

The Town of Gates **Planning Board** held two (2) Public Hearings, one (1) Concept Plan Review & one (1) Preliminary/Final Site Plan Review on Monday, September 26, 2022 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd., and beginning at 7:30PM

MEMBERS PRESENT:

Mike Wall	Chairman
Andrew Gartley	Chairman
Theresa May	
Juan Ruiz	
Dan Schum	Town Attorney
Kurt. Rappazzo	Director of Public Works
Mike Ritchie	Costich Engineering, P.E
Cosmo Giunta	Town Supervisor
Tanios Sarkis	Alternate

MEMBERS NOT-PRESENT:

Joseph Argenta	
Ken Martin	Alternate

Chairman Mike Wall called the meeting to order at 7:30 PM and began with the Pledge of Allegiance and a Moment of Silent Prayer in Memory of Lee Sinsebox.

Chairman Wall asked for a motion to approve the August 22, 2021 Planning Board Minutes as sent to the Board.

Theresa May motioned Juan Ruiz second All in Favor...Aye Opposed.... None

MOTION CARRIED

Chairman Wall announced that application #2, Deep Rock Re-Subdivision, seeking Preliminary & Final Site Plan Review approval at 35 Deep Rock Road, requested their application be **TABLED**.

PRELIMINARY & FINAL SITE PLAN REVIEW
The Storage Mall
OWNER: The Storage Mall
ENGINEER: APD Engineering
LOCATION: 1214 Brooks Ave.
REFERENCES: None
General Industrial Zone (GI) District

The Town Attorney, Dan Schum verified that the Legal Notice was properly published as required by law.

Chairman Wall asked if the applicant was present to speak on the project. Before the Applicant presented, Chairman Wall explained the need to apply for the required project variances as well as resolve the fire sprinkler issue in conjunction with the Fire Marshal. There is a request to TABLE pending the resolutions; but, with the applicant present, the Board will hear the request under the understanding that no decision will be made tonight.

Mr. Steve Song, Engineer for the Applicant, is seeking Site Plan Approval on four (4) proposed buildings totaling 5,600 sq. feet with no greenspace being lost. Among those buildings, there may be some setbacks variances, however, doesn't believe there will be any issues. They meet all other zoning issues.

Mrs. May asked what they plan to store in the storage units and if any type of hazmat materials?

Mr. Song, the units are about 10 feet x 15 feet x 20 feet deep, exterior storage units. Customer can drive up, drop off their items.

Mr. Todd Markevicz the contract prohibits any hazmat material. Traditionally it will be household items

Mr. Gartley asked if there will be additional lighting attached to the storage units?

Mr. Song there will be six (6) new lights mounted approximately ten (10) feet high. The building range in height from ten (10) to eleven (11) feet high at the peak. Just for the customer to be able to see what they loading and unloading, but will consider any light review the board may have.

Mrs. Ruiz as far as any restricted items, how will they be enforced?

Mr. Markevicz will need to confirm with the owner, but believes they have the right to search the premises with notification. He will find out and bring to the next meeting.

Mr. Gartley asked if the plan is to match the exterior to the existing building?

Mr. Markevicz the existing building is a CMU and are trying to confirm with the client the color, but the new buildings would be steel, but will confirm colors by the next meeting.

Side Table

Mr. Rappazzo, nothing further

Mr. Ritchie, as far as the side setbacks, typically the board honors the existing encroachments with existing buildings, but since these are new structures, the board asks that a variance be obtained for them

Supervisor Giunta, none

Open to Public

None

Executive Session 7:38-7:40PM

Chairman Wall motioned to **TABLE** the Storage Mall at 1214 Brooks Ave, pending the review of the additional information of:

- Fire Marshal to review and approve the fire sprinkler plans.
- Applicant to provide the Architectural Elevations and Photometrics.
- Applicant is to work with the Town Engineer and Director of Public Works to resolves the variances that will be before the Zoning Board on 10-11-2022

Once the additional information is provided, the Board will entertain a Preliminary / Final Site Plan approval.

Theresa May second All in Favor...Aye Opposed.... None

Chairman Wall motioned to adjