

TOWN OF GATES
PLANNING BOARD MINUTES
FEBRUARY 25, 2019

The regular meeting of the Gates Planning Board was called to order at 7:33 PM by Chairman Wall.

PRESENT MEMBERS: M. Wall, Chairman; T. May, J. Argenta, D. Chamberlain, Daniel Schum, Attorney; K. Rappazzo, Dir. Of Public Works; M. Ritchie, Costich Engineering; Lee Cordero, Councilman

ABSENT MEMBERS: J. Wilkinson, G. Lillie, J. Ruiz

The first matter on the agenda was approval of the January 28, 2019 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.**

763 HOWARD ROAD – MEDICAL OFFICE
OWNER: Dr. Robert Fallone Jr., DDS
LOCATION: 763 Howard Road
ENGINEER: Evan Gefell, P.L.A.

PRELIMINARY/FINAL SITE PLAN APPROVAL
Neighborhood Business (NB) Zone
1 Lot

For the Record: Mr. Wall stated that Mike Ritchie of Costich Engineering is excusing himself for this presentation.

Mr. Mike Montalto of Costich Engineering was present this evening for Dr. Robert Fallone regarding the redevelopment of 763 Howard Road. They are looking to redevelop approximately a .55 acre parcel that is zoned neighborhood business as a 6300 sq. ft. single story office building. They have appeared before the Zoning Board of Appeals at their January 14th meeting to obtain 3 area variances associated with the project. They did receive a parking in the front yard area variance for the project along with an area variance to allow the building to be set 26 ft. from the front property line where the code requires 50 ft. and they obtained an area variance to allow 26 parking spaces where the code would require 30 for an office building of 6300 sq. ft. He also stated that it is interesting to note that the ITE parking generation demand for a building this size requires only 20 parking spaces so that was one of the factors that came in to play with the parking variance.

Mr. Montalto stated that it is only a .6 acre lot and is a single story medical office building that is the proposed use. They have received town comments primarily technical in nature – survey map with meets and bounds and they agree to that and there is a recommendation for a solid 6 ft. high fence between their property and the property to the west and they are in agreement with that. The property to the south is in the same situation and has a 4 ft. chainlink fence and then there is solid privacy fence. They are in agreement to extending the privacy fence along the rear property line. There is a comment on protecting the existing arborvitaes and they are fine with that along with the one year guarantee. There is a recommendation to potentially add a buffer area between the building and parking area by shifting the parking lot to the north because there is a minimum setback to the parking edge to the property line. They have reviewed that and are agreeable and will move it 3 to 4 ft. to allow ground planning bed to be added up against the building. They acknowledge the blind connection to the storm sewer system needs to be approved by the State DOT. An application has been made to the DOT for the DOT highway access permit plan to start that process and get comments back from them. There is a question about the top of grate elevation at the storm water management facility with the top of the grate elevation being at 59.5 crest of the berm and the crest of that berm in that area is at elevation 60. The top of the grate is set at the 100 year event so they have 6 inch free board there and that can be raised as well to create the berm. It does go to an elevation of about 59 on the adjoining property and up to 60 and then comes back down into the bio-retention area. There is a request to add an enlargement of that bio-retention area that can be done. Roof drainage will be conveyed to that bio-retention area by way of roof leaders. They are in

agreement with adding a feature to protect the 4 inch orifice from clogging at the outlet structure. They will increase the sump and look at how that piping is configured to make sure that any debris hasn't ability to settle out. The maintenance of that will be part of the storm water maintenance agreement. They acknowledge that the project requires approval from DOT, Water Authority and Pure Waters. Plans are being processed for them as part of this process. Storm Water Maintenance Agreement – letter of credit will re-acknowledge those. They also understand that there may be additional comments from the Town Engineer in review of the drainage report and that the appropriate signature lines will need to be added to the plan. It does take a residential use of that property and turn it into a commercial use – a neighborhood business. He also stated that Dr. Fallone is here to take any comments.

Ms. May asked to explain how many offices there will be in the property and if there are building and roofing samples available.

Dr. Fallone stated that the roof will be a black asphalt roof and stone or brick with a mixture of shaker siding. They haven't figured out the colors as of yet.

Ms. May asked about the 6 ft. fence. Dr. Fallone stated that the fence will be white vinyl.

Mr. Argenta asked about the building square footage. He wanted to know if the building square footage is 6300. Mr. Montalto stated that the footprint of the building is 6300 sq. ft.

Mr. Argenta went on to say that looking at the accessible parking, he wanted to know if all the ADA designated spaces are van accessible. He said that NYS Code car or van need to be 8 ft. Mr. Montalto said that you can do 11ft. or 5 ft. He went on to say that his office does them all 9 ft. and they are configurable.

