

TOWN OF GATES
PLANNING BOARD MINUTES
JANUARY 27, 2020

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. Gartley, 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 December 30, 2019 Special Meeting Planning Board Minutes. Ms. Maymade a motion to approve the minutes as received. Ms. Chamberlain seconded the motion. All were in favor; **the motion carried.**

FIVE STAR TOOL. INC.
OWNER: KRL Realty, LLC
LOCATION: 125 Elmgrove Park
ENGINEER: MBL Engineering

PRELIMINARY SITE APPROVAL& RE-SUBDIVISION
Limited Industrial (L.I.)

Mr. Mike LaSalle of MBL Engineering was present to speak about the project. Also present was Mr. Ken Lalonde, President of Five Star Tool, Inc.

Mr. LaSalle gave a quick overview of the project. He has been working with Mr. Ritchie of Costich Engineering. They received a comment letter and they provided a response letter. He then proceeded to speak of the revisions since the last meeting.

Mr. LaSalle went on to discuss the building. They shifted everything away from the RGE easement. They were able to shift the building back about a foot and a half. There is greenspace in front of the building, which will be a little smaller with the sidewalk. That is giving the design the ability for landscaping and stormwater features outside of the RGE easement.

Mr. LaSalle stated that nothing has really changed for the connecting building. The same with the access parking. Future land banked parking was something we talked about last time. In terms of what they require for parking, what the owners really want parking to fit their needs for their business. They show 54 spaces. Town codes requires 73 spaces. So what they talked about was that they show the ability to fit 74 total. It works along the building. They got rid of sidewalk on one side because employees don't typically use the sidewalk so they added the additional parking.

Mr. LaSalle stated that they dropped the building finished floor elevation about a foot and a half to 16 inches from the last meeting. He referred to the plan. They are filling the site 18 inches to get the parking lot up to grade and they pushed the building out. It looks like the building steps down but you won't really be able to notice it. The proposed floor is 16 inches lower than the existing floor. They are making the elevation difference with the 35 ft. connection building. It gives the Owner what they need to traverse the grade change with the fork truck traffic. It also gives the building a better.

Mr. LaSalle went on to say that they did do test pits. He will send photos. They did two; one on the building and one in the dry swale. Both of them they went down 8 ft. before they hit bedrock. No groundwater was encountered. He went on to say that they received MCDCR comments. Nothing major except a comment

number 4 regarding a former waste site. Further evaluation determined that there are no hazardous sites within 2,000 feet and the map does not show any solid waste facilities except for one approximately 900 ft. south from this.

Ms. May stated because the green space is smaller, she would like detail of the plantings and trees.

Mr. LaSalle said that obviously they are losing some trees. Parking lot moved. They have 20 ft. of greenspace along the building. He said you will be able to see greenspace up to building. Ms. May stated that she wants to make sure they are respecting the environment.

Ms. May asked about the lighting and color samples of the building. Mr. LaSalle provided the color samples (White and Sandstone color for building). This matches the existing building. Lighting fixtures will be the same all the way around the building. They are dark sky compliant LED wall packs that are fully shielded.

Ms. May wanted to make sure that the building and parking lot was fully lit and safe. She also asked about the hours of operation. Mr. Lalonde, President of Five Star Tool said that there are two shifts currently. They work 10 hours on second shift four days a week. Building is on full security and all lighting changes based on sunlight. The parking lot is lit 24/7 for security with security cameras. Their building is the most well lit building in the development.

Mr. Gartley asked if the roofing was metal. Mr. LaSalle stated yes it is; pitch is standard 1 ½ on 12. There was further discussion on the roof pitch.

Mr. Gartley discussed the electric transformer. Mr. LaSalle stated that RGE came out to look at it and they are satisfied to leave where it is currently located. He also stated that if RGE needs them to relocate the electric, they will.

Mr. Gartley stated that he sees the front elevation has a glass door. He asked if the door is open to the public. Mr. LaSalle stated no, it is for employee use only.

Mr. Chamberlain asked about the east end building door. Mr. LaSalle said that he shows one door. Mr. Chamberlain asked about the link between the two buildings. He wanted to know if there will be windows. Mr. LaSalle stated that they have designed the back elevations as of yet.

Mr. Argenta asked about the link between the two buildings; is it masonry construction. Mr. LaSalle stated that it is being finalized, but it will match the existing building colors.

