

TOWN OF GATES  
PLANNING BOARD MINUTES  
NOVEMBER 25, 2019

JAN - 2 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, D. Gartley,

D. Schum, (Town Attorney), K. Rappazzo (Dir. Of Public Works), L. Cordero (Councilman), M. Ritchie (Costich Engineering)

ABSENT MEMBERS: G. Lillie, J. Argenta

The first matter on the agenda was approval of the October 28, 2019 Planning Board Minutes. Ms. May made a motion to approve the minutes as received. Ms. Chamberlain seconded the motion. All were in favor; **the motion carried.**

**CHURCHVIEW COMMONS**

**OWNER: Gates Presbyterian Church**

**LOCATION: 1049 Wegman Road**

**ENGINEER: Marathon Engineering**

**CONCEPT REVIEW**

**Residential Zoning District (R-1-11)**

Mr. Matt Tomlinson, Mr. Robert Cain and Roger Langer were present to speak about the project.

Mr. Tomlinson went on to say that this will be a multi-family, 45 unit apartments building located behind the Gates Presbyterian Church at 1049 Wegman Road. They will be appearing before the Town Board the first week of December. They will also apply to get a variance from Zoning Board to change this from Res. Zoning Distr. (R-1-11) to Multi-Family.

Mr. Roger Langer of GLA, 3030 Brighton-Henrietta T.L. Road said that this will be a 2-story building with a peaked roof. There will be offices in the parking lot area and the unit will house 1 & 2 bedroom units. There will also be a large community room for the tenants' use for meetings and parties. There will also be laundry room and an exercise room on the site. He went on to say that they have had a meeting with the church and local residents in the area and they are happy with a 2-story building.

Ms. May asked because it is a family friendly complex, is there space for children to play? Mr. Tomlinson stated that they will be sharing the playground with the church.

Ms. May asked if the complex will allow pets. Mr. Cain stated that at this time they will not be allowing pets.

Mr. Chamberlain asked if the church will continue to allow people from the bar across the street to park at the church. It was stated that the space lease for the bar will be coming up soon. Not sure if they will continue to use the church parking lot. Mr. Schum asked if they would be leasing parking from the church. They stated no. So Mr. Schum then stated there will be no need for cross easement for church and no need for church parking.

Ms. May asked if they will be maximizing green space and if they would be cutting down trees, and if so, will they replace them? Mr. Tomlinson stated that there would be a little bit of clearing. They will be doing some landscaping.

Ms. May asked about lighting. They stated that LED full cut off lights – dark sky friendly will be installed. There will also be a light on the building. They will work through the final details when they return to the Planning Board.

Mr. Gartley asked if trash would be within building. Yes they will have a chute and compactor garbage within the building.

Ms. May asked about the safety of the children with water around the grounds. They stated that there will be a fence/gate with padlock so they cannot get into that area.

Mr. Wall asked about if lot coverage is different for a leased area versus the parent parcel. Mr. Schum will look into the issue.

Mr. Wall stated that he would like to see a dedicated walkway from apartments to church for safety. It would also be good to have adjacent properties planometrics including the outlines of building, pavement, and topography 25 feet to 50 feet outside the property lines to define the watershed areas.

Mr. Chamberlain stated that the apartments to the north the drainage ditch need to be cleaned out.

Mr. Wall discussed the proposed parking requirements for the structure. It appears that it will be a mix of Commercial & MR. That said, the numbers will need to be finalized by the applicant.

Mr. Wall stated that the use of the community room for special events might affect parking.

Mr. Wall stated that the Board would request a TripGen analysis.

Mr. Chamberlain gave the Fire Marshal a copy of the plans.

Mr. Schum stated that they are to make clear that the offices are not for retail commercial use.

Mr. Chamberlain asked if this was a 55+ community; the answer was no.

Kurt –asked if they know what the staffing levels are. That is how we would like to see space characterized.

Ms. May had a concern with transportation for residents. She stated that the handicap parking is wonderful.

Mr. Wall stated that this is a Concept Review and asked if anyone was for or against the project.

Mr. Ray Getner of 16 Davy Drive had some concerns. He asked if the property is taxable. He also stated that he did not see 48 parking spaces on the map. Mr. Wall stated that there are 189 parking spaces on the plan. Mr. Wall then encouraged Mr. Getner to attend the next Town Board meeting in December. Mr. Getner wished the project managers luck with the project.

Mr. Wall and the Board made the following CONCEPT recommendations:

1. Please provide the following information in the Code Requirements table:
  - a. Maximum Lot Density for the MR Zone.
  - b. Breakdown of the parking ratios for the Church, Commercial, Office Area, and / or MR requirements. Please also address the parking requirements of any Church-sponsored event (such as a craft fair).
  - c. Should the application be granted the rezoning and the required variance(s), please add the dates of the granting the referenced approvals.

2. Please add to the Plans:
  - a. Open Space, snow storage, and topsoil stockpile areas.
  - b. Deep Hole and any percolation data information.
  - c. Existing pavement and structure outlines to the adjacent parcels to the north and south. Please note that there is a swale along the northern property line. Please have your topography extend beyond the property lines in order for the Board to understand the adjacent contributing drainage areas.
  - d. Please review the need for a dedicated pedestrian walkway between the buildings.
3. Please address the initial comments from Costich Engineering.
4. Please prepare a TripGen analysis for the project. Please note that additional analysis may be required.
5. It is understood that there may be some traffic queuing issues on Wegman Road. With this site in close-proximity to the intersection, the Planning Board would like to have the Applicant further investigate the egress / ingress drive to Wegman Road. Please review the location(s) with the Department of Public Works.
6. Please further discuss the use / restrictions of the Community Center, YWCA, and the area designated as Commercial within the floor plans.
7. Please discuss the future plans of the leased area. Is there a potential for this area to be subdivided off?
8. Please note that additional comments may be generated at the conclusion of the Fire Marshal's initial review.

Please refer to the Town's checklist as you progress to Preliminary Site Plan Approval and Final Site Plan Approval. Additional comments may be generated at each phase of the approval process.

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

**CONCEPT REVIEW & RE-SUBDIVISION MAP**  
**Limited Industrial (L.I.)**

Mr. Mike LaSalle of MBL Engineering was present to speak about the project.

Mr. LaSalle stated that this is in an industrial park. 13,000 sq. ft. They are looking to add an expansion to the east side for equipment. This will be a pre-manufactured metal building.

Mr. Gartley asked if the metal building would have some brick. Mr. LaSalle stated that the colors will match the existing building.

Ms. May wanted to know what was in the space now? Are there trees and shrubbery? Mr. LaSalle stated that there is landscaping berm. He said that shrubbery would be removed. They will be adding some medium sized trees and will show this additional landscaping on the plans.

Mr. Chamberlain stated that the new site is considerably lower than the present site. He asked how much fill would be added. Mr. LaSalle – 2 to 3 ft. of depth

Mr. LaSalle stated that there are presently 35 parking spots for employees – reserved space for parking will not be black topped

Mr. Wall stated to review Landbank parking.

Mr. Chamberlain asked why they have an 8 ft. sidewalk. Mr. LaSalle stated that it was easier to make wider

Mr. Gartley asked about a spot for trash. They will have a screened area with shrubbery around it.

Mr. LaSalle stated that they will be removing one light pole.

Mr. Schum stated that they will need to go to the county for a 239K review because they butt-up to the expressway.

Mr. Wall asked if they are proposing solar panels on the new building. The Owner stated that they are looking at it.

Mr. Wall asked about the water service. Mr. LaSalle stated that there will be new water service with sprinkler system.

Mr. Ritchie - dry swale #1 RGE easement – Mr. LaSalle – call to RGE – not cutting gas line

Mr. Ritchie stated that the SWPPP was submitted electronically and he will look at it.

Mr. Wall stated that at the next meeting both Preliminary and Final may be granted as long as all comments are addressed and the applicant has Building elevations and Building Samples.

Mr. Schum told Mr. LaSalle to make an application in December to be able to come back to Planning Board in January. He reminded him that he has to contact the county also.

Mr. Wall stated that this is a Concept Review and there would be no decisions made this evening.

Mr. Wall and the Board made the following CONCEPT recommendations:

1. Please provide the following information in the Code Requirements table:
  - a. Maximum Lot Density for the MR Zone.
  - b. SF of the existing building
2. Please add to the Plans:
  - a. Open Space, snow storage, and topsoil stockpile areas.
  - b. Deep Hole data information. It is recommended to have a Geotech find the depth to bedrock as there is a shallow bedrock depth in Gates.
  - c. Erosion Control.
  - d. Size of the roof leaders.
  - e. Storm sewer information including top of grate / rim and inverts.
  - f. Complete the grading. There are some missing contours.
  - g. Variance approval and date.
  - h. Snow Storage Locations(s).
  - i. Topsoil Stockpile Locations.
  - j. Lighting Plan with photometrics.
  - k. Landscape plan.
    - l. Consider relocating the electric service from under the proposed building.
  - m. Please review the grade to the proposed loading dock. 11% grade will be steep.
3. Please address the initial comments from Costich Engineering.
4. Please provide Building Elevations and Building Samples to the meeting.
5. Please note that additional comments may be generated at the conclusion of the Fire Marshal's initial review.

Please refer to the Town's checklist as you progress to Preliminary Site Plan Approval and Final Site Plan Approval. Additional comments may be generated at each phase of the approval process.

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

The meeting was ADJOURNED at 8:47 PM.

Respectfully submitted,

Linda M. Saraceni  
Recording Secretary