Ms. May asked how many offices will there be in the building. Dr. Fallone stated that there will be 2 separate offices. She also stated that she loved that they are preserving the trees. She asked for elaboration on planting beds. Mr. Montalto went on to say that there is a formalized landscape plan that was prepared and is part of the plan set. There is a bed in the front and plantings that anchor the parking lot.

Mr. Argenta asked if there are bump outs that would need to be shown on their site plan where the roof overhangs. Mr. Montalto stated yes. The final plan will have to true building footprint.

Mr. Wall asked if the existing building has a basement. Mr. Montalto stated that it has a basement. Mr. Wall said that they may have to add notes to structural fill so that there will be no settlement issues.

Mr. Wall stated that it is a great looking building and will look good on the site. He stated that where the sidewalk is and being so close to Howard Road, he asked if the town was going to promote walkability. Is there a chance that they can get a small connection from the existing sidewalk to the building and connecting to the existing sidewalk to Howard Road. It is only about a 10 ft. section and will promote walkability and people wouldn't have to walk in the road and be able to use the sidewalk. Mr. Montalto stated that it makes sense. No issues.

Mr. Wall asked about snow storage. He said when it is time for final approval they will need the snow storage locations. He went on to say that on the western spaces, closed to the detention facility, it shows a slight indentation for the turnaround. Does that need to be pushed back 2 or 3 feet? He can see cars driving over the lawn area as they try to make that backup. Mr. Montalto agreed. He stated that there is enough room.

Mr. Wall stated that they pretty much addressed everything on the Director of Public Work's letter and he thanked Mr. Montalto for that.

Mr. Wall went on to state that on the lighting plan they need to look at cutoff light shield. Mr. Montalto stated that they will put a house shield on them. Add a note that the lights are dark sky compliant. Just need that documentation on the drawing stating that. Mr. Montalto agreed. Also Mr. Wall said that looking at the landscaping plan it is a great mix of varieties and he stated that he appreciates that and thanked him.

Mr. Cordero asked if they have spoken to the tenants in the trailer park behind them. He stated that a letter should probably be sent to them.

Mr. Schum said that people might presume that there will be a dental office there. The uses in the offices will have to be compliant with the uses in the neighborhood business district, whatever those uses might be. Mr. Montalto stated that there will be a dental office and medical office.

At this point the meeting was open to the public. There were no comments.

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 Gates Planning Board 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**.

Mr. Wall made a motion to grant Preliminary Site Plan Approval for 763 Howard Road based on the following conditions:

1. Please address any final Department of Public Works comments.
2. The Following Notes are to be added to the Site Plan:
 - a. "No outside storage of vehicles and / or materials will be permitted on this property".
 - b. "Detention Pond / Drainage Culvert / Drainage area is to be privately owned and maintained".
 - c. "The Contractor 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 Department of Public Works".
 - d. "Garbage totes will be stored inside the building".
3. All conditions set forth by the Monroe County Department of Planning and Development are to be incorporated into the final plan.
4. Please provide the building and site light cut-sheets.
5. Please add the photo metrics of the building and site lights to the plan. The Town Engineer and the Department of Public Works will evaluate the lighting intensity and determine if add-on, such as, but not limited to, a lighting shield is required.
6. Please present the Building Materials at Final Site Plan review.
7. Please add snow storage locations to the Site Plan.
8. The Applicant is to check the ADA parking stall size.
9. Please add a sidewalk connection from the existing sidewalk along Howard Road to the building sidewalk.
10. Please add a larger area for the backward vehicular movements for the spaces adjacent to the storm water facility.

Mr. Argenta SECONDED the motion, all were in favor, the **motion carried**.

ROTORK BUILDING EXPANSION
OWNER: Rotork Controls Inc.
LOCATION: 675 Mile Crossing Boulevard
ENGINEER: MRB Group

PRELIMINARY SITE PLAN APPROVAL
General Business (G1) Zone
1 Lot

Mr. Evan Gallina of Gallina Development was present to speak about this project. He said that Mr. Tom Fromberger and Mr. James Janulis of the MRB group were also present. He stated that they are here to represent Rotork Controls of 675 Mile Crossing Boulevard. They are looking to add on an addition of 38,720 sq. ft. of manufacturing space. This building was originally built in 1999 and they had an addition laid out at the time of the original building. At this time they are going back and revisiting their growth and its time to move about with this project.

Mr. Janulis of MRB group spoke about the building. He was referring to the plan and said that that currently right now pointing to the office space with the outside storage. Outside storage will be pushed to the side. They plan on adding 36 additional parking spaces for employees and ADA parking for the office and break room. He showed where trucks will come in and turn and provide additional loading docks for the warehouse operations. Drainage flows down and gets collected through a large pipe that goes to the regional storm water facilities that were built when Elmgrove Crossing was constructed. Water will be expanded within the facility. The 6 inch water line is already big enough for what they need.

