

TOWN OF GATES
PLANNING BOARD MINUTES
AUGUST 26, 2019

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

PRESENT MEMBERS: M. Wall, Chairman; D. Chamberlain, T. May, J. Ruiz, J. Argenta: D. Schum, Town Attorney; K. Rappazzo, Dir. Of Public Works; L. Cordero, Councilman; M. Ritchie, Costich Engineering

ABSENT MEMBERS: G. Lillie

The first matter on the agenda was approval of the July 22, 2019 Planning Board Minutes. Ms. May made a motion to approve the minutes as received. Mr. Ruiz seconded the motion. All were in favor; **the motion carried.**

GALLINA DEVELOPMENT

OWNER: Gallina Development

LOCATION: Lot 18, 525 Mile Crossing Blvd.

ENGINEER: MRB Group

CONCEPT SITE PLAN REVIEW

General Industrial Zone (GB)

Tom Fromberger of Schultz Associates was here to speak about the project. Evan Gallina was also present. Mr. Fromberger went on to state that they are looking to construct a 27,600 sq. ft. on Lot 18 that will be a mix office/warehouse. The proposed site plan has associated parking around the side. Drainage will work its way to existing storm water management. They are proposing typical lighting and landscaping. They also meet the required parking of 104 spaces. The building will be the same colors as the other buildings. He stated that there is an elevation in the packet that was submitted. He went on to say that they received comments from the town engineer. All the comments can be addressed.

Mr. Wall stated that this application was advertised as a Concept Review, and no decision would be made. That said, the next time the Applicant is in front of the Planning Board, the Board would entertain a Preliminary / Final approval if the Applicant advertises Preliminary / Final Review and if all comments are addressed.

Mr. Wall asked about the status of the additional topography for the project. Mr. Fromberger stated that it was completed.

Mr. Wall stated that the Zoning Code has changed and Maximum Building Lot Coverage for the Industrial Zone is 45%. The application is about 22% and is within the allowable density.

Mr. Wall asked what kind of signage they will be looking at. Mr. Fromberger stated that there are no plans, at this time, for a monument sign. Just very typical building number identification on one of the top corners of the building.

Mr. Wall asked if they have looked at putting a 5 ft. concrete sidewalk along the frontage. Mr. Fromberger stated that they have looked at it before and it is just a matter of providing additional greenspace.

Mr. Argenta stated that on the south elevation, there are drive up ramps, and wanted to know about retaining walls. Mr. Gallina stated that they usually have driving ramps on the edges to associate with the grade change and there will be a small retaining wall.

Mr. Chamberlain stated that on the south-side of the parking lot he assumed they are draining in into a bioretention area. Mr. Fromberger stated that that is the intent. He said it is tied into the original design. The project will meet the requirements of the DEC.

Mr. Chamberlain stated that because this is concept plan meeting he hopes that they are going to come up with an actual grading plan and bioretention planting. Mr. Fromberger stated that that is correct and that Mr. Fromberger will look at how this projects was preliminary designed with the 1998 overall complex stormwater system.

Mr. Schum stated that the stormwater maintenance has improved since 1998 and that there will need to be a maintenance agreement in place. Mr. Fromberger said that they will work with the town a new agreement.

Ms. May stated that she understands that they are adding 35 additional parking spaces. How many additional employees will be added? Mr. Fromberger stated that is a different application. They will be adding 104 spaces to this project. Ms. May asked about how many more employees. Mr. Fromberger stated that it has not been identified yet.

Mr. Rappazzo said that one thing he thought was interesting that there was no additional development. They said they wanted to bank some greenspace. Mr. Fromberger stated that in their application, there is a lot 12 that they do not see any developing on that parcel. Proposed at 58% greenspace. He will provide the details.

Mr. Rappazzo wanted to know if the pond is in that 100 ft. buffer? Mr. Fromberger pointed to the plans to show where they are. Mr. Rappazzo asked if they can include the greenspace in the stormwater maintenance agreement to insure that those facilities lock-up the complex greenspace. Mr. Gallina stated that they are not going to do anything back there in the greenspace. Mr. Rappazzo would like to see it protected and formalized. Mr. Gallina agreed that they can do that. Mr. Fromberger added that whatever they need to do to meet the requirements they will do.

Mr. Ritchie had nothing additional from his comment letter.

Mr. Wall asked if there was anyone to speak for or against this application. There was no one present.

At this point the board was declared in Executive Session.

