

pond along the front and the crab apple trees will be disbursed along the parking lot area. He also stated that with a parking area of this size, they will have to make some concessions and take out some trees and put some back.

Ms. May asked if it would be more than 45 trees with the new aerial view. Mr. Kamar said that there are 52 trees proposed right not and does not include any of the landscape planting within the bioretention areas. With all four bioretention areas he estimated it would number close to a thousand shrubs.

Mr. Wall said that bioretention systems work very well, that they have plantings with a very specific media requirements for filtering process that can be costly to construct. The applicant should balance the overall cost of the project. Mr. Kamar stated that in order to meet the NYSDEC SPDES permit, it is a good form to let the water be filtered and used by this plant life. Plus it cleans the water and helps the water evaporate and then it will go through a filter like a soil media and then it will filter through the ground to be cleaned and when it comes out the other side. Take out some of the oils and some of the phosphorus and nitrogen that the DEC is looking to clean the water.

Mr. Argenta had a concern over the trees being salt tolerant. Mr. Kamar stated that the trees are ornamental trees and are pretty good in this area. It is not uncommon to propose them for parking lot areas.

Mr. Argenta was looking at the west end area lighting. Mr. Kamar stated that there are existing light poles in the area. They are a different item in the legend.

Mr. Wall asked about the height of the plantings. Stated on the plan is 15. Mr. Wall asked for clarification of 15 inches or 15 feet. He asked for the unit measurement to be added to the final plan. Mr. Wall also stated that the town would like to see a 2 year guarantee on the landscaping. Mr. Kamar said that there is at least a one year guarantee. Mr. Wall asked them to bump that up to 2 years.

Mr. Wall asked about the lighting plan. It is difficult to read the photometrics, however, under a close review, there are no concerns with the proposed fixtures. That said, the Town would need a full size copy for town records.

Mr. Kamar stated that the type of fixture will cast a one foot candled 60 feet out in diameter. Try to place these every 120 feet or so. They will certainly provide a larger plan that is easier to read.

Mr. Chamberlain stated that there is only one construction entrance for a large site and that they should at least put in a second one.

Mr. Kamar said they will look at that. He said maybe to add one on the other side. This issue can be discussed further at the Preconstruction Meeting.

Ms. May asked what kind of fill will be used. Mr. Kamar stated that it will be clean fill – not topsoil. More of a structural grade fill. A geotechnical engineer will have to certify that it is of the right grade to be able to go under the parking lot.

Mr. Schum asked if they are proposing to store the existing topsoil onsite. Would a berm be constructed? Mr. Kamar replied by saying yes.

Mr. Wall asked if they have a location where they show the topsoil. Mr. Kamar stated that it is part of the grading plan. The C3 plan. What they did was add more contours in the front. If looking to the plan it would be the northeastern portion. Modified contours in that area to put in fill.

Mr. Rappazzo mentioned some housekeeping items: Looking for letter of credit to be finalized, looking for SWPPP to be finalized, documentation for 5 acre waiver, looking at cleanliness of the site and the water discharge coming off the site and keeping roads clean and clear.

Mr. Sinsebox agreed with the Director of Public Works and reiterated that they have to get SWPPP documents all signed off, maintenance agreement signed and filed at the county. He reviewed the estimate for the letter of credit. He has reviewed it and has added a couple of comments such as 5% for town inspection and landscaping value needs to be added for crab trees and spruce trees to be covered in the letter of credit.

At this point the Planning Board was declared in Executive Session. After discussion among the board members, Mr. Wall made a motion to declare the Town of Gates Lead Agency for this project and determined it to be an uncoordinated review. Based upon the Applicant's testimony and review of the presented materials, found the project a Type I action with no negative impact on the environment, therefore, no further SEQR action is required.

Ms. May made a motion to accept and Mr. Chamberlain seconded the motion. All were in favor, the motion carried.

Mr. Wall made a motion to grand Preliminary and Final Site Approval for Rochester Tech Park East Parking Lot Expansion with the following conditions:

1. All conditions set forth by the Monroe County Department of Planning and Development are to be incorporated in the plan.
2. All stamps of all approval from all regulatory agencies including the Fire Marshal need to be affixed to the plan prior to the signature of the Planning Board Chairman.
3. Please add a note to the plan "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 Director of Public Works and / or Town Engineer.
4. Letter of Credit should be submitted to the Director of Public Works in the amount to cover drainage and landscaping and drainage to the discretion of the DPW and the Town Engineer".
5. Landscape Plan:
 - a. Please add the 'FT' measurement to the planting table.
 - b. Please guarantee all plantings for 2 years.
6. Please provide a larger-scale photometric plan on a minimum 22" x 34" sheet.
7. There may be a requirement of a second construction entrance. Please have your contractor address this need at the Preconstruction meeting.
8. Please address any final comments from the Town Engineer and / or Director of Public Works.

Mr. Chamberlain seconded the motion. All were in favor, the motion carried.

There being no further business to come before the Planning Board, Chairman Wall adjourned the meeting at 7:58 PM.

Respectfully submitted,

Linda M. Saraceni
Recording Secretary