The first was easements. All easements that were required by the Planning Board were executed and notarized by attorneys and submitted to the Town last week. Sent to Mr. DiCaro's office, to Mr. Wall and he forwarded the e-mail sent to Mr. Wall last week to Mr. Amico. Second point was the subdivision application was required and we noted that we submitted that application on March 10th of this year. There was a request for a revised pond outlet in the back that requires a closed pipe system and going through the adjoining neighbor's property, Mrs. Gionta's property. We redesigned the pond outlet, put in the closed pipe design and acquired the necessary easements for Mrs. Gionta. The conditional use permit conditions were added to the site plans. Rear entrance to the building was modified on the site because the door had moved and we accommodated that. We forwarded the notice of intent for the storm water pollution prevention plan and the maintenance agreement to the staff. That maintenance agreement has since been signed and the Town has the executed agreement. And the NOI has been filed with the New York State DEC. We added a security camera onto a light pole in the rear parking lot for security and lastly Joe O'Donnell, Architect, will provide material samples matching the exterior of the building.

Joe O'Donnell, Project Architect, spoke about the rendering and stated the building on the Buffalo Road side is going to be a brick building with a shale brick called Seneca Blend and showed a sample. The siding along the remaining 3 sides of the building is a prefinished panel, the color is Ash Gray and the roof is black.

Mr. Rappazzo asked Mr. O'Donnell if the Planning Board Members could take a closer look at the samples.

Mr. Argenta asked if the siding was precast. Mr. O'Donnell answered that it is a prefinished aluminum. Precast watertable.

Mr. Rappazzo asked what the name of the color of the siding was. Mr. O'Donnell answered that the color is Ash Gray.

Mr. Chamberlain asked about the site plan and all the things that were wrong on it and Mr. Ardieta said that they have revised the site plan.

Mr. Amico stated that if they get approved they need a letter of credit before they put a shovel in the ground. He also stated that they keep Buffalo Road clean. Mr. Ardieta agreed. Mr. Amico said to keep the soot off the driveway.

Mr. Sinsebox stated that he has received the easement packages. All in order. Two storm sewer easements – pond outlet and the pond itself and they appear to be in order. Request that they be filed. Mr. Ardieta asked if he wanted them to wait to file the resub. Mr. Sinsebox answered yes. All in order but need a little more time to look at them.

The meeting was opened to the public.

Mary Schlaefer, 1004 Elmgrove Road, asked what the timeline will be if this application gets approved this evening. She wants to know about time and noise.

Mr. Rappazzo said that if they were to get approved this evening there will be an window where they will have to wrap up the rest of the conditions and then present updated and final plans and documents to the Town for signature by the Planning Board Chairman, the Town Engineer and the Director of Public Works. From there it could be getting building permits and getting started on site. It is on their timetable to get everything done and get their DOT approvals. He stated that he could not give her a really good window.

Ms. Schlaefer stated that she wanted to know what the window was for the owner to start building.

Mr. Rappazzo asked Mr. Ardieta what construction period they are looking at – 6 months or 9 months?

Mr. O'Donnell answered for Mr. Ardieta and stated probably 9 months to a year before building will start. It is a tough question to answer. So 9 months to a year would probably be a good estimate.

Ms. Schlaefer then stated that they have a while on that to figure out the noise ordinances.

At this point the Planning Board was declared in Executive Session. After discussion among the Board Members Mr. Rappazzo made a motion to grant Final Site and Subdivision Approval of Faith Outreach Ministry based upon all of the drawings and testimony with the following conditions:

- 1) All conditions of the Preliminary Site Approval are to be incorporated into the Final Site Plan mylars prior to signature of the Planning Board Chairman.
- 2) All stamps of approval from all Governing Agencies, including the Fire Marshal, are to be affixed to the final Site Plan mylars prior to 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, stormwater features, Lifetime Assistance's driveway improvements, As-Builts, and landscaping to the satisfaction of the Town's Department of Public Works.
- 4) A preconstruction meeting shall be scheduled with the Town prior to the commencing of any on-site work.

- 5) A copy of all the required permits are to be submitted to the Town prior to the commencing of any on-site work.
- 6) The Building is to be constructed according to the renderings and building samples as submitted with the application tonight. Significant deviations may require Planning Board re-evaluation. The brick is to be Seneca Blend, building siding to be Ash Gray and the roofing is an EDPM rubber roof with an aluminum coping.
- 7) All comments from the New York State Department of Transportation are to be incorporated into the Final Site Plan mylars prior to signature of the Planning Board Chairman.
- 8) The applicant is to pay particular attention to the maintenance and cleanliness of the bordering roads to the property to the satisfaction of the Town's Department of Public Works.
- 9) All easement liber and page recording information is to be incorporated into the Final Site Plan mylars prior to signature of the Planning Board Chairman.
- 10) All signage is to conform to the Town of Gates Standards.
- 11) There is to be no outside storage of vehicles and/or materials on the property.
- 12) Stormwater management pond and features are to be privately owned and maintained to the satisfaction of the Town's Department of Public Works.
- 13) There will be no blasting of rock allowed during construction. If bedrock is encountered, the Contractor shall immediately contact the Town for further instruction.
- 14) All final comments from the Town Engineer are to be incorporated into the Final Site Plan mylars prior to the signature of the Planning Board Chairman.
- 15) The Applicant will provide a certified as-built record map of the site features including final stormwater pond contours and volumetric calculations, for review by the Town Engineer prior to the issuance of the Certificate of Occupancy.
- 16) All Town Board Conditions of Approval are to be incorporated into the Final Site Plan mylars prior to signature of the Planning Board Chairman.
- 17) If necessary, as required by Monroe County, the deed shall be corrected to include the full metes and bounds of the combined parcel.
- 18) There shall be no variances allowed on this parcel.

Seconded by Mr. Argenta. All were in favor, the motion carried.

TUSCAN WOODS APARTMENTS
OWNER: Fiore Buttarazzi
LOCATION: 837R Spencerport Road
ENGINEER: Landtech Surveying

FINAL SITE & RESUBDIVISION APPROVAL
MR (Multiple Residence Zoning District)

Robert Winans, Engineer from Landtech Surveying, spoke on behalf of the Tuscan Wood Apartments project. He stated they are here looking for Final Site Plan Approval. They were at the Planning Board Meeting in July and received Preliminary Site Plan Approval. Submitted revised drawings based on the preliminary approval letter with comments that was received from the Planning Board Chairman. They have submitted revised plans with response to the comments. Here are the revisions:

Several note revisions and minor changes that he won't go over as they were fairly minor.

Designated handicap units are now shown in the center of the second building.

The units with garages will not be designated as handicap. Basically have moved the designation of the handicap spaces to the center of that building and will work at keeping those units set aside for the handicap renters.

They have added a note about no patios on the westside of the buildings.

They have added the uploaded area designated for the handicap parking space number 63 which did not have the striped designated area which they have added.

Went through and added wheel stops at all the parking spaces up to the building to keep people off the sidewalk. Keep the sidewalk flush, once again we are trying to keep the site accessible and the building accessible to all people.

Building elevations hopefully were submitted and the Board should have at hand. A few minor things have been revised. The major thing was the sliding glass door on the front that was underneath the deck that we talked about last month. Otherwise the elevations haven't changed other than revising that door.

There was a meeting with the adjacent property owner's representative and the Town representative on August 10th to discuss the retaining wall, which was an issue at the previous meeting. The developer and the property owner are working on an agreement to divide the cost to make repair to the wall. We had the Town Engineer and the Commission of Public Works out there and we looked at different options and the solution we came up with was to reduce the size of the wall, which just seemed oversized to begin with, make some repairs to try to straighten it out. We would cut down the steel beams and then go through and add drainage perforated pipe along the base of the wall to enhance the drainage tied into a catch basin tied into the end. While doing the grading for this site along the entrance road, even though the wall is about 20 ft. or so off our roadway, we will grade and seed and finish everything right down to that wall so it will just reduce the whole appearance of that wall and make it not as ugly as it currently looks right now.

Building materials were provided at the last meeting and those were stated in the Planning Board Chairman's letter, which we will comply with.

The applicants met with a group of the neighbors at the Town Hall last week and went over a lot of things that the neighbors were concerned about and generally what we are showing in the plan and what we came up with

as a solution and was trying to resolve some of the site issues, we are showing for now two evergreen trees behind each building, which we talked about at the meeting, was that once the buildings are under construction, we will take a look at any openings in the existing trees and try to place those evergreens to block (6 ft. high) and we will try to block the visual effect buildings from both sides.

