

TOWN OF GATES  
PLANNING BOARD MINUTES  
November 28, 2016

The regular meeting of the Gates Planning Board was called to order at 7:35 PM by Chairman Wall.

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

ABSENT MEMBERS: J. Argenta

The first matter on the agenda was approval of the September 26, 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.

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**2548 MANITOU ROAD STORAGE**

**PRELIMINARY/FINAL SITE&SUBDIVISION  
APPROVAL**

**OWNER: The Knolls at Little Creek, LLC**

**L.I. (Limited Industrial Zoning District)**

**LOCATION: 2548 Manitou Road**

**ENGINEER: Lantech Surveying & Planning**

Mr. Wall made a motion to Untable the application from the Sept. 26, 2016 meeting. D. Chamberlain made a motion and T. May seconded the motion. All were in favor; the motion carried.

Bob Winans, Engineer from Lantech Surveying & Planning, was representing this project. Also present was Jennie Brongo and Dan Thomas.

Mr. Winans explained that this project was tabled at the September 26, 2016 Planning Board meeting. Since that time, they have resubmitted plans to come back and did their best to address all the items that were in the Planning Board comments of the September letter. They have submitted detailed plans to the County Health Department, have contacted the County DOT (a few times), and also met with the Zoning Board; setback variance has been granted for off of Route 531 / Manitou Road, which are NY State and County Highways (the ordinance calls for 100 feet). Even though they are back inside because of the corner lot they went again and got the variances. Mr. Winans handed out a copy of the Zoning Board letter to Planning Board members for review.

Mr. Wall asked Mr. Winans if he had a copy of the letter from Planning Board dated September 27, 2016.

Mr. Wall went through the points stated on the letter of September 27, 2016.

Mr. Winans handed out color rendering of the pre-engineered metal building and color samples.

They have addressed the Town Engineer's and Fire Marshal's comments. (muffled recording – could not hear what was said at this time).

Correspondence from MCDOT: Mr. Winans has submitted plans to the MCDOT and nothing more has been commented on. Once he gets more information from them, he will submit to the Planning Board.

Mr. Wall stated that they have received correspondence from NYSDOT and they stated that there is a section of the Right-of-Way, adjacent to Manitou Road, which is "Without Access" for approximately 350 ft. north on Route 531. It appears that a majority of the driveway coming into the site is encroaching into the Without Access area. Do you have any correspondence from NYSDOT saying that they will allow this driveway encroaching their property?

Mr. Winans said that he got it and had measured that 500 ft. it is along the roadways is secondary where they have the guardrail and I assume that is what they are talking about. Obviously I can provide that.

Mr. Wall stated that if the State is not going to allow their driveway encroaching to their access area, they could have to push the development back to the east to mitigate the encroachment.

Mr. Winans continued saying that the parking calculations have been added to the plans. So they called that out for parking for storage use which ended up being 108 spaces which is required and we are showing 121 spaces. We have 5 handicapped spaces in there. He went on to say that as for the lighting cut sheets and photometrics they have included on one of the sheets a detail of the light they are using for the wall pack. There will be a wall pack light on each of the doorways on the buildings. They are downward spilling. They are pretty standard. They will be putting another 2 luminaires by the parking lot. They have that detailed on the plans. We do have a specific cut sheet for the lights.

He went on to say they have received the required variances.

As far as Septic System details/sizing of leach field, they have added details on the septic system sheet.

Roof leaders will be connected to the storm sewer system.

They have added erosion control, stabilized construction entrance and appropriate erosion control details.

Mr. Winans went on to state that they have shown security gate location on the plan, but doesn't think they have shown the detail; they can provide that. It is a standard chain link gate with a card reader. When tenants come through they will have a swing gate to enter and exit.

Mr. Wall said that the Fire Marshal may have a problem with the card reader. They like to see a Knox Box at the gate. That is an issue that can be worked out with the Fire Marshal.

Mr. Winans said they have moved the security gate down farther. They were showing the trucks queuing up there. They have about 300 ft. all the way so he states that they have enough room for 6-8 trucks backing up. They don't expect that to happen as they do not anticipate everyone coming in at once. Now that the gate location has been moved down closer to the building units they have a lot more stacking area.

Mr. Winans went on to say that preliminary pump station design and detail was added to the septic system and submitted to the health department. The weir design (recording cannot be heard).

The only landscaping that is being proposed at this time is that Jenny would like to put a sign at the entrance and planting of flowers that she can maintain to dress up the entrance. They will maintain existing trees and vegetation around. It will all be maintained.

Mr. Winans said that they have a leasing contract that Dan Thomas has used in the past but they are going to come up with a specific leasing contract for this project. It will comply with all Fire Marshal's rules and regulations. They will provide that.

Subdivision approval has been applied for and asking for a final approval of that this evening.

Ms. May asked Mr. Winans to elaborate on the floor drains in the storage units. She stated that on the plan there is no connection of floor drains to the sewer.

Mr. Winans said that there will not be any floor drains connecting to the sewer, but at the back of each unit there will be a bathroom facility to that will connect to a main line, 6 inch sanitary sewer to septic tank. Ms. May went on to say that she would like to see a condition for approval that there will be no hazardous waste in the storage areas or on the site.

Mr. Winans went on to say they cannot have floor drains so they will not be dumping anything into the system. They have to be very careful with that.

Ms. May asked if Mr. Winans could elaborate on the lighting. Mr. Winans answered that each of the units will have wall pack lighting that shines down. The buildings that have pavement on both sides will have a wall pack on the back of each unit. The only other place would be 20 ft. poles in the back.

Mr. Chamberlain asked what lighting is along Manitou Road. He can't remember if it is lit already.

Ms. Jennie Brongo, Property Owner, said that there is current lighting on the on ramp of 531 and there is another on not until you get to Lugia's Ice Cream at the corner of Lyell Road and Manitou. Out front there is an overhead lighting that is farther back. Nothing too close to the road. We also foresee putting lighting at the key fob entrance for additional security purposes.

Mr. Rappazzo stated that they should have all areas lit for security reasons. Ms. Brongo stated that there is a light when they would pull in but nothing that is major illumination that would be on the road. She foresees that with an additional sign they would be putting in an additional light.

Mr. Chamberlain asked about the north property line fencing and wanted to know what type of fence is there.

Mr. Winans said that it is a chain link fence.

Mr. Chamberlain said there might be a problem with the dumpster location. He said they are running a ditch right through it.

Mr. Winans said that they would have to swale around it.

Mr. Chamberlain also asked about the heating of the bathrooms. Is it electric heating.

Mr. Winans stated that it will be heated by gas. Ms. Brongo said that it would be separate utilities.

Mr. Chamberlain asked about them connecting all downspouts to existing storm sewer. Some buildings are backed up on the ditch. Would it be easier not to do that?

Mr. Winans stated that the idea was to get everything into the storm system. He said if they can swale it they will do that.

Mr. Chamberlain said that they can save money on piping if they do that.

Mr. Winans stated that at Building C they would be able to do that because they have the swale over there.

Mr. Wall asked what the paving throughout the project will consist of. Mr. Winans stated that it is stone based with asphalt millings on top. Mr. Wall stated that the details need to be changed to show this.

Mr. Rappazzo asked if going northbound on Manitou Road, can design vehicle make a U-Turn into the driveway.

Mr. Winans said that it works. Mr. Rappazzo wanted to know if they have a plan showing that. Mr. Winans said that they are not talking tractor trailers coming into the property. It is limited to 25 ft. trucks. They are contractor vehicles that are not meant to be that large. If we need to modify it, we will. Mr. Rappazzo said that is really his only main concern that vehicles trying to make that turn. Ms. Brongo stated that they can get a truck and boat in that turn. Not a tractor trailer. They do not foresee any tractor trailers coming in for deliveries.

Mr. Rappazzo asked about the gate at the bottom of the hill.

Mr. Winans said that they have an extra wide portion of the driveway there and they could probably expand it and make a turnaround area. It is a little wider down there.

Mr. Rappazzo asked if the back of the buildings will be only windows.

Mr. Winans said yes if that is what is on the plan. Mr. Rappazzo asked if there were going to be any doors across the back of the buildings. Mr. Rappazzo continued to say that there is going to be blank wall backs of buildings. He suggested they dress that up and make it attractive. Mr. Winans stated that there is all kinds of vegetation back there that consists of about 50 ft. of it. They will take a look at it. He asked Mr. Rappazzo if he was thinking architectural or vegetation changes to the back of the building. Mr. Winans again suggested that they will take a look at that.

Ms. May asked about the double wide wood fencing? Mr. Chamberlain answered saying that is the covering for the dumpster.

Mr. Wall asked about phasing times? Mr. Winans said the decided to take away and not do that. He said it was more important for the Planning Board to approve the whole project and the biggest things seem to be that they would have to provide a letter of credit for all the info structure for the entire project. So they are going to forget the phasing. They have to do everything anyways so decided to forget the phasing.

Mr. Wall asked about the 30-foot wide lane on the Northside of Building B; is it really needed? Mr. Winans it was more so for traffic flow. Mr. Wall said to look at the need; it's possible that the Developer can save some money and reduce the impervious area for the site.

