

The Town of Gates **Planning Board** held two public hearings on Monday, September 28, 2020 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd., beginning at 7:30PM

**MEMBERS PRESENT:**

Mike Wall	Chairman
Joseph Argenta, Juan Ruiz	
Andrew Gartley, Dan Schum	Town Attorney
K. Rappazzo	Director of Public Works
Lee Cordero	Councilman, Town Board
Mike Ritchie	Costich Engineering, P.E.

**MEMBERS ABSENT:**

Theresa May

Chairman Mike Wall called the meeting to order at 7:33PM and asked for a motion to approve the July 27, 2020 Planning Board Minutes.

Motion by Joseph Argenta to approve the minutes as received, second by Andrew Gartley. All Agreed.

**MOTION CARRIED**

**LOUIS R. BRONGO  
PRELIMINARY SITE PLAN APPROVAL  
OWNER: Louis R. Brongo  
LOCATION: 4505 Lyell Rd  
LI (Limited Industrial District)  
ENGINEER: Land Tech**

John Sciarabba with Land Tech representing Mr. Brongo who owns the property on 4505 Lyell Rd, this site is located on the South side of road approximately 1000 feet east of Manitou Rd., it's adjacent to his current property he owns and has operated for over 20 years. Mr. Brongo's business is in tree removal and land clearing and in partnering with his son, business is growing.

The existing property in question is currently zoned for Light Industrial (LI) about 2.7 acres which Mr. Brongo purchased earlier this year.

This site has excess to public water, electric and existing leach field, which has serviced the mobile home on site.

Along with Town Planning, Terry, plan updates have been made [copies were passed out to members].

The proposed metal building is 8000 sq. feet., walls 20 feet in height and top of peak will be 24-25 ft. It will be set back off the right of way about 145 feet from road, to create a residential nature and to utilize the leach field which was installed in 1981 and is in good working order according to the Monroe County Health Department.

It's a 1000-gallon septic tank, with 200 linear feet of pipe that services a 2-bedroom mobile home which, 4 of Mr. Brongo's employees have limited access too.

The site is well screened, a proposed parking lot and storage area to the south of the building, with a large bank about 80 feet, so between building and the large slope, the outdoor storage will be well screened from traveling public.

Building set-on slab-on-grade. there are existing storm sewers. Also, under an acre of disturbance, at 9/10 of an acre, so only an erosion control is needed

Mr. Sciarabba and Mr. Brongo are in total agreement with the comments from Engineer

Mr. Argenta asked what is east of the property

Mr. answered it already belongs to Mr. Brongo and that the mobile home on it will be used as a construction trailer, then be removed when C of O is acquired.

Andrew Gartley asked about the 14-foot door on the outside

Mr. Sciarabba replied there are actually 2 of them, east and west side of building, but there is no pavement opposed for those areas, but this will be a building used by Mr. Brongo for business, personal & private. Not a daily access by any means

Chairman Mike Wall asked about the elevations

Mr. Sciarabba had one copy to show, the construction building, typical metal building, similar to the existing one on premises

Chairman Wall asked about the colors

Louis Brongo brought color samples from Butler Supply to pass around.

Cool Shell Grey	Walls
Grey Stone	Wainscoting

Mr. Sciarabba commented the roof will have a slight peak, but mainly flat, 25 feet of less

Chairman Wall asked if there will be drainage in the building and how long has the septic been dormant.

Mr. Sciarabba there isn't access to sewers now and not planning on adding. The septic has been continually used, so not dormant

Chairman Wall suggested having the Health Department check and confirm the use of the septic and also asked if there was any need for dumpster enclosure on site

Mr. Sciarabba agreed to submit the plans to the Health Dept. and commented that there will be No need for a dumpster enclosure on site, its main use is for storage

Mr. Gartley asked about the wainscoting, if it's one continuous panel that's being painted.

Mr. Brongo answered no, it's separate panels, that will mimic the building next door.

Chairman Wall asked with the existing entrance on Lyell Rd if there is an existing curb cut, and is there any pooling water issue, for example could swelling water on pool into the road

Mr. Sciarabba replied there is about a 12-foot-wide and has submitted plans to the DOT that are currently being looked at, but there are a couple of catch basins and hasn't see any problems since on this project.