After discussion among the Board Members, Mr. Wall stated that this was a **Concept Site Plan Review** and that there will be no decision made this evening.

1. Please address the Town Engineering and Department of Public Works comments.
2. Please have the Fire Marshal review the Plans.
3. Please update the Site Data Table with the new Code Updates for Lot Coverage.
4. Please provide an As-Built for the detention pond. The Town would like to validate the depths of the detention pond.
5. Please review with your Client the potential of providing a conservation easement over the greenspace.
6. Please review the Maintenance Agreement with the DPW.
7. Please bring Building Samples at the Next Meeting.
8. Please review the Town Checklist requirements for Preliminary and Final Approval. Please request Prelim / Final with your next application to be properly advertised. Should the outstanding issues be resolved, the Board will consider Prelim / Final Approval.

ROTORK CONTROLS

OWNER: Rotork Controls

LOCATION: 675 Mile Crossing Blvd.

ENGINEER: MRB Group

PRELIMINARY SITE PLAN APPROVAL

General Industrial Zone (GB)

Mr. Fromberger with MRB group was here to speak about the project. He stated that last February they were here and since then have updated their plans. Rotork is looking to construct a 43,000 sq. ft. manufacturing addition. On the plan, he identified the existing building footprint. The addition will be off to the back. Plans show an 11,000 sq. ft. addition up to the front. Current entrance to building is located in the center of the driveway and want to shift it to the north to accommodate a couple of things, i.e. better access to the existing space as well as access to the new area that will be open for sales and additional technicians. The project will include some additional parking. Parking over by the manufacturing area. Truck movement is basically coming in and backing up to the loading dock base and when ready to leave, they can circle back out. The area is quite tight and they are trying to improve that area. The additional spaces need to continue their operation is trying to reduce their offsetting storage and expand their staff to additional 50 employees at this location. They will provide typical lighting and landscaping. They have picked up some additional survey TOPO. The green space for this site is listed at 53% with the proposed building change. Parking is a question. They currently have 143 spaces and they only need 190 spaces. They received comments from Town Engineer and can address those comments. They focus around the storm water management. This facility will be providing bio-retention which are in two locations – one by parking area and one by loading dock. This will improve general drainage around lot line. They need Zoning Board variance for parking spaces and they are aware of that.

Mr. Argenta wanted to know if this is a standalone parcel. Mr. Fromberger stated that it is.

Ms. May wanted clarification on the use of the building and what will be stored in the warehouse. Mr. Fromberger did not know exactly what would be stored in the building but stated that they do valves and controls. The back section is primarily manufacturing and they do plan for a painting facility to paint some of their select valves.

Ms. May asked about the main entrance and if there was enough parking. Mr. Fromberger stated that they will need additional parking.

Mr. Chamberlain said that since they are adding additional parking to the south-side they will need to go back to Zoning Board for the 15 ft. setback. Mr. Fromberger stated that they are here for the interpretation. They will add that to their list.

Mr. Chamberlain went on to say that they need a lighting plan and also more information on the design of the bio-retention areas and what type of plants. Mr. Fromberger stated that they will be updated, but it is a wetland seed mix.

Ms. May asked about their dumpsters for the additional cleaning supplies and wanted to make sure if it is a tight squeeze, she wants to make sure that the trash company can pull in and out. Mr. Fromberger did state that the dumpster location is in a tight coral. What they are proposing 3 containers with the new addition and better access for them.

Mr. Argenta wanted to know if the existing green space requires any action. Mr. Ritchie stated that they will need an NOI similar to the previous application. They prepared a preliminary drainage report which addresses how they are going to be providing the requirements for the increase in impervious areas. He went on to say that a full SWPPP will go into more detail.

Mr. Schum stated that this is a standalone project so they are going to either need a new agreement or an amendment to the existing storm water agreement.

Mr. Chamberlain stated that when this came before us 6 months or so ago, the original concept was that there was going to be a stockpile of soil. Mr. Fromberger stated no stockpile. They are actually going to be submitting for a foundation building permit to start that operation so that they will not need a stockpile. There will be a construction entrance. Mr. Chamberlain went on to say that they need to come up with something so not to be dragging soil out to the road. Mr. Chamberlain stated that it does not show on the plans.

Mr. Fromberger went on to say that the first stage of the project will be to clear some of the soils in one area. They will show somewhere a construction entrance.

