

TOWN OF GATES
PLANNING BOARD MINUTES
September 26, 2016

The regular meeting of the Gates Planning Board was called to order at 7:33 PM by Chairman Wall.

PRESENT MEMBERS: M. Wall, Chairman; D. Cambisi, T. May, K. Rappazzo, J. Argenta, D. Chamberlain, Frank Cassara, Deputy Town Attorney; L. Sinnebox, Town Engineer; Lee Cordero, Councilman

ABSENT MEMBERS: G. Lillie, J. Amico

The first matter on the agenda was approval of the August 22, 2016 Planning Board minutes.

Ms. May made a motion to approve the minutes as received. Mr. Rappazzo seconded the motion. All were in favor; the motion carried.

2548 MANITOU ROAD STORAGE
OWNER: The Knolls at Little Creek, LLC
LOCATION: 2548 Manitou Road
ENGINEER: Lantech Surveying & Planning

PRELIMINARY/FINAL SITE APPROVAL
L.I. (Limited Industrial Zoning District)

Bob Winans, Engineer from Lantech Surveying & Planning, was representing this project. He was expecting Jennie Brongo and Dan Thomas to be at the meeting.

Mr. Winans explained that he was before the Board on May 23rd for concept and went over the general scope of the project at that time. He says that they haven't really changed anything as far as the layout and number of buildings. They have tweaked it a little bit. The basic premise is Westward Expansion, LLC, which is the name of the firm that Jennie and Dan are creating to do this project, are proposing to develop an approximately 7 acres parcel located in the southern portion of the Brongo quarry excavating business that is currently ongoing that Ms. Brongo presently runs. The 7 acre parcel will have frontage on Route 531 on the south and also Manitou Road. It is a corner parcel even though it is surrounded by existing streets. The property is located in a limited industrial zoning district and under Section 190 151b a conditional use permit is required to operate a warehouse and storage facility so they went ahead and approached the Town Board to receive that permit. They did receive that permit on May 2, 2016. They would like to create a useable storage for contractors inside the buildings and custom design the interiors to fit the different users that are going to be using the buildings. Also permitted under this zoning there are a lot of uses permitted without permitting such as light manufacturing uses, food manufacturing, district offices, electrical or plumbing contractors, kitchen bath design display facilities but just to throw that out there that this is all covered under this zoning.

Mr. Winans proceeded to explain that they plan on doing 4 buildings and they contain 35 storage units at this time and will provide leased space to contractors as needed. They plan to provide bathrooms in each of the units and under that process will plan to provide sanitary laterals and a septic tank for each building which will then flow down to a pump station which will pump up to a leach field that they have proposed. Of course that will all be approved by the Monroe County Health Department. They want to at least be able to provide a bathroom in each unit. They will be using the same entrance that is currently being used. They will develop that better to county standards, clean up the entrance and landscape it and make it look very commercial and finished. They will be using the existing driveway down to the project which is being used right now for traffic. The buildings will be a metal clad typical storage looking building with colors of forest green with white trim. Photos of what the buildings will look like were included in the letter of intent from Ms. Brongo. The site will

be generally fenced with a card operated gate at the entrance and a security camera. The buildings themselves will have wall pack security lights over each door for security.

Mr. Winans said that he has received staff comments and has met with the Town Engineer to discuss some of his comments. He saw the Fire Marshal comments. He has seen the County planning comments and he does not see anything that cannot be worked through under the process before they get final approval and start construction. He stated that he would be happy to answer any questions the Board may have.

Mr. Wall said that back in May they talked about the driveway on the Route 531. He asked if they have worked out ownership and are they going to allow that entrance.

Mr. Winans answered that it is still part of their ongoing permitting with the County. In their initial comments they did not say anything about it. It is an existing driveway that obviously when the State came through and took over that piece for their ramp off of 531 that they took ownership of that. At one point it was all on this property and they have been using it. They are hoping to be able to use it if not they will scoot that over 15 ft. and move it inside the property line. They are working with the County on that.

