

TOWN OF GATES
PLANNING BOARD MINUTES
June 26, 2017

The regular meeting of the Gates Planning Board was called to order at 7:30 PM by Chairman Wall.

PRESENT MEMBERS: M. Wall, Chairman; T. May, D. Cambisi, K. Rappazzo, D. Chamberlain, G. Lillie, J. Argenta, Daniel Schum, Town Attorney; J. Amico, Public Works; L. Sinsebox, Town Engineer; Lee Cordero, Councilman

ABSENT MEMBERS: None

The first matter on the agenda was approval of the April 24, 2017 & May 10, 2017 Planning Board Minutes. Ms.Cambisi made a motion to approve the minutes as received. Ms. May seconded the motion. All were in favor; the motion carried.

MINI STORAGE

OWNER: 142 Buell, LLC

LOCATION: 142 Buell Road

ENGINEER: T.Y. Lin International

CONCEPT SITE APPROVAL

G.I. (General Industrial Zone)

Randy Bebout of T.Y. Lin International was representing this project. With him this evening is Tom Littlefield of 142 Buell, LLC. He stated there were here tonight for Concept Review regarding this project. They are looking to develop this site which is 9.34 acres and is zoned general industrial. The proposal is to build a climate controlled building approximately 17,000 sq. ft. with a 600 sq. ft. office attached office located on the north end of the site. They are proposing to develop individual self-storage buildings that are 30 ft. wide and approximately 100 ft. long given the shape of the site. Some of them are a little bit longer as you head to the south. This project access point is from Buell Road. The property ownership is actually not on Buell Road. There is no frontage but there is an access and utility easement from Buell Road into the frontage of the property. The front property and the property across the canal is owned by Buckeye Pipeline.

He went on to say that their project is bordered by Buell Road, which is where the access and utilities will come from and they have interstate 390 to the west and kind of off the drawing is Brooks Avenue to the south. In regards to the zoning, he stated they have a 40 ft. setback. They were interpreting the front setback using the address of Buell Road understanding that there is a 100 ft. setback requirement from any state highway. The comments they have received have stated that they will have to seek a variance for that front setback from 390. He said that the property is approximately 180 ft. wide so if you apply the 100 ft. setback there really is not much left of this property and really hard to develop. This site sits below 390, particularly on the north end if you access from Buell Road as you head to the south of the property, it becomes high up elevation and more in line with 390 interchange.

He stated that they have the access road coming in kind of a serpentine a little curvature off of that because they are coming perpendicular off of Buell Road. They made it a little wider there fitting within the access easement that they have and then narrow it up to 20 ft. in the tangent point as they come along the west property line to get into the property. They are showing 8 parking spaces for the office. Essentially people would come in and fill out paperwork and can park there. If they already have an account they would access through a vehicle gate that has a key code. The people would be monitored coming in and out of the property. The layout has 40 ft. setback on either side. They are showing a 24 ft. drive lane on the east and west sides of the building leaving a 20 ft. green area for snow storage, potentially storm water.

Mr. Bebout went on to say they currently show 30 ft. between buildings. They may fluctuate that and debating whether that can go down a bit. The exception to that is between the south-end of the 17,000 sq. ft. climate controlled building to the north side of the first self-storage building they are showing that at about 42 ft. The purpose of that is to be able to allow a tractor trailer to come into the access road heading south along the west property line and then be able to circulate around the back of the self-storage buildings that are constructed and then circulate back around the site. So that would be functional for tractor trailers and emergency vehicles. The plan as presented does show an outdoor storage area. They would build the buildings and pave 30 ft. to the south side of the last self-storage building that was built. There would be a stone area for outdoor storage area. This would be built in phases. The phases would be dictated by market demand. The idea would be that the outdoor storage area would shift to the south as the buildings were built.