Ms. May asked where they plan to put the snow removal. Mr. Fromberger showed on the plans where they plan to store snow.

Mr. Argenta asked about building elevations. Mr. Fromberger stated that he thought they were included in the packet. He said the existing warehouse bumps up and the front office space will remain the same.

Mr. Wall stated that the Fire Marshal's review is pending. He asked for more information on the south side of warehouse, will there be a grade issue impending access to the building? Mr. Fromberger stated that there is significant grading elevations but provided for employees to get into access points.

At this point the meeting was open to the public. There was no one to speak for or against this project.

At this point the board was declared in Executive Session.

After discussion among the Board Members, it was decided to TABLE this project pending the applicant's submittal to Zoning Board. The following comments were added:

1. Please address the Town Engineering and Department of Public Works comments.
2. Please have the Fire Marshal review the Plans.
3. Please update the Site Data Table with the new Code Updates for Lot Coverage.
4. Please obtain the required variances form the Zoning Board of Appeals.
5. Please provide the Lighting Plan with photometric values and cut-sheet details.
6. Please provide additional Bioretention Details.
7. Please ensure that the Dumpster materials will match the Building.
8. Please review the Maintenance Agreement with the DPW.
9. Please locate the temporary topsoil stockpile locations and snow storage locations.
10. Please designate the construction Entrance Location and label the stabilized construction entrance.
11. Please bring Building Samples at the Next Meeting.
12. Please review the Town Checklist requirements for Preliminary and Final Approval. Please request Prelim / Final with your next application to be properly advertised. Should the outstanding issues be resolved, the Board will consider Prelim / Final Approval.

Mr. Wall made a motion to TABLE this application, Mr. Argenta seconded the motion, all were in favor and the Motion was carried.

DIOCESE OF ROCHESTER

OWNER: Roman Catholic Diocese of Rochester

LOCATION: 1150 Buffalo Road.

ENGINEER: Costich Engineering

RE-SUBDIVISION

Residential Zone (R-1-11)

Mr. Sean Moran, Manager of Buildings and Properties for the Diocese of Rochester was present to speak on this re-subdivision. He stated that what he is proposing is two lots, shown on the map, trying to sell the property for a number of years and is occupied by a tenant. Are depicting a second lot for parking which tenant is using now. Not proposing any changes. Existing driveway will be kept as part of the main parcel. Setbacks around the building either meet or exceed the setback requirements. There will be no change in use. Same tenants.

Mr. Wall said we will ask town attorney to review and approve the reciprocal parking easement and cross access easement.

Mr. Argenta asked if they would be using the same tenant. Mr. Moran stated yes. Will the apartments have the same amount of parking? Mr. Moran stated yes. Will they have the same number of required parking spaces? Mr. Moran stated yes.

Ms. May asked about the parking situation. Mr. Moran stated that it exceeds today. Both tenants are sharing it today.

Mr. Schum asked if Providence Housing parcel going to rely on parking in Lot 2? Mr. Moran stated no.

Ms. May wanted to know if there would be a problem in the future if selling buildings? Mr. Schum asked if a different use is put to the St. Andrew's building, so when building is sold, none of the remaining will rely on Lot 2. Mr. Moran stated no.

Mr. Schum asked if the entrance is a private entrance and is not a public road then they would need some kind of a cross access. Mr. Moran stated yes.

Mr. Chamberlain asked about the sign. He asked if the wires run under the parking lot. Mr. Moran stated that there is a light pole and the wires run under it. Mr. Moran stated that the light pole is directly east.

At this point the meeting was open to the public. There was no one to speak for or against this project.

At this point the board was declared in Executive Session.

After discussion among the board members, Mr. Wall made a motion to **APPROVE** Re-Subdivision to the Diocese of Rochester with the following conditions:

1. The Town Attorney should review and approve the:
 - a. Cross Access Easement, and
 - b. Reciprocal Parking Easement.
2. The above referenced easements should be filed with Monroe County. The Liber and Page of the filed easements shall be added to the plan before the Planning Board Chairman signs-off on the plan.

Mr. Wall made a motion to **APPROVE** this application, Mr. Argenta seconded the motion, all were in favor and the Motion was carried.

Mr. Wall made a motion to **ADJOURN** the meeting, Mr. Chamberlain seconded the motion, and all were in favor, the motion carried.

The meeting was ADJOURNED at 8:29 PM.

Respectfully submitted,

Linda M. Saraceni
Recording Secretary