We have added a sidewalk along the entrance road out to Spencerport Road. There really wasn't a sidewalk to tie into but at least that will give the students waiting for the bus a place to stand safely.

We are reducing the number of evergreens at the entrance and basically have taken two of them out and there will be two next to the building.

We have provided the drainage calculations to the Town Engineer and I believe we are all set with that.

We have incorporated all the County Planning Conditions into the plans. There was really nothing more than what the standard items but we will make sure those are complied with as we finish through with the approvals.

We have addressed the Fire Marshal conditions and actually one of those, most of those are fairly minor, but we have added another hydrant at the end. So now there are two hydrants that will be servicing the buildings.

The entrance easement agreement was submitted to the Town Attorney last month for review.

A separate landscape plan was added to sheet 6 so we just called out the different names of the plants and gave the Board a typical planting plan for the front of the buildings so we can show what the planting will be like there along with calling out the names of the trees that we are proposing.

Mr. Rappazzo stated at this time that he wanted to circle back to the retaining wall. Basically what was said is that they have come up with a plan but we haven't come to an agreement.

Mr. Winans stated that they have gotten a contractor's price to do the wall. Submitted the price to the owner of the other property and waiting to make sure that it is ok. We do not have a signed agreement. Basically, even though the developer feels like we weren't going to impact the wall, we do admit the wall is in bad shape, we aren't going to impact it, our road is some 20 feet off, our sewer is 10 feet off, we were going to put construction fencing, we are going to be very careful. In the effort of being a good neighbor, the developer agreed to pay 50 percent of the cost. Whatever it is, there should be a way to work that out.

Mr. Rappazzo said that his only concern is that if for whatever reason the owner does not agree, these plans which may or may not be approved tonight, will obviously reference that change. So that is going to mean that the wall is going to have to be cut down and that grading is going to have to be done as part of this project. If the neighbor doesn't agree to this plan, you are kind of back at square one. So, my question to you is do you want to proceed with this with that possibility or do you want to give yourself some time to work things out with the neighbor.

Mr. Winans said that at this point they needed to go ahead with this site plan and get some approval because it is hard to even plan anything unless we get this site plan approval so we can move forward and at this point the adjacent property owner is going to have to do something with the wall and if they have to replace the wall on their own it is going to be \$25,000 -\$30,000. I think our cost is going to be minuscule compared to that.

Mr. Fiore Buttarazzi stood up to speak on behalf of his development of Tuscan Woods Apartments. In regard to the wall, he stated that they inspected the wall last week and said that Joe Amico was with them at that time. He said that the wall is in deplorable condition and that it should have come down a long time ago. We now have a bid and the wall is very hard to take down because there are wires overhead where the shovel cannot lift all the way and if not very careful the first section may come down also. Right now the wall is leaning

anywhere from 5 to 6 inches to 2 inches near Spencerport Road. It is really a dangerous wall and should have been replaced a long time ago. We are willing to pay half of the cost and we have a bid. If they don't like it they can get another bid and we will pay half. This will not stop this approval.

Mr. DiCaro spoke about the wall being vital to this project and that if the wall fails, it is not their fault, but it could impact the utilities on the premises. Therefore, they will not give you an approval unless there is an agreement that the wall is going to be taken care of. That is the bottom line.

Mr. Buttarazzi stated that his engineer is telling him that we will not disturb the wall when they do the construction.

Mr. DiCaro explained to Mr. Buttarazzi that the Board is afraid that the wall is going to fail not because of disturbance but because of the condition it is in right now. Mr. Buttarazzi agreed.

Mr. DiCaro and Mr. Buttarazzi went back and forth about the wall and Mr. Buttarazzi again stated that he is going to pay for half of the repair to the wall.

Mr. Spencer and Mr. DiCaro went back and forth over the issue of the wall. Mr. Spencer explained that they have hired a NYS Engineer and he explained that nothing will happen.

Mr. Sinsebox, Town Engineer explained that he is worried that when the wall does come down that the earth is going to come with it and that could disturb the new utilities. He is concerned at what depth those utilities get put in. He agrees that it can be done without disturbing the wall, but if the wall falls down then it is going to interfere with the utilities.

Mr. Rappazzo stated to Mr. Spencer that he has proposed a plan to improve the wall, and it sounds like that this is a very contentious issue and if you don't have an agreement with the owner to the south, there is going to be a whole bunch of consternation. So, do we want to take a step back and get all of our ducks in a row on this wall before we proceed with something that is going to be binding?

Mr. Spencer wanted to know what they are supposed to do if the other side doesn't want to make an agreement and therefore they would be stuck in limbo on this. He wanted to know if that was the proposal from the Board.

Mr. DiCaro said that the Board seems to believe that there is a risk in the future that the wall could fail if it is not repaired. No one suggested that your work would be the cause of the failure. The wall itself is in bad shape and it could fail, and if it does, it could impact your utilities and that is a problem the Board is not willing to leave in.

Mr. Spencer wanted to know if this job doesn't go forward if there is a mechanism for the Town to come into that property owner and make them fix the wall.

Mr. DiCaro did not have an answer to that. He did say it would not be a problem for the Town of Gates but a problem for the adjoining property owner. But if the utilities into your project were affected that would have to be a problem that the Town would have to address.

Mr. DiCaro and Mr. Spencer went back and forth on the wall subject.

Mr. Sinsebox stated that he has a copy of the estimate that Mr. Buttarazzi has agreed to pay half of. We will pass on to the adjoining property owner that Mr. Buttarazzi has agreed to pay half of the bill and ask if they would be willing to pay for the other half to resolve this issue of the wall. He will benefit too. He stated that they would be doing that shortly and should have an answer shortly.

Mr. Rappazzo was concerned that if the adjoining owner comes back and says no then there will need to be a re-approval for this wall not being changed. He wanted everyone to be aware of the possible implications.

Mr. Sinsebox agreed and said that they got a copy of the estimate today.

Mr. Winans stated that they had a handshake agreement with the property owner's representative that sounded like splitting the cost was very possible. It was not confirmed or in writing but they feel confident.

Mr. Argenta asked if there would be another option to do that wall if the other property owner did not agree to pay half.

Mr. Winans said that the other option was taking the wall totally out and sloping it. Just as a compromise they came up with just taking half the wall out.

Mr. Buttarazzi said that another option would be to take the whole wall down and put up a stockade fence 3 feet high, pressure treated wood. That would eliminate everything and it would look good and there would be no problems at all. And the cost would be quite a bit less. It's entirely up to the Board what you want us to do but we are not going to build a whole wall for someone else that is supposed to do it. Mr. Buttarazzi went on and on about the wall and his approval.

Mr. Rappazzo asked about the other meeting that was held with the neighbors.

Mr. Winans said that there were concerns about the visibility. They did talk about the 25 ft. wide buffer that they left in place and spotting evergreens. After talking with the neighbor on the corner they have agreed to modify existing pile of topsoil and dirt that is already 5 or 6 feet high in the corner. They told the neighbors that they would modify that and create a berm, shape it nicely and maintain it and put the evergreens on there.

Ms. May asked if they could clarify which buildings would be for pets. She noticed the pet station was near the one to the left. Mr. Winans said the last building would be for pets. They designated a building for pets in case there are people that don't like pets but basically the whole complex is pet friendly.

Ms. May wanted to know if they have acquired the DOT report regarding the flow of traffic in the entrance way going onto Spencerport Road.

Mr. Winans stated that the DOT did not request the traffic study per say and came in and basically had them change radii and made sure the culvert was extended correctly. They did not come back because they did what they needed. He stated that they submitted a traffic report with trip generation to the Town Engineer a few months ago.

Mr. Sinsebox stated that the report stated that there would be only 5 cars in the peak morning hours.

Mr. Winans said that the total trip number is higher for the total units because people would be coming and going all day but what they look at is that peak hour where it is going to impact the traffic out on Spencerport Road.

Mr. Chamberlain asked about catch basin #7 and stated that there is a foot difference from the west one to the east one. Looking at the plans they are incorrect. Mr. Winans stated that he thought it had been corrected and will take care of it.