Ms. May asked if the color is going to be the same as existing building. Mr. Gallina stated that the colors will be matched. Current plan was a 48,000 sq. ft. addition and future office spaces there. Parking wasn't flushed out yet. The addition is now going to be 38,000 and no future expansion to the office space.

Ms. May wanted elaboration on what will be happening in the new building. She wanted to know if it was going to be a new operation or existing. Mr. Gallina stated that it is just an expansion of what they are currently doing. All manufacturing and production space. They will have a small receiving office of 200 sq. ft. Ms. May asked about the existing loading dock. Mr. Gallina stated that the current loading docks will remain and will add a couple on the northeast corner of the building.

Mr. Argenta wanted to know what the purpose of the radius was. Mr. Gallina stated that it is for trucks to turn around. They were just concerned about traffic flow.

Mr. Chamberlain stated that he would like to see a grading plan how this is all going to drain. He stated that nothing has been shown on the plans. Mr. Gallina stated that they will have a full grading plan for final approval.

Mr. Chamberlain stated that the distance between the new parking lot area and the building that there is a section there that doesn't say what it is. Mr. Gallina stated that it will be lawn.

Mr. Tom Fromberger stated that they are going to take the green space that is shown between the drive lane and the parking and combine those to make a larger green space up by the building. So the parking will shift down slightly.

Mr. Chamberlain asked if there is a drainage easement in the area. Mr. Fromberger stated that there is. Mr. Chamberlain said that it needs to be shown on the plan. It doesn't show any swail on record. Mr. Fromberger stated that they can show that or establish one. Mr. Chamberlain asked about the pavement. Looking at the cross section and wanted to know if it is sufficient to run trailer trucks on it. Mr. Gallina said it is the same pavement specs.

Ms. May asked about verifying with the expansion how many more staff will be added. And also wanted clarification on the number of parking spaces. Mr. Gallina stated that he was not sure what the number of increase of staff is offhand. He did offer to find out that information. The parking spaces are currently at 143 spots and will increase to 178 spots with 6 handicap spaces. Ms. May asked if they will have clients. Mr. Gallina and Mr. Fromberger stated that there is an office there and it is an expansion of the warehouse.

Mr. Chamberlain stated that on the second sheet the erosion control and construction sequencing. Note #5 Topsoil on nearby lot. That would be Mr. Gallina's lot to the east. He would like to see a letter to Mr. Gallina so that he is aware of what they are planning to do.

Mr. Evan Gallina stated that it has been approved. Mr. Janulis stated that they will get a letter to Gallina Development.

Ms. May said that she likes the green space and thanked them.

Mr. Wall asked if they have received a copy of Costich Engineering letter dated on this date. There were extra copies. Mr. Wall asked Mr. Ritchie, of Costich Engineering to address any concerns he may have.

Mr. Ritchie apologized about the tardiness of the letter. No major concerns only technical concerns. They did note that the proposed parking does not meet code in terms of requirement. There are also some questions on storm water in reference. Would like to see the original SWIP. In talking to the Dir. Of Public Works, there is currently an existing storm water maintenance agreement in place. That can be worked out with Gallina and other tenants.

Mr. Rappazzo stated that the ponds are all along the southern edge. He wanted to know if they are all on individual lots. Mr. Gallina stated that he believes they are all on individual lots with easements. Mr. Fromberger stated that there is one combined one. Mr. Rappazzo stated that some details need to be worked out as this is only the preliminary application.

Mr. Wall stated that when in Executive Session they will need to talk about the level of detail in the plans. If there is enough determination to make a SEQR recommendation. They will discuss it. To be fair to applicant, regardless we will provide them with a list of what is needed.

At this point the meeting was open to the public. There were no comments.

At this point the Planning Board was declared in Executive Session. After discussion among the board members, Mr. Wall asked the applicants if this project will have any funding deadlines. He stated that we are missing pieces of information that we would normally have to make a decision on this. We want to work with you guys but need what we need to make the decision. Can we do Preliminary and Final next month?

Mr. Gallina stated in short – NO. He did state that Rotork would like this project completed by the end of the year and is why they jumped on this meeting right away and that is why the package is not 100% complete. He said he appreciated the board's time in knowing that. He did say that time is of the essence in some degree.

Mr. Wall made a motion to **Table** this project pending the information that is needed.

1. Please address any the Town Engineer and Department of Public Works comments.
2. Please provide the level of detail for Prelim / Final plans as depicted by the Site Application checklist.
3. Please add the Zoning Board of Appeals decision date on the plans.
4. Please depict a truck turning template to the new asphalt pavement area. The Applicant might be able to reduce the area of disturbance.
5. Please depict the temporary topsoil stockpiles.

6. Number of jobs this project is going to generate.

Mr. Argenta SECONDED the motion, all were in favor, the **motion carried**.

The meeting was adjourned at 8:27 PM.

Respectfully submitted,

Linda M. Saraceni
Recording Secretary