Chairman Wall asked behind the building is 531 will water running down be a problem from hill

Mr. Sciarabba doesn't think it'll be an issue, it's a tight slope, a pyramid of sand and not much water

Chairman Wall asked if there were any further questions....None....went to side table

Kurt Rappazzo, none

Mike Ritchie, no need to submit to the State storm water permit or inspections, but we will need to see some sort of storm water management plan to be sure discharge is down to existing. Also, the updated septic system looks to be proposed 14-feet from building, but preferred 20-feet, so possibly move build back a bit. Lastly, possibly move the overhead doors due to the leach field

Mr. Sciarabba will review all the suggested changes and will adjust and update

Councilman Cordero, none

Chairman Wall opened to Public....No one spoke on

After discussion among the Board Members, the Gates Planning Board declared itself 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.

MOTION PASSED: NEG. DEC.

Chairman Wall motioned to **APPROVE Preliminary Site Plan** for 4505 Lyell Rd with the following conditions:

- 1 The Town Engineers' additional comments to be addressed in a letter back to the board.
- 2 Applicant is to provide final drainage calculations to the Town Engineer for review and approval.
- 3 All conditions set forth by the Monroe County Dept. of Planning and Development are to be incorporated in to the Final Site Plan
- 4 The applicant **has provided**;
  - i. Building material colors, Cool Shell Grey for the walls and Grey Stone for the wainscoting, and a Galvanized Roof system [approved]. If colors change before final approval, they would need to be approved by board.
  - ii. Lighting plan [approved]
- 5 The applicant **needs to provide**;
  - i. Building elevations, building height, pitch of the roof
  - ii. Plans for Roof Drainage
  - iii. Plan for designated Snow Storage Areas
- 6 Storage will be permitted in the back of the building.
- 7 All signage shall conform to the Town of Gates standards.
- 8 The Gates Fire Marshal shall review and approve the plan prior to final site plan review.
- 9 Correspondence from Monroe County Department of Health documenting a review of the original leach field design in the context of the property change of use.

Andrew Gartley Seconded the motion, all in favor

**MOTION CARRIED**

**2600 MANITOU ROAD WAREHOUSE  
PRELIMINARY/FINAL SITE & RE-SUB REVIEW  
OWNER: Manitou Road Gates, LLC  
LOCATION: 2600 Manitou Rd  
ENGINEER: T.Y. Lin International, P.C.**

Chairman Mike Wall stated that the Board will hold Special Meeting for Final decision, due to a Board Member on disability. It'll be scheduled sometime next week, but as for tonight it will be a Preliminary Review.

Revised plans have been submitted

Randy Bebout, with TY Lin International along with Michael Huntress with Acquest Development here to discuss 2600 Manitou Rd., which currently has an existing building, former Kodak building #1, also referred to as the Heidelberg Building, which occupies the southern, south eastern portion of the site. The proposal is approximately 278,000 Square Feet warehouse building on the north end of the site,, but, Acquest proposing to sub-divided into 2 pieces, the northern piece would be 33.7 acres, the entire site is just over 100 acres, approximately 67 acres remaining for the southern portion also known as lot 2.

The portion where the proposed warehouse building is on the north end of site, approximately half of that is existing parking for the existing building, but will be removed. Essentially when done with this part of project there will be no parking or very little parking left for the existing building. The intent is to obtain a Demo permit and tear down the existing building at some point in the near future after construction of this project has started, so parking will not be needed.

This project entails warehouse distribution. The western portion of the site

The front, west side of site would be for employee parking, approximately 403 parking spaces with motorcycle parking included. The remainder on the North, East and Southside would be truck parking. There's an office area on the West half of building [front part of building], but remainder of building is an open shell building that has overhead doors on all three sides [ North, South, & East], those doors are elevated 4-Foot off the ground, so tractor trailers can back into the loading bays.