Ms. May asked about the esthetic look of the property. She asked about the fence and wanted to know if it is chain link or stockade fencing and also wanted to know the colors of the building and the colors of the roof.

Mr. Winans replied by saying it would be a chain link fence and will be 6 feet high. The building colors will be green and the roof will be a metal roof.

Mr. Argenta wanted to know if the buildings would be used just for storage or if they intend to have other uses for them.

Mr. Winans replied by saying the intent is just for storage.

Mr. Argenta stated that with the restroom plans it sounded like they were going to be used more like an office. Depending on the use he stated would depend on the parking requirement. A storage facility will have a number of spaced per thousand square feet and if they were to be used as an office then it would be different.

Mr. Winans replied that at this point that is not the plan at all for office use.

Mr. Cassarra stated that at this point the application before this Board is for just storage. So any variation or alteration to that existing plan would require a new application and a new application process. He wanted to make sure that Mr. Winans understood that. He also stated that changes would be in parking so the application today is just for storage. Mr. Winans agreed that it is just for storage.

Mr. Argenta asked about the requirements for accessible parking at a storage facility. If you have designated parking then you will probably have to have two. He asked if there will be a rental office at this site.

Mr. Dan Thomas answered by saying that at some point there will be a rental office but for now they will be using the front office.

Mr. Argenta said that that is space where they would definitely have to have handicap parking spaces.

Mr. Winans stated that they plan on meeting the handicap requirements.

Mr. Chamberlain asked what is being proposed for Lot #1.

Mr. Winans answered that at this point it will remain as it is under the existing conditions. The idea would be that in the future if needed they would expand. At this point it is a ways off.

Mr. Rappazzo asked if a variance is needed for setback.

Mr. Winans said yes. Originally they were vacillating on getting the variance. He said that he could move the building 25 ft. and be ok but they want to be prominent on the corner. And they were also looking under the concept reading the corner lot reference that looking at adjacent buildings and the current buildings are within 50 ft. so they were thinking they could just go with that. If the interpretation is they need a variance for that then will go do that.

Mr. Rappazzo said that the grading point shows a number of mounded areas that the project seems to be removing. He asked if they were debris piles left over from quarry operations or what are they?

Mr. Winans said that they are debris piles that have been accumulated over the years. He stated that Ms. Brongo has talked about wanting to clean them up and make it look nicer. He would have to look at them closer to see if they could use some for burning and get them out of there and make it look better.

Ms. May stated that last time they were before the Planning Board that her concerns were that the items in the storage areas were not hazardous to the environment. She wanted clarification on that.

Mr. Winans stated that they will not be putting any floor drains in the storage units that would allow for hazardous waste to go into the sewer system or leave the building. Last time Ms. Brongo stated that and wants to make sure that everything is environmentally safe. Ms. Brongo will have that all written in their contract.

Mr. Chamberlain stated that his concern is that the people would be washing their vehicles there.

Mr. Winans said that that is a good point.

Mr. Chamberlain said that on the existing conditions sheet they have that they removed the fence that is out on the right of way on Manitou Road. He stated that that is not their fencing and isn't it the State's fencing? He stated running north and south.

Mr. Winans replied by saying that if it is in the right of way they will not be doing that.

Mr. Chamberlain said that the area designated as a leach field that there are no kind of elevations or detail on that and what kind of drop boxes will be needed

Mr. Winans stated that there will be drop boxes and elevations on that. They are working those out on the plan and coordinating that with the Health Department. They will have a totally separate plan for that.

Mr. Chamberlain asked about Building B that has pavement right up to the leech field. He stated that that I not a very hot idea. He asked about where the storm water off the roof is going.

Mr. Winans said that they can show those on the plan as well.

Mr. Chamberlain also added that this would be an opportunity that instead of putting it down the middle of the driveway to put in some rain gardens or some kind of bio retention areas to lose the rain water off of that and save some of the size of the pond they have to dig. Mr. Winans replied that they do have a lot of areas for that. Mr. Chamberlain also stated that the plans do not show the concrete truck washout, places for the vehicles for footers and things and also needs to be a detail in the plans.