Mr. Amico said that letter of credit needed. Submit to L. Sinsebox all calculations and the we will ok the letter of credit. Keep all dirt and mud off of Manitou Road.

L. Sinsebox stated that each lateral connections and water service connections need to be depicted. If one master meter is all you need (instead of individual meters), then please show more detail on the plans. Parking calculations that we asked for, not sure if the applicant is using the right one. Storage says one per two employees. Some of these don't have employees. You may want to look at that. In your calculations into the parking area near Building C if that was for outside storage you can't use it for employee parking. One for every 400 square feet is more appropriate. Mr. Winans stated that that is the way he took it.

Mr. Sinsebox said that there is more than enough parking and, in fact, a typical storage type facility has no employee parking. Mr. Winans agreed.

Mr. Sinsebox said that they did provide the storm sewer calculations and the revisions to the SWPPP including drainage area that was critical of that and all that looks in order. He has no further questions on the application.

Mr. Lillie asked about the rental office. He wanted to know if there should be handicap parking for that office.

Ms. Brongo stated that there are no plans for that at this time.

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 & Subdivision Approval based on the following information and requirements to be completed before Preliminary/Final Site & Subdivision Approval is considered.

1. After reviewing the Applicant's response letter, dated November 9, 2016, which addressed the Planning Board's comments from the September 26, 2016 meeting (outlined in the Town of Gates' comment letter dated September 27, 2016), there are outstanding comments that have not been satisfactorily addressed. Please address the comments.
2. Based on Comment #5 in the Monroe County Development Review Committee comment letter, dated November 22, 2016, it appears that a portion of the proposed driveway may encroach into a NYSDOT "without access" area. Please address the NYSDOT's concern by delineating the "without access" area on the plans.
3. Please provide the correspondence from both the MCDOT and the NYSDOT in the context of the proposed driveway's impact to the respective Right-of-Ways. Work that impacts the Right-of-Way will require a separate permit from both Agencies. A copy of each permit should be provided to the Town of Gates.
4. We concur with the NYSDOT that the proposed driveway appears to be inadequate to serve this development (Comment #5, MCDRC letter dated November 22, 2016). Based on testimony from the Applicant, tractor trailers will not access the site; a more appropriate vehicle is a pick-up truck towing a standard landscape trailer. Therefore, please depict the turning movements of the following vehicles: a fire truck and a pickup truck with landscape trailer. Please note that the most restrictive turning movement will be vehicles accessing the site from the south (on Manitou Road) making a right-hand turn into the development. Please obtain the standard fire truck dimensions from the Fire Marshal.
5. Relocation of the proposed dumpster location and / or relocate the swale around the dumpster pad. Currently, the swale is graded through the dumpster pad area.
6. Per the Fire Marshal, please revise the plans to show a Knox Box at the security gate location.
7. Please design a truck turn-around area at the security gate. Should a customer not be able to access the site, the Town does not want the vehicle to back-up the driveway to leave the site.
8. Please indicate the plan for heating the restrooms. Bathrooms should be heated to prevent freezing of the pipes.
9. Please add a note to the plans stating that no floor drains will be allowed in the proposed buildings.
10. Please add site lighting to adequately light the parking areas.
11. Please label the height and material of the fence along the north side of the project.
12. Please add check dams to the northern swale.
13. Please add a silt fence by the stormwater pond to prevent erosion of the pond banks.
14. Please revise the paving details on Sheet 6 of 6 to reflect millings instead of asphalt paving section as discussed in the meeting.
15. Please correct the monumentation and references on the Subdivision Map.
16. Please depict the limits of the septic system for the existing house.
17. Please enhance the landscaping; specifically, landscaping on the south sides of Buildings A and D.
18. Please re-evaluate the need for the pavement area on the north side of Building B. There are no man-doors / overhead doors, or parking proposed for this area.
19. Letter of Credit will be reviewed by the Department of Public Works and the Town Engineer.

20. Please indicate the lateral connection of the water service for each building.
21. Please add the appropriate Handicap Parking Space(s) around the existing house, which will act as the rental office.
22. Please add the location, date, and results of the percolation test and deep hole location of the proposed septic field to the plans.
23. Prior to resubmission, please schedule a meeting with the Town Engineer and Department of Public Works to review your submission. Please schedule the meeting with sufficient time to meet the Town's cutoff date for Planning Board submissions.

Please note that, should the outstanding items be satisfactorily addressed, including Note #24 (above), the application will be placed on the next available agenda; the Board will consider a Preliminary / Final Site Plan Approval on the resubmitted material.

Ms. May 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 8:28 PM.

Respectfully submitted,

Linda M. Saraceni  
Recording Secretary