

The Town of Gates **Planning Board** held one (1) Preliminary & Final Site Plan Review on Monday, February 27, 2023 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd., and beginning at 7:30PM

MEMBERS PRESENT:

Mike Wall	Chairman
Theresa May	
Juan Ruiz	
Andrew Gartley	Vice Chairman
Kurt. Rappazzo	Director of Public Works
Mike Ritchie	Costich Engineering, P.E
Cosmo Giunta	Town Supervisor

MEMBERS NOT-PRESENT:

Joseph Argenta	
Dan Schum	Town Attorney
Tanios Sarkis	Alternate
Ken Martin	Alternate

Chairman Mike Wall called the meeting to order at 7:30 PM and began with the Pledge of Allegiance and a Moment of Silent Prayer.

Chairman Wall asked for a motion to approve the January 23, 2022 Planning Board Minutes as sent to the Board.

Theresa May.... motioned Juan Ruiz.... second All in Favor...Aye Opposed.... None

MOTION CARRIED

Chairman Wall explained that Agenda item #2. Genesee County Water Supply SEQR Lead Agency Request is going to be continued at the March 2023 meeting.

PRELIMINARY & FINAL SITE PLAN APPROVAL
Rochester Curling Club Expansion
OWNER: Rochester Curling Club
ENGINEER: Marathon Engineering
LOCATION: 71 Deep Rock Road
District: GI

Chairman Wall asked if the applicant was present to speak on the project.

Matt Tomlinson, Marathon Engineering along with members of the Rochester Curling Club. He began with an apology from his associate who was stuck in the snow and could not get the rendering to present on time.

They have been engaged by the Curling Club to expand the parking lot of their existing facility at 71 Deep Rock Road, which is a 1.6-acre parcel of land and currently have about twenty-one (21) parking spaces. It currently does not have good

separation from the road. It gets utilized by tractor trailers as a turn-around spot at times and is not sufficient in spaces for their members and are looking at expanding it.

They were originally looking at doing this in several phases, but the club decided to just move ahead in constructing in one-phase and construct a modified parking lot in a L-shape that formalizes entrance and exit drives and more standard parking lot layout. The proposed layout reads sixty (60) parking spaces and fixes some ADA issues and brings up to compliance from a parking standpoint. Also picks up drainage and conveys it to the closed drainage system. They will also be adding lighting and landscaping to the parcel and to the parking lot. There will be some trees to the North side that will be taken down, but will replace with five (5) trees along the roadway trying to create a more formal edge to the roadway, a main access point to the building, sidewalk replacement. They have shown the lighting levels and is understanding it can be dimmed or turned off at times when not in operation, but will be there for security and night hours.

Mrs. May asked for more information on the landscaping, knowing the replacement of some tree that are being removal as well as the huge tree that is remaining

Mr. Tomlinson, they are proposing a couple Crabapple trees at the corner as well as flowering trees, that do not drop fruit and three (3) honey Locust trees that are a great shade tree, but have a very small leaf that is low maintenance and the large existing tree that will remain.

Mrs. May are the trees salt safe, because some trees can get damaged with the salt

Mr. Tomlinson, they selected more salt tolerant trees. The road itself will get salted, but the Curling Club does not use salt in the parking lot, due to people dragging in to the facility itself and can damage the interior, so there will not be an additional salt load.

Mr. Gartley sees the lot lighting, but asked if there are any building lighting?

Mr. Tomlinson they are not proposing any new lighting and clarified that there is lighting on the building now; one (1) by each door, entrance door and three (3) larger flood lights on the building that lights up the whole front.

Chairman Wall as far as parking spaces, looking at Building Code, it looks like three (3) ADA are needed. Please verify the number with the Dept. of Public Works.

Mr. Tomlinson, they will do what is necessary to be in compliance with Code

Mr. Gartley asked what the size of each space is?

Mr. Tomlinson the proposed space is nine by eighteen (9x18)

Chairman Wall asked if the Board had any questions. None

Side Table

Mr. Rappazzo, none

Mr. Ritchie, nothing more from his comment letter he sent out.

Supervisor Giunta, none

Open to Public

None

Closed the Public Hearing

Executive Session 7:37-7:38PM

Chairman Wall motioned to declare the Town of Gates the Lead Agency, and based on the submitted materials and testimony of the applicant, we find this project to be an Unlisted Action project and that there is no negative impact to the environment, and no further SEQR action is required.

Mr. Ruiz second All in Favor...Aye Opposed... None

MOTION PASSED: NEG. DEC.

Chairman Wall motioned to **Grant Final Site Plan Approval of 71 Deep Rock Rd.** with the following conditions:

MOTION PASSED: NEG. DEC.

As well, at that meeting, the Board **Granted Preliminary and Final Site Plan Approval of 71 Deep Rock Rd.** with the following conditions:

1. The following notes are to be added to the Final Site Plan:
 - a. The applicant is to protect the drywell / drainage system during the construction to the satisfaction of Town Engineer and Dept. of Public Works.
 - b. No outside storage of vehicles and or materials be permitted on the property
 - c. 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 Work
2. The applicant shall verify the required number of ADA parking spaces per the NYS Building Code.
3. All final drainage calculation be provided to the Town Engineer for his review and approval.
4. All conditions set forth by the Monroe County Dept. of Planning and Development are to be incorporated into the Final Site Plan.
5. Any new Signage will conform to Town of Gates standards.
6. The Gates Fire Marshal shall review and approve the plan prior to the Final signatures.
7. The final Site Plan will depict snow storage areas.
8. All stamps of approval from all regulatory agencies, including the Fire Marshal, are to be affixed to the Final Site Plan prior to the signature of the Planning Board Chairman
9. A letter of credit is submitted to the Town of Gates in the amounts sufficient to cover construction of all Erosion & Sediment Control practices, drainage, landscaping, and any work in the Town's right-of-way. Approval of the Letter of Credit is by the Town Engineer and the Department of Public Works.
10. The applicant is to address the Town Engineer's comment letter dated February 23, 2023.
11. The applicant is to address any and all final comments from the Town Engineer and Town's Dept. of Public Works.

Mrs. May...seconded. All in Favor...Aye Opposed...None

MOTION PASSED: PRELIMINARY / FINAL SITE PLAN APPROVAL

The meeting was ADJOURNED at 7:42PM

Respectfully submitted,

Lily Alberto
Recording Secretary