So, loading bays on three sides of the building, opposite of that is truck parking on the perimeter property on the East, North and South as well as on the East side there's a double row of parking between the East side of property and East end of property line. Les Harrison Drive to the North is a Town road, Wallace Way to the East is part Town road and private road and Manitou Rd to the West.

Proposal is three [3] Entrance points into the site.

- Employee Entrance would be off Manitou Rd. [North of Vantage Point Way, South of intersection of Shepard and Les Harrison Drive]
- Left-hand turn lane into employee parking lot, with one lane in and two lanes out to be able to exit left or right

- Proposed turn lane is one hundred [100] feet long. [As of right now, no need to widen Manitou Rd, but need to horn in on, so conceptionally put in]
- South of Vantage Point Way is one lane in either direction with a center lane then north of Vantage Point Lane splits into four [4] lanes with a left turn lane at Shepard
- South of Vantage Point Way, [south of employee parking entrance] would be truck exit, with one lane out onto Manitou Rd, with the intent trucks would turn right onto exit
- Entrance for trucks would be on Les Harrison Drive, two [2] lanes in [the existing median will be removed]. Then proposing a left-hand turn lane into Les Harrison Dr. truck entrance [need to work on length of according to traffic study which will be submitted to the Town tomorrow, Tuesday, September 30, 2020], is probably shown on plans longer the need be, but will probably need to widen at Les Harrison Drive to accommodate
- Once trucks turn into site, there will be a guard check at gate, with fences around the rear part of property, but stacking for nine [9] trucks from edge of pavement at Les Harrison Dr. into front of guard shack. So, trucks come in at Les Harrison Dr., get checked in, go through gate, drop-off or pick-up, circle around the site then exit onto Manitou Rd and go straight onto 531

Storm water, with the new plans given to Kurt tonight, there is a full grading plan with storm sewer design. A storm water pollution plan, by consultant, Pinewoods Engineering was submitted last Friday, [September 23, 2020] for review.

The current first floor is elevation is 600-feet, which is questioned to relation to current topography, still working on that which involves the storm sewer design. It may be a bit high, but not by much, and not convinced it would be able to come down. Also, there is a four [4] foot recess around three [3] parts of the building, most of the building except the front wall. Essentially the storm ponds are taking up the whole front part between the two entrances and storm water mitigation along the south property line. There are options, it's all owned by Acquest, but essentially went through this exercise to say what does it take to address storm water and surface ponds. They'll be working through it, with more to follow on that, hopefully within the next week.

Utilities, will have a water main loop around the building, with Monroe County Water Authority, with anticipation of tapping 2 16-inch mains on Les Harrison Dr. which are connected to the tank which is in the northeast of the site, connecting into 1 on the 16-inch mains and looping back to a 12-inch main that connects at the rear of the property which serves existing building [which will go away], but still need to meet with MCWA to go over proposed layout, but there is a loop around the building, fire hydrants, back flow preventer and meters

Sanitary Sewer is currently located on the South end of the site, which is a long ways away, so proposing to connect to existing sewer on the west side on Manitou Rd, which would need to be crossed over and realize it would need to be boarded...elevations will work. There will be no processing in this building, no chemicals or such, just bathrooms.

Electric and Gas will be pulled from Manitou Rd with a pole that will be posted Manitou Rd and go underground. Gas is also on west side.

Lighting Plan has been included with original submission as well as Landscaping Plan

Building [displayed a rendering of the building] Maximum building height is 50-feet, but just under that. From top of build to the bottom of loading dock will be under 50-feet, but still fine tuning.

Colors, main building will be grey, with precast panel building, overhead doors, white  
Scheduling, the intent is to start Mid-October, assuming getting Town approvals and filing the Notice of Intent, establish a letter of credit, pre-con meeting, a lot to do. It's an aggressive schedule, but goal is to get into

ground mid-October. Start moving dirt, pouring foundations, then panels can start going up in December and then 30-60 days later will start looking like something.

Traffic study will be done by DOT and State DOT as well as GIO study, which will be forwarded to Mike and Kurt

Schedule is aggressive and anything the Town can-do to help move along is appreciated.

Joseph Argenta asked if there is a traffic light at Manito Rd at employee entrance

Mr. Bebout, answered there is a traffic light at Manitou Rd and Shepard

Attorney Dan Schum asked about hours of operation

Mr. Bebout, replied the hours of operation is 24.

Mr. Argenta asked if it's essentially one way in and one out on Manitou

Mr. Bebout, replied, yes come in load/unload and go out

Chairman Wall asked about signage for trucks to know their entrances and exits

Mr. Bebout, yes, there will be signs for the trucks to know, but most likely not for the employees  
They are anticipating DOT to require exit signs and things to that effect.

Chairman Wall, with an intended October start when is the expected completion date

Mr. Bebout, intent is to be completed and operational by October 2021, essentially now is to get earth site work done, to get foundations in the ground and panels up, no other site work will occur till Spring of 2021. Not anticipating doing utilities in the winter. Just want to get the building going

Chairman Wall asked if any surprises have come up in the plans

Mr. Bebout, rock is probably where it was thought to be

Chairman Wall commented on the landscaping and that Tech Park has a certain look and looks like you are basically mimicking the same look, but if you could review the proposed landscaping

Mr. Bebout, the primary focus has been on trees on the front of Manitou Rd and entrance of Les Harrison, as well as in the beginning and end of employee parking lot, foundation plantings along the office area and smaller trees along the office areas. There is a landscaping engineer. It will be along the perimeter of Manitou Rd and Les Harrison, not in the back end.

Mr. Argenta is this being sub-divided parcels and where is the proposed property line

Chairman Wall answered yes 2 from 1

Mr. Bebout, showed from drawing, the south-edge of property. The engineer is in processes of sub-division map

Attorney Schum, in reviewing this, the warehouse may need to go to the Town Board for a Conditional Use Permit. There has not been any discussion with the Town, just mentioning the possibility it may be needed.

Michael Huntress, with Acquest Development addressed this, that in furtherer investigation of the Code that it's inclusive and not needed because of the industrial zoning for a warehouse.

Mr. Huntress also Thanked the Town for everything being done so far, the staff has been great and helpful, it been a great experience moving this along

Mr. Huntress on the traffic report so far, the is 209 trips a day, no mitigation requested and turning lanes have been reduced to 175-foot respectfully on Manitou and Les Harrison, based on this study.

Chairman Wall, welcomes the project. It's a great spot for it and a Great project for our Town. There will need to be a Special Meeting held due to short a person on the forum tonight.

Mr. Argenta asked if they will be able to get the steel and panels necessary, due to possible sortages

Mr. Huntress, yes and the plan is to release precast drawings next week. We are confident we'll get by December

Chairman Wall there is a Town check list and level of detail. Right now, it's the puzzle pieces and final reports We understand the project and what you want to do with that piece of property. On to side table.....

Kurt Rappazzo, Randy characterized the fence and code. The code will allow up to 8-feet. If there will be barbed wire on top, a Conditional Use Permit will be needed. Will it be chain-linked

Mr. Huntress, no barbed wire and yes chain-link

Mr. Rappazzo asked what is along the North edge and the existing islands are not sacred, nor are the curbs, so can be removed at any time, they actually prevent drainage, most have been taken out, they were a bad idea

Mr. Bebout, basically, a sidewalk to be able to excess the back of the trailers, very tight to the north part of property, will need to rework and will definitely look into the islands

Mike Ritchie, these plans may need a bit of massaging, but not much of changes.

Mr. Bebout, we are definitely still looking at plans and adjusting, not necessarily changing things, just adjustments. We're asking you to review what you have in front of you. I don't want to slow down.

Attorney Schum the 1<sup>st</sup> floor plans, are they an issue

Mr. Bebout, No not an issue just want to minimize changes

Lee Cordero, looking forward to this project

Chairman Wall, wanted to confirm the colors, not an official decision, just an observation that the color scheme is good

Chairman Wall open to audience....None OK. Will notify when Special Meeting is Scheduled.

Chairman Mike Wall made a motion to adjourn the meeting,  
The meeting was ADJOURNED at 8:35PM

Respectfully submitted,

Lily Alberto  
Recording Secretary