

The Town of Gates **Planning Board** held three (3) **TABLED** Preliminary/Final Site Plan Review Public Hearing on Monday, February 28, 2022 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd., beginning at 7:30PM

MEMBERS PRESENT:

Andrew Gartley	Acting Chairman
Joseph Argenta	
Theresa May	
Ken Martin	Alternate
Dan Schum	Town Attorney
Kurt. Rappazzo	Director of Public Works
Mike Ritchie	Costich Engineering, P.E
Cosmo Giunta	Town Supervisor

MEMBERS NOT-PRESENT:

Mike Wall	Chairman
Juan Ruiz	

Acting-Chairman Andrew Gartley called the meeting to order at 7:33 PM and began with the Pledge of Allegiance and a Moment of Silent Prayer.

Acting-Chairman Andrew Gartley motioned to approve the January 24, 2021 Planning Board Minutes as sent to the Board.

Theresa May second All in Favor...Aye Opposed....None

MOTION CARRIED

Acting-Chairman Gartley, doing some recording keeping. The second (2nd) **tabled** item, 200 Pixley Rd. Office/Warehouse (200 Pixley Rd.) are here and prepared to present, but **tabled** items #1. Rochester Christian Church Ministries (3177 Lyell Rd.) and #3. 20 Industrial Park Circle (20 Industrial Park Circle) on the agenda will continue to be **TABLED** per request of the applicants. No action will be taken while they are finishing their plans.

Acting-Chairman Gartley motioned to **UNTABLE** 200 Pixley Rd. Office/Warehouse (200 Pixley Rd.) in a General Industrial (GI) District.

Joe Argenta second All in Favor...Aye Opposed....None

MOTION CARRIED

OLD BUSINESS

PRELIMINARY/FINAL SITE PLAN REVIEW
200 Pixley Rd. Office/Warehouse
OWNER: 200 Pixley Rd. LLC
ENGINEER: Apex Consulting/Survey & Engineering
LOCATION: 20 Industrial Cir
REFERENCES: None
GI (General Industrial) Zone

Acting-Chairman Gartley, asked the applicant to speak on the project.

Tim Arlington, Apex Consulting Survey & Engineering Services, PC, last month's meeting, they were tabled and sent a letter with items to address and quickly went through them. **(using drawing to show)**

Parking, they were asked to find one-hundred (100) parking spaces and they did, which is in addition to the parking they already had.

Next, combining the two (2) parcels back to one (1) and they have included the survey map showing the two (2) lots being combined back. **(using drawing to show)**. Mr. Berardi's attorney is taking care of that paperwork. They will be utilizing the Eastside of the building as cross access.

Utilities, water and sewer. Did get an approval from Monroe County Health Dept. to put a service lateral in. It will be a directional board, which is what the Department of Public Works and Town Engineer wanted. They also tentatively received an approval for water connection, the building will be sprinkled which is required by the Gates Building Department which will be a combined service coming in and permits will come in once they file for the back-flow prevention, but the sprinkler drawings need to be in, but the majority of the other drawings are completed assuming getting the approval from this board.

Dumpster Closure, has been place in the corner **(using drawing to show)**. The gates and the different types of? Again **(using drawing to show)**

Pavement, it was requested to remove more pavement and extend green space and **(using drawing to show)** they did, removing blacktop and labeling better to show. Also, with the greenspace in front there was a bit of back and forth to be sure to not go over the one-acre (1), which would require other provisions.

Building Detail, Mr. Berardi handed an updated drawing to show a better idea. They have added glass on each side as well as the front, as well as a detail of the front door and the two-toned (2) siding talked about and the roof color.

Mr. Arlington believes they addressed the questions from the last meeting, as well as Mr. Ritchie's and Mr. Rappazzo's

Mrs. May last month asked about the lighting locations and type, she doesn't see it on the drawings.

Mr. Arlington, looking at the lighting and landscaping plan renderings, that show LED wall mounted fixtures over the doors. A photometric has been provided, to show no lighting spread to the neighbors. There will be no pole lights. **(using drawing to show)**

Mr. Argenta asked if the overflow parking is existing or proposed

Mr. Arlington it's all existing pavement. It's not exactly striped that way, but wanted to show there was plenty of parking **(using drawing to show)**

Mr. Argenta asked if the dumpster enclosure is required to be masonry or if the vinyl is acceptable?

Mr. Rappazzo there are no specific requirement, in the past it's been required to be consistent architecturally with the building

Mr. Argenta it just comes to the mind the stability

Mr. Rappazzo, there are other dumpster enclosures in the town, chain-link, vinyl,
Mr. Arlington the detail for that is included in the renderings

Mr. Argenta pointed out the renderings show a bit different that what is being proposed.

Mr. Arlington, the plan is actually a bit more conservative. It's to show the two-tone color scheme and the glass.

Mr. Argenta the drawings show awnings, are they to be included

Jacob Berardi, 200 Pixley Rd LLC, Land and Building Owner they had some issues this winter because the spike of the roof doesn't really help, Awnings would be over the doorway

Acting-Chairman Gartley the windows, he asked if it will be a Kalwall system

Mr. Arlington responded it will be a conyer, medium style, aluminum frame, commercial glazing

Acting-Chairman Gartley also asked about the canopies going over each man door or just over the entry

Mr. Arlington the canopies will go over the main entry doors closest to Marway

Acting-Chairman Gartley asked if this would be a pre-engineered building, and will it be insulated metal panels

Mr. Arlington replied Yes it will be a Pre-engineered building and will meet the Energy Code with insulation in the roof, walls and foundation system

Acting-Chairman Gartley asked about the colors

Mr. Berardi, it'll be a wainscot in darker grey on the lower level, up to seven-feet (7) and a lighter grey on the upper level and the rood a tan/brown

Mr. Argenta this is an open space except for the office, but will there be a mezzanine

Mr. Arlington, yes, it's open except for the office and one (1) mechanical room and two (2) bathrooms

Side Table

Attorney Schum, No comments

Mr. Rappazzo, asked for clarification the dumpster closure

Mr. Arlington, it's wood stockade, board on board

Acting-Chairman Gartley asked if they would be apposed to do block on block in lieu of wood fencing for the dumpster enclosure

Mr. Berardi, if the board prefers the block dumpster closure than that's fine

Mr. Ritchie issued a comment letter last week and feels the project engineer has addressed the previous comments. There are some housekeeping letter of credit, insure subdivision and supply the town with the information

Supervisor Giunta, confirmed colors to be light grey, dark grey and a tan?

Mr. Berardi if anything would change it would be a yellowish color, the roof pitch is a half twelve which will be very low and not really seen. There will be no signs except for possibly one on the building.

Mr. Argenta, with that shallow of a pitch, gutters and down spouts? Splash to grade?

Mr. Arlington, yes, down spouts underground connecting to storm

Open to Public None

Closed Public Hearing

Executive Session 7:49PM—7:53PM

Acting-Chairman Gartley motioned to declare the Town of Gates the Lead Agency, this project an Unlisted Action based on the testimony of the applicant and submitted documentation, find no negative impact to the environment, and no further SEQR action is required.

Mrs. May second

All in Favor...Aye Opposed.... None

MOTION CARRIED

Acting-Chairman Gartley motioned **Preliminary/Final Plan Approval** for the application for 200 Pixley Rd. Office/Warehouse (200 Pixley Rd.) in a (GI) General Industrial District with the following conditions:

1. Final drainage calculations are to be provided to the Town Engineer for review and approval
2. All conditions set forth by the Monroe County Dept. of Planning and Development are to be incorporated into the Final Site Plan.
3. No outside storage of vehicles or materials will be permitted on the property.
4. All Signage will conform to Town of Gates standards.
5. The Gates Fire Marshal shall review and approve the plan prior to the signature of the Planning Board Chairman.
6. All necessary Easement agreements are to be reviewed and approved by the Town Attorney
7. Snow Storage location clearly defined and added to the Final Plan
8. Sub-division Approval must be granted prior to the signature of the Planning Board Chair (can be done administratively)
9. A Dumpster Enclosure detail shall be modified to be Concrete Block construction.
10. The following notes are to be added to the Final Site Plans:
 - A. Wainscoting will be a metal panel, (a dark grey color up to seven-feet (7) and a lighter grey color to eave and underside of overhang, with a tan metal roof.)
 - B. Entry canopy on the East side of the entrance
11. Approval of combining parcel into one
12. The Final Building Elevations and Floor Plan will be approved by the Planning Board Chairman, Director of Public Works, and the Town Engineer.

Theresa May, seconded. All in Favor...Aye Opposed...None

MOTION PASSED: Preliminary and Final Site Plan Approval

Acting-Chairman Gartley motioned to adjourn the meeting

Mr. Argenta, second

All in Favor...Aye Opposed....None

The meeting was ADJOURNED at 8:01PM

Respectfully submitted,
Lily Alberto
Recording Secretary