Mr. Chamberlain asked if planting were going to go in the bio retention areas. He said there is nothing called for on the plans. He also stated that there is new information about green info structure that he cannot enforce but suggested he take a look at it. This information was put out by the Finger Lakes Association. There will be

a general information meeting for everyone on planning boards. There are a couple pictures on the pamphlet that show a few very good ideas that they may want to pursue.

Mr. Winans said they will be doing plantings.

Mr. Bob Spencer of the development team stated that he understands where the Board is at so they want to pick up the estimate that was submitted to the neighbor (the neighbor that said would pay for half) and at this time to pay to have an estimate to take down the wall and pick up the bill for it.

Mr. Amico stated that a Letter of Credit is needed to be reviewed by himself and the Town Engineer. Have a stabilized entrance. Make sure on the map they show how they are going to retain the silt that does get into the parking lot where they are working.

Mr. Winans said that they could put fence or stone dam around them.

Mr. Sinsebox said that the easement documents that were reviewed and approved are to be filed and the liber page number be noted on the site plan.

The meeting was opened to the public.

Mr. Chris Renda, 58 Appian Drive, asked about the water problem in his back yard and the Town came and put a pipe into my yard. The pipe has been in the field and now they want to build back there and wanted to know what is going to happen with the pipe. He does not want to see this disturbed. Either do not disturb this or send the water with another pipe out to Spencerport Road.

Mr. Rappazzo stated that there will be some changes to the drainage. They are not changing the drainage pattern, as it is still going to go from his back yard across to the other side. They will reroute it and there should be some improvement.

Mr. Renda said that it is working fine. Water staying in the trench about 10 months out of the year. There has to be an answer to this. Are they going to keep doing it that way and don't bother him anymore with this.

Mr. Rappazzo stated that the water is still going to go that way in his back yard.

Mr. Winans said that the water that comes onto the property from the back yards is going to be routed around to an exit. Will not be going into his property.

Mr. Amico explained to Mr. Renda that the storm sewer on Spencerport Road is not deep enough. It was looked at 18 years ago and could not get the water to go there because Spencerport Road is up too high. Behind Mr. Renda's property is only getting half of the water. The other half of the water goes south.

Mr. Renda complained that the pipe is still behind his property.

Mr. Amico said that it will be cleaner now and mowed all the time behind his property. He again told Mr. Renda that there is no other option.

Jordan Steffin, 56 Appian Drive said that she would like this application tabled this evening because there are a lot of neighbors that did not show up this evening. They were not present because of improper notification. The sign was not updated on the road by the property itself and the last meeting they had with developers they were told the meeting was 8/29/16 and so they thought the meeting was next week. The sign still shows last months date.

Mr. DiCaro said that the Public Notice is put in the newspaper. There is a meeting notice about our meetings in the paper every month. The Planning Board meeting is always held on the fourth Monday of the month. The applicant did not intend to mislead your neighbors. He said there is no legal basis for not proceeding because of the notice.

Ms. Steffin said that they are all a little frustrated by the way this has been going and the lack of communication. Three of us from the meeting with the developer are here tonight. There were a lot more people at the meeting that would have wanted to voice their concerns this evening.

Mr. Sinsebox stated that he was at that meeting and wanted to know who told her the Planning Board meeting was being held on August 29th.

Ms. Steffin said that all the neighbors on the street had 8/29 on their calendars for the next Planning Board meeting.

It was brought up that Ms. Steffin could represent all of her neighbors this evening and she declined to do that. She stated that it was unfair to her to represent a whole street. Ms. Steffin also said that she feels that an agreement was not necessarily met at the meeting with the neighbors regarding the fence and a few other issues that were discussed. They were hoping to discuss these at this meeting. She did not believe that they have the proper representation to do so.

Ann Renda, 58 Appian Drive, stated that she feels that a lot of the neighbors were concerned that right now the way the property is the property behind them seems to be higher and they get a lot of water that settles in the back. It takes a long time to drain. It is always damp or in the back for a longer time. They do not want a higher berm back there. They do like the idea of the pine trees because these trees will block the view of the back. The main concern was more water settling in the back and trees to block the view and she believes these questions were answered by the developer.

Mr. Rappazzo asked Mr. Sinsebox if there is any concern that water that falls on the site is going fall westerly onto their property.