Mr. Bebout did indicate that he has received the review letter from the Town Engineer that talked about variances and also talked about storm water. At this point they have spent very little effort on storm water at this point knowing that they have to get a survey and have to dive into that. They currently have just shown a location on the north end and the comment from the Town Engineer is that it may require multiple facilities given the topography of the site. He stated that he has walked the site and thinks there is some grade change from north to south but not a lot. And with the new storm water requirements, it could be a little challenging to get all the storm water to work. That would be something that they have to get into detail in the next step of this project. He said they are here tonight looking for the board's comments. They need to get a survey and then will go to the next step.

He went on to say that as far as utilities, they will have an office so they will have a sanitary lateral, a water service. He stated that between two of the buildings in the first phase there is an existing sanitary line that cuts through the building. So they have that as one of their 30 ft. drive lanes that is on an easement and heads east and west and cuts off the property in the DOT right of way it heads to the north. So they would extend the lateral from that line within our property. We would have to extend an 8 inch fire line into the development. The code requires that you have hydrants within 400 ft. of all the building. Again, phase by phase as they have to they would extend that main into the site and have hydrants along that. They would anticipate having an exterior hot box out to Buell Road that would have a meter in a back flow prevention device in it. They have not talked to the Water Authority about that as of yet.

Mr. Bebout went on to say that there is currently vegetation on the site that is nothing worthwhile. They would be clearing the site as they go. They anticipate building mounted lighting on the self-storage buildings and on the main building. There is going to be a little landscaped area in front of the office. As far as security of the site they would be fencing the entire site in.

Mr. Wall asked if Mr. Bebout had a chance to review the comments from the Fire Marshal.

Mr. Bebout said that he had reviewed the comments. He stated they would be working with the Fire Marshal and meet the requirements that they have to. He stated that Tom Littlefield owns two other facilities; one in Macedon and one in Pittsford. He went on to say that they received a letter from the Town Engineer in Macedon and also a letter from the Town of Pittsford. He stated that the properties in these locations have not had any code issues, property is very well kept. They wanted to provide those letters to the Planning Board. He handed the two letters out to members of the Board.

Ms. May wanted clarification on who the clients will be and what they would be storing in the units.

Mr. Bebout replied by saying his clients are Tom Littlefield and Todd Longwell, 142 Buell, LLC. They are also owners of the two other developments he mentioned that are located in Macedon and Pittsford. They have requirements that when someone leases a space of what they can store in there. There is a lease agreement that outlines what can or cannot be stored in the units.

Mr. Wall stated that typically what has been done with other storage units is to request a copy of the lease agreement.

Mr. Schum also said that this should include the rules and regulations that is associated with the lease itself.

Mr. Bebout agreed.

Mr. Littlefield of 142 Buell, LLC stated that the facility would have an office that would be staffed. There would be someone there daily overseeing the place and making sure that it remains well kept.

Mr. Schum asked if access would be 24/7 to the site with a key code. Mr. Littlefield agreed.

Mr. Argenta asked if the lighting would be dark sky. Mr. Bebout agreed. Mr. Argenta asked if there would be catch basins. Mr. Bebout said that it has not been determined yet.

Mr. Argenta stated that they need to address snow storage. Mr. Bebout said that they have 20 ft. outside of the pavement edge on the east and west sides so that would be their snow storage area. They may have some in the front also. They could push the snow to the east also.

Mr. Argenta asked about the materials. Will they be pre-engineered metal buildings? Mr. Bebout answered yes. He stated that the south storage buildings and the back half of the climate controlled building they have some different materials to dress up the building a little bit in the office area.

Mr. Argenta said that they may want to look into seeing if there are any building material requirements because of being so close to the airport. Some materials may be reflecting or lighting issues could occur. Mr. Bebout agreed to look into this.

Mr. Argenta asked how many storage units when they are complete. Mr. Bebout answered that they have not figured that out yet. They just sent the plan out to the number of units. Mr. Argenta said they need to make sure they have accessible parking. Mr. Bebout said yes.

Mr. Argenta continued on to say that because of being built in phases they may have to coordinate with the fire dept. on each phase because of the loop around the back to get their vehicles in. Mr. Bebout said the plan is to keep the turnaround the same with each phase. They will work with the Fire Dept. on each phase of the project.