Mr. Chamberlain said that between Buildings A and B they have a very tight radius in the parking lot. If turning into the parking lot for B they would have to run over the striped area they have there for parking. He believes they need to open up that radius up a little bit. He went on to say that they talked about a keyed gate and does not show on the plan where they propose to put that. Erosion control plan does not show at all. Consideration needs to be put into that. Pump station there is no detail. Detail for a dumpster enclosure and there is no dumpster shown anywhere.

Mr. Winans said they will call that out.

Mr. Wall asked if they have done a Geotech report. He wanted to know if they know the soils they are dealing with.

Mr. Winans said that by the initial testing and he also did the USDA report and submitted that with a SWIP. It's a sandy soil out there with some gravel areas. It's an A soil with very infiltrating good properties.

Mr. Wall asked does the site balance.

Mr. Winans answered by saying that it will. They have a lot of places to lose it on site but will be taking the debris piles out of there and it is pretty close.

Mr. Wall said that it is his understanding that the final dimensions and or location of the leech field has not been determined yet. But being as close as it is to the parking area he says that their concern is that the trucks may be driving over a leech field system. So they might need some kind of protection out there to protect a trailer backing up on the leech field, which could crush the pipes.

Mr. Winans said they oversized what they called that out to be safe.

Ms. May asked if there will be an attendant on site of just surveillance cameras.

Mr. Winans replied that normally for day to day and hour to hour activities it will be a keyed gate and surveillance camera. Ms. Brongo is up at her office all the time and he is not sure if someone will be at the main office.

Ms. May is concerned about safety and if the restrooms will be locked. Mr. Winans stated that the restrooms will be inside the individual units and only access to the restrooms will be by the tenant that has the key to the building. Ms. May just wanted to make sure that the tenants were safe.

Mr. Sinsebox said that he submitted a letter of some comments he had and is confident that all can be addressed. If variances are needed he stated that they go to Zoning Board before Final Approval. He also stated that the gate entrance allows room and to make sure there is enough room there.

Mr. Rappazzo asked if a tractor trailer can make that turn from northbound Manitou Road into the road.

Mr. Sinsebox stated that it would be a good idea to ask for some turning radius.

Mr. Wall also stated that they should check if a fire truck can go down there.

At this point the meeting was opened to the public

No one present to speak.

At this point the Planning Board was declared in Executive Session. After discussion among the Board Members, Mr. Wall made a motion to TABLE Preliminary / Final Site Approval based on the following information and requirements to be completed before Preliminary/Final Site Approval is considered.

1. Preparation of the Architectural elevations with sample building materials should be presented for review.
2. Town Engineer's and Fire Marshal's initial comments addressed; specifically the fire truck and tractor trailer turning templates.
3. Correspondence from the MCDOT and /or the NYSDOT in the context of the entrance driveway encroaching on to their right of way. The correspondence could state that they say the DOT takes no exception to the driveway encroachment.
4. Parking calculations should be more defined for the proposed uses for the entire development and, at minimum, finalized for Phase 1 including the ADA spaces.
5. Lighting cutsheets and photometrics of any site lights or building wall packs.
6. Applicant to seek any required variances before coming back to the Planning Board.
7. Septic System details / sizing of the leach field should be progressed for the development. Leach field should be protected from traffic.
8. Location of the roof leaders.
9. All proposed erosion control measures should be depicted including the concrete washout areas, stabilized construction entrance, and appropriate erosion control details.
10. Security gate location and details.
11. Storage / queuing of the trucks by the security gate should be depicted on the plan.
12. Preliminary Pump Station design and detail.
13. Preliminary weir design and detail.
14. Dumpster location with details should be depicted on the plan.
15. Proposed Landscaping Plan should be provided.
16. Town Attorney to review the leasing contract to prohibit the storage of hazardous wastes.
17. Note to the applicant: Subdivision approval will need to be applied for at Final Approval.

Mr. Rappazzo seconded the motion. All were in favor, the motion carried.

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

Respectfully submitted,

Linda M. Saraceni
Recording Secretary