

TOWN OF GATES
PLANNING BOARD MINUTES
MAY 28, 2019

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

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

ABSENT MEMBERS: Lee Sinnebox, Town Engineer; Gordon Lillie, Dan Schum, Town Attorney

The first matter on the agenda was approval of the April 22, 2019 Planning Board Minutes. Mr. Wilkinson made a motion to approve the minutes as received. Mr. Chamberlain seconded the motion. All were in favor; **the motion carried.**

TCS INDUSTRIES EXPANSION
OWNER: Manoj Shekan
LOCATION: 400 Trabold Road
ENGINEER: Schultz Associates

PRELIMINARY SITE PLAN APPROVAL
Limited Industrial (LI)

Kris Schultz of Schultz Associates was here to speak about the project. Mr. Manoj Shekan, owner, was also present. Mr. Schultz stated that after meeting with the board a month ago, they have had a long discussion and referral to the Zoning Board. They received the variances from the Zoning Board. The plan changed since the first concept. They have rotated the building 90 degrees. It did fit. It now pulls the building a little bit further away from Trabold Road. It also generates the front parking lot more separation from the new hall along the south end. All in all, he stated that it was a good suggestion and a good improvement to the plan.

They have had an opportunity to look at extensive attempts to improve the drainage on Trabold Road. They have worked with Mr. Rappazzo on that. They did some additional survey to push the water to get it to drain. The hope was to push it north. The water does not want to go uphill. It looks like the water will go south down Trabold Road. This will require a little bit more investigation. They will have a survey crew out there multiple times to assist the town of this.

They have had an opportunity to do additional design associated with storm water. Believe it or not the culvert under the railroad tracks was replaced. Storm water will be controlled on their site. Once stuff is on other side of the railroad, you might see that pipe run dry. Mr. Schultz stated that they still owe the Town Engineer a final SWPP. They looked into getting most of it together. Same for the final drainage. They have worked on that. They have added some storm water features. Just to the north of the truck entrance they have an area for storm water quality in addition to the two ponds. They have incorporated those into the plans. The building is not a little closer to the addition to make sure they have good sufficient room around the corner for the trucks to pass.

Mr. Wall said that they are now showing 242,000 cubic feet of storage. He asked how much is required. Mr. Schultz answered that what is shown is in excess of what is necessary.

Ms. May asked about additional jobs. She stated that they have added 40 jobs and wanted to know what those jobs consist of and she is also worried about has mat materials. She asked the owner to speak about the 40 jobs.

Mr. Shekan stated that the 40 jobs have already been added. He is not committing to anymore hiring but it may happen. The operations have stayed the same. There are no additional types of processing. The chemicals are exactly the same as they were before.

Ms. May wanted to know what type of jobs are in his business. Mr. Shekan stated that they do machining and metal fabricating.

Ms. May asked if the change of the entrance was just to improve productivity. You do not plan on transporting hazardous waste? Mr. Shekan stated no.

Ms. May asked about the expansion lighting. Mr. Shultz stated that the perimeter of the building will be lit with dark sky compliant lighting on all 3 sides. It is not part of the pack submitted. They will submit the lighting plans.

Mr. Argenta asked about a site plan and building elevations of this layout. Mr. Schultz stated that they did submit something. The building will match the existing building.

Mr. Argenta asked about an emergency egress. Mr. Schultz stated yes and it will be maintained.

Ms. May asked about the ponds because of flooding and wanted to know about trees. She also asked about building materials. Mr. Shekan stated the building will be the same as the other building. White and blue – country block look. Leave trees in the area.

Mr. Shultz said if they can find space close to Trabold Road, they will add more.

Mr. Wall asked about the bioretention area having some plants. Mr. Schultz stated yes.

Mr. Argenta asked about any wheel stops or bollards in the parking lot. Mr. Shekan stated yes.

Mr. Rappazzo thanked them for realigning the building.

Mr. Ritchie said he has reviewed the plans and he came up with a few more comments.

At this point the board was declared in Executive Session.

After discussion among the Board Members, Mr. Wall made a motion to UNTABLE this project. Mr. Argenta seconded the motion.

Mr. Wall stated that the Board is generally in favor of the building expansion project. In order to render a decision, the Board requires additional information:

1. Please address all Town Engineering and Department of Public Works comments including Costich's letter dated 5/28/19. As a priority, please submit items #1 - #4, #8, #9, and #12 asap in the 5/28/19 letter.
2. Please update the building elevations to reflect the new orientation of the proposed addition. Please add the proposed color / material information to the building elevations.

Please note that upon receipt of items #1 - #4, #8, #9, and #12, detailed in Costich's 5/28/19 letter, plus the revised Building Elevations, the Board will attempt to schedule a public hearing / Special Meeting to render a decision.

Mr. Wall then made a motion to RETABLE the project at this point. Ms. May seconded the motion. All were in favor, the motion carried.

The meeting was ADJOURNED at 7:57 PM.

Respectfully submitted,

Linda M. Saraceni
Recording Secretary