Mr. Argenta asked if the cooling towers are covered. Mr. LaSalle said yes, they are covered. It will keep the snow and ice out.

Mr. Wall said that a chiller area is proposed for the south side. Are there any roof-top mechanical units proposed? Mr. LaSalle said that they are going to put them on the side.

Mr. Wall asked Mr. LaSalle to please update the Board on the proposed 8" watermain coming into the building.

Mr. LaSalle stated that they had a conversation with Monroe County Water and currently there is 1 inch service. Typically, they would not need more than 1 inch. The building is not sprinklered. However, the proposed building will need to be sprinklered per Town Fire Code. They would like to look at alternatives to sprinkling. Monroe County Water will provide an 8 inch tap. So they are showing an 8 inch service. He stated that where the meter is, there is no backflow prevention, so they have to install it anyways. They propose to bring in all the water into another spot and abandon the current service. It would have been allowed to have 2 services, but they are going to abandon the one and have one service for the whole building. All equipment in the building is water sensitive and they are all self contained machines with fire suppression built right in.

Mr. Rappazzo stated that they need the support of the Fire Marshal. Mr. LaSalle stated that they are going to meet with him. For now, they have Monroe County on board with 8 inch water service.

Mr. Wall said the proposed grading doesn't appear to quite work; it'll need to be adjusted.

Mr. Wall asked about the landscaping plan. He asked if the trees are all salt tolerant. Mr. LaSalle stated yes. Mr. Wall asked for a landscaping chart to be added to the Landscaping Plan.

Mr. Gartley also stated that the ADA symbols need to be changed to the current standards.

Mr. Ritchie stated that they responded adequately to comment letter. There are still a few items left open.

Mr. Wall asked Mr. Rapazzo and Mr. Ritchie what they thought about the sprinkler system. Mr. Rappazzo said that from a site planning perspective, the only key would be whether or not the sprinkler system needs to be kept, then the large water main that gets brought into that building, requires additional Water Authority and Health Dept. reviews, and would definitely want to know that before we can move too far with final approval.

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, the Town of Gates declared itself Lead Agency for this project pursuant to SEQR regulations and finds that this project is an Unlisted Action under SEQR. There is no significant adverse impact to the environment: no further SEQR action is required. Mr. Argenta Seconded the motion, all were in favor, the motion carried. **Negative Declaration.**

At this time Mr. Wall made a motion to grant Re-Subdivision Approval for Five Star Tool subdivision with planner comments on the Plat Map. The comments being the Highway Superintendent sign off line be changed to the Director of Public Works. The removal of the building inspector, town attorney and town clerk's signature line. All were in Favor, **Subdivision Approval** carried.

After discussion among the Board Members, Mr. Wall made a motion to **APPROVE** Preliminary Site Plan Approval for Five Star Tool Co., Inc. with the following conditions:

1. The following notes are to be added to the Final Site Plan:
 - a. The Stormwater drainage features are all privately owned and maintained.
 - b. No outside storage of vehicles and/or materials will be permitted on this property.
 - c. All signage will conform to the Town of Gates standards.
 - d. Building materials are to match the existing building color (Sandstone was presented at the meeting).
2. Any and all final Town Engineer and Dept. of Public Works comments are to be addressed.
3. All conditions set forth by the Monroe Co. Dept. of Planning and Development are to be incorporated into the final plans.
4. The applicant is to provide the remaining three elevations that the proposed building indicating side elevations, building height, and roof pitch.
5. The applicant is to submit the final site review feed to the Town of Gates prior to the signature of the Planning Board Chairman.
6. That the Gates Fire Marshal shall review and approve the plan prior to final review.
7. That the applicant add the appropriate tree/shrub planting details.
8. The applicant add a landscaping planting chart indicating the salt tolerant trees, the minimum height of the plantings, and a two-year guarantee on the plantings.
9. That the applicant add the test pit data to the site plans.

10. That the applicant look at the grading plan to blend the elevations between the new and existing pavements.
11. That the applicant add silt fence around the southeast corner of the proposed drainage feature.
12. That the applicant review the land-bank parking counts.
13. That the applicant resolve the fore protection / sprinkler issues to the satisfaction of the Town.
14. That the applicant update the ADA pavement symbols.
15. That the applicant finalize the proposed storm lateral to the existing system.

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

The meeting was ADJOURNED at 8:25 PM.

Respectfully submitted,

Linda M. Saraceni
Recording Secretary