Mr. Argenta asked about the climate controlled building. He wanted to know if it would be a secured area. Mr. Bebout agreed.

Mr. Schum asked when the owner acquire the parcel. Mr. Littlefield answered about noon today.

Mr. Chamberlain asked if they acquired the old street. Mr. Littlefield answered that there were 6 parcels that were part of this and their intent is to group them all into one tax account number.

Mr. Amico stated that they can make the property into one tax account number at the time of final approval. He stated that there are too many pieces to do it administratively.

Mr. Schum asked about the continuous roof for the self-storage units. Mr. Bebout answered yes they would be as shown.

Mr. Wall asked about what kind of schedule they are looking at. Mr. Bebout said they have a survey quote and have to have it authorized and anticipating 2-3 weeks. Looking at design is probably another 3 weeks. May be a September meeting.

Mr. Wall stated that if all goes well maybe a Spring 2018 construction start time.

Mr. Bebout said maybe first part of fall or winter.

Mr. Wall stated that if the applicant applies for Prelim Approval, we will hear the application and see the new plan, that way all the variances could be determined which would have to be obtained. He went on to say that then the Planning Board would refer them to the Zoning Board for the variances and then come back for final approval after they receive those variances. Mr. Bebout agreed.

Mr. Argenta said that it would be to their advantage to get the variances first.

Mr. Schum stated it would be good for the applicant to go and get the variances from the Zoning Board before they end up spending a lot of money. He spoke about the front setback and that they are going to seek a variance. They need to go to Zoning Board to get that resolved.

Mr. Sinsebox said that it is not unusual to have that done beforehand.

Mr. Schum said that what he understands that may be one of the issues early on is both the Monroe County Water Authority and Pure Waters regarding the hydrants and sprinkled building. Mr. Bebout said they will be working through that.

Mr. Wall said that there is some talk that the water main may be on the opposite side of Buell Road. So he doesn't know if open road way cut would be allowed on Buell Road.

Mr. Amico Stated that it would be up to Monroe County Highway. It is a county highway.

Mr. Sinsebox stated that he submitted a letter with a few comments. He stated that they might want to have a discussion with Erie Canal people regarding discharge point.

Mr. Cordero had a concern with Fire Marshal comments about fire hydrants.

Mr. Wall stated that there will be no approvals at this meeting. This was more or less a workshop for the applicant with the following recommendations:

1. Please review and address the Town Engineer's comments in a letter dated June 21, 2017.
2. Please review and address the Fire Marshal's comments in a letter dated June 16, 2017.
3. Please provide a copy of a typical lease agreement, including any rules, regulation, and restrictions, that would be placed on the renters.
4. All signage shall conform to the Town of Gates' standards.
5. Please depict the easements on the plan.
6. Please identify the snow storage locations.
7. Please be prepared to bring the sample building materials to the Site Plan review meeting.
8. Please coordinate the building materials and lighting with the Greater Rochester International Airport. The Airport could comment on the reflectivity of materials, such as the metal roof, with approaching aircraft.
9. Please identify the Airport Overlay District.
10. Please identify the handicap accessible parking spaces.
11. Please provide the truck turning templates to support the distance between the self-storage buildings.

12. The Board determined that the most efficient approval process is that the Applicant should receive the required variances before pursuing Preliminary and Final Site Plan Approvals.
13. It is recommended that the Applicant review the plan with MCPW, MCDOT, MCWA, and the New York State Canal Corp prior to submitting for Preliminary and Final Site Plan Approvals.
14. The Applicant is review the Town's Site Application Checklists and provide the technical information with the application, including Architectural Elevations, for Preliminary and Final Approvals.
15. Please identify the dumpster (if proposed) location(s).

There being no further business to come before the Planning Board, Chairman Wall adjourned the meeting at 8:05 PM.

Respectfully submitted,

Linda M. Saraceni
Recording Secretary