Mr. Sinsebox stated that they will not allow and grading or regarding in the buffer unless it is absolutely necessary. 25 ft. back from their lot lines the grade is going to remain the same. Once they get past the buffer, they are going to lower the grade and do some ditching and improved drainage and add the pipe that was talked about earlier. Any water that is in the area that comes onto the proper will continue on and make it better. Conditions will be better.

Mr. Amico said that it will be much better because it will be maintained now instead of it going into a huge overgrowth of woods.

Mr. Winans said that they would have to clear out the buffer to put up a fence so that is why they are going to add trees and not a fence.

Mr. Sinsebox said the town is not encouraging putting up a fence. It was suggested that the developer meet with each home owner as he goes along and strategically plant the trees. Mr. Sinsebox also stated that one of the home owner's that was at the meeting with developer stated that there was no reason to come to the Planning Board meeting because they had their questions answered at that meeting.

Ms. Steffin then agreed with Mr. Sinsebox and she said that Mr. Sinsebox then encouraged them to come to the Planning Board meeting anyways. She then added that that was the point she was trying to make is that they would all be at the meeting this evening.

Mr. DiCaro asked that at the meeting with the neighbors that they discussed that they would plant trees once they started working in the area and could see where they will be needed to be placed.

Mr. Winans agreed.

Mr. DiCaro asked Mr. Winans that if the Board makes it a condition that they work with the neighbors with regard to location of the trees if it would be something they would be willing to do?

Mr. Winans answered yes.

Mr. Renda once again asked them to send the water to Spencerport Road.

Mr. Amico stated that they can't get the water to go uphill on Spencerport Road.

Ms. Steffin asked if they could negotiate the number of trees that go behind their property.

Mr. Rappazzo agreed that he would ask that question.

At this point the Planning Board was declared in Executive Session. After discussion among the Board Members, Mr. Rappazzo made a motion to grant Final Site and Resubdivision Approval of Tuscan Woods Apartments based upon the following conditions:

- 1) All conditions from the Preliminary Site Plan Approval are to be incorporated into the Final Site Plan mylars prior to signature of the Planning Board Chairman.
- 2) All stamps of approval from all Governing Agencies, including the Fire Marshal, are to be affixed to the Final Site Plan mylars prior to 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 all drainage, stormwater features, as-builts, landscaping, and improvement to the retaining wall to the satisfaction of the Town Department of Public Works.
- 4) A preconstruction meeting shall be scheduled with the Town prior to the commencing of any on-site work.
- 5) A copy of all required permits are to be submitted to the Town prior to the commencing of any on-site work.
- 6) The Building is to be constructed according to the renderings and building samples that were approved with the preliminary application.
- 7) All comments from the New York State Dept. of Transportation are to be incorporated into the Final Site Plan mylars prior to signature of the Planning Board Chairman.
- 8) The Applicant is to pay particular attention to the maintenance and cleanliness of the bordering roads to the property to the satisfaction of the Towns' Department of Public Works.
- 9) All easement liber and page recording information is to be incorporated into the Final Site Plan mylars prior to signature of the Planning Board Chairman.
- 10) All signage is to conform to the Town of Gates Standards.
- 11) There is to be no outside storage of vehicles and/or materials on the property.

- 12) Stormwater management pond and features are to be privately owned and maintained to the satisfaction of the Town's Department of Public Works.
- 13) There will be no blasting of rock allowed during construction. If bedrock is encountered, The Contractor shall immediately contact the Town for further instruction.
- 14) All final comments from the Town Engineer are to be incorporated into the Final Site Plan mylars prior to signature of the Planning Board Chairman.
- 15) The Applicant will provide a certified as-built record map of the site features, including final stormwater pond contours and volumetric calculations, for review by the Town Engineer prior to the issuance of the Certificate of Occupancy.
- 16) On the final plans, identify the building where pets will be allowed.
- 17) Provide the general bio-retention landscaping detail on the plans.
- 18) Specify on the plans that the developer shall review the placement of the 8 pine trees with the neighboring properties.

Seconded by Ms. May. All were in favor, the motion carried.

There being no further business to come before the Planning Board, Mr. Rappazzo adjourned the meeting at 8:50 PM.

Respectfully submitted,

Linda M. Saraceni
Recording Secretary