

TOWN OF GATES
PLANNING BOARD MINUTES
February 24, 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 February10, 2019 Special Meeting Planning Board Minutes. Mr. Argenta made a motion to approve the minutes as received. Ms. May seconded the motion. All were in favor; **the motion carried.**

2600 MANITOU ROAD

OWNER:Manitou Road Gates, LLC

LOCATION: 2600 Manitou Road

ENGINEER: DDS Engineers

PRELIMINARY SITE APPROVAL

General Industrial Zone (G.I.)

Mr. Kabe Kreiger of DDS Engineers and Mr. Tim Weber of Aquest Development were present to speak about the project.

They were present seeking site plan approval for Minor Site Improvements to existing industrial facility located at 2600 Manitou Road. This building is the site of the former Heidelberg building. The property is a currently vacant 100 acre parcel zoned General Industrial, listing 390,000 sq. ft. building footprint.

The proposed improvements include a new employee parking lot, truck loading areas, as well as associated lighting, landscaping, and storm water management facilities. The proposed employee parking area will be located southwest of the existing facility with a new employee access at the west side of the building. The new parking lot will connect to existing front entrance parking with new 24 ft. wide asphalt road. In addition, a separate 30 ft. wide truck access road with connection to South Road will provide access to the proposed truck loading area. The developer is proposing to add 9 additional truck docks along the south face of the building to provide delivery capabilities for future tenants. Impacts to existing utilities are anticipated to be minimal and the existing structures will be adjusted as necessary to bring them to final grade. There is a potential need for vertical adjustment for existing private water main under the proposed truck docks to maintain proper cover.

Mr. Kreiger went on to say that drainage on the site generally runs to the south and west away from the building with several low spots within the property. The majority of the run off makes it way farther to the west and flows under Manitou Road via an existing storm culvert. A small portion of the site near the existing asphalt makes its way to the east towards the east towards the Pepsi property into their existing pond. He continued by saying that the proposed storm water management facilities have been designed in accordance with the DEC and Town of Gates standards to reduce big flows from development and provide water quality treatment. He said that no variances will be required in correlation with the proposed development. They have received comments from the Town Engineer and the County DRC. The comments are very minor in nature and they do not see any issues in addressing them prior to final signatures. They have already addressed many of the town engineer's comments prior to this meeting. He asked that the Board consider granting Final Site Plan Approval taking into account any comments they may have.

Mr. Wall stated that this was advertised as Preliminary Site Approval but will take that into consideration. He asked Mr. Kreiger what kind of timetable they are looking at for construction. Mr. Kreiger stated early spring. Mr. Wall asked how long is the duration. Mr. Kreiger stated 4 to 6 months.

Mr. Argenta asked about the proposed parking. The parking addition they are asking for is determined on what. Mr. Kreiger stated that it is based on a perspective tenant utilizing 25,000 sq. ft. Mr. Argenta asked what the use would be. Mr. Kreiger stated it would be a lab/life sciences user. It would be a high tech user. Some laboratory and office space.

Mr. Argenta asked if they are proposing removing an existing gravel road. Fire truck would not have access. Any consideration in connecting the two. Mr. Kreiger stated that was a good point. They could make a connection. Mr. Kreiger said that they would have access on the South Road. They will take that into consideration.

Ms. May asked about the materials used in the high tech user facility and how will they be disposed of. Mr. Kreiger referred to Mr. Tim Weber. Mr. Weber said they purchased 100 acres in April 2019. They have been working through the process of getting certain tenants in certain areas. Lot of manufacturing in the first level. This tenant is life science. Tenants would like parking closer once building is full. Introducing nitrogen tanks.

Mr. Argenta said that in dividing the area up, is there going to be a common area? Mr. Kreiger stated that they are working on that now. 20% of building. There is a cafeteria there. Phase one. There was discussion about the common area.

Mr. Chamberlain asked about access coming in on the expressway. It is tough to get to it. If you come off access ramp to Kodak and wind up on north parking lot and cannot get over to south parking lot. He asked if it wouldn't be advantageous to create a cross road to get to the new docks. Mr. Chamberlain talked about going west. It would be simpler to add pavement. Mr. Kreiger said they are trying to use the existing.

Mr. Chamberlain stated that South Road is a private road. He asked if they got permission to access it. Mr. Kreiger said they have an agreement.

Mr. Rappazzo asked if the easement is on the plans? Mr. Kreiger stated no. Mr. Rappazzo asked him to please add to the plans.

Mr. Wall said it also seems there is another drive called ExtremeAuto Drive. It comes around on the western side of the building. It looks like with new development it will be cut off. Mr. Kreiger stated that the road is too narrow and is just an access road and not used.

Mr. Wall asked about Gravel Drive connecting. Where Gravel Drive ends t turn around off storm water pond. Town will have to go in to check pond. Mr. Wall asked if they are proposing 10 ft. for the pond. Mr. Kreiger said around 8 ft. Mr. Wall asked if a geo tech has been done. Mr. Kreiger said yes. Bed rock is 30 ft. below pond.

Mr. Wall asked if water was encountered. Mr. Kreiger answered yes.

Mr. Wall asked about proposed lighting and if it was to be LED and dark sky compliant. Mr. Kreiger said yes. In addition there will be a 24 hour emergency light over the new walk door that will be put in on the west side.

Mr. Ritchie stated that got a response from comment letter. Outstanding storm water. More detail on plans. 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. Ms. May Seconded the motion, all were in favor, the motion carried.

After discussion among the Board Members, Mr. Wall made a motion to **APPROVE** Preliminary & Final Site Plan Approval for 2600 Manitou Road as there was no one against the project. Mr. Wall added the following conditions:

1. That the applicant provide an overall site plan depicting all the existing parking on site with the proposed parking
2. That the applicant look at a roadway connection between the parking field and the truck dock area.
3. That there be a two-year guarantee on the landscaping.
4. That the applicant is to provide a copy of the easement agreements that allows construction access on South Road for the Town Attorney and the Town's review and approval.
5. That the applicant add the Geotech information to the final site plans.
6. That a note be added to the plans that the proposed lighting is dark sky compliant.
7. That the applicant add a T turnaround and provide a gravel access to the proposed storm water pond.
8. That notes be added to the final plan stating that the detention pond and drainage culverts, etc. is to privately owned and maintained.
9. That final drainage calculations are to be provided to the Town Engineer for his review and approval.
10. That all conditions set forth by Monroe County Planning & Development are to be incorporated into the final site plan.
11. That the applicant add a note that no outside storage of vehicle and/or materials will be permitted on this property.
12. Also add a note that signage will conform to the Town of Gates standards.
13. The applicant is advised to submit the final site review fee to the Town of Gates prior to the signature of the Planning Board Chairman.
14. That the Gates Fire Marshal should review and approve the plan prior to the Planning Board Chairman's signature.
15. Amend the easement that any other necessary easement agreements are to be reviewed and approved by the town attorney.
16. That a letter of credit is to be submitted to the Director of Public Works in the amount sufficient to cover drainage improvements, landscaping, as built survey and any additions that the Town Engineer and the Dept. of Public Works require. Letter of credit will be needed to be posted before a pre-construction meeting can be scheduled.
17. A note be added to the final site plan that the applicant is to pay particular attention to the maintenance and cleanliness of the bordering roads to the property during the construction phase to the satisfaction of the Town's Dept. of Public Works.
18. The applicant is to review and sign the storm water maintenance agreements.
19. The applicant to address all and final comments from the Town Engineer and the Dept. of Public Works.

Mr. Wall made a motion to approve this application, Mr. Argenta seconded it. All were in favor, the motion carried.

COLTON SUBDIVISION APPROVAL
OWNER: William H. Colton, II
LOCATION: 4555 & 4599 Lyell Road
ENGINEER: Maier Land Surveying

PRELIMINARY/FINAL SITE
Limited Industrial Zone (L.I.)2 lots

Mr. Richard Maier of Maier Land Surveying and Mr. William Colton of Colton Subdivision were present to speak about the project.

This will be a subdivision east of Manitou Road. Mr. Colton would like to create 2 lots. Shop that makes the parts for race cars and then there is a house up near the front of the road. His goal was to create a lot with a house and the out buildings to be 2.99 acres and lot 2 where the shop is right now would be 2.7 acres.

Mr. Argenta asked if there is any change in use. Mr. Colton stated that it will remain the same.

Mr. Wall asked if both buildings have separate water service. The answer was yes.

Mr. Wall asked about the limits of the leach field for both buildings. Mr. Maier was not sure. He did say that there was some record information for lot 2 from the Health Dept. Lot 2 said the odd looking shape on the map is where the septic system resides for the building.

Mr. Wall stated that all that will be requested is the outline. Distance fields to property lines. Mr. Maier said he can show it graphically.

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.

After discussion among the Board Members, Mr. Wall made a motion to **APPROVE** Preliminary & Final Site Plan Approval for Colton Subdivision Approval with the following conditions:

1. That the limits of the existing leach field be added to the plans.
2. That Monroe County review and approve the plan prior to the Planning Board Chairman's signature.

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 8:04 PM.

Respectfully submitted,

Linda M. Saraceni
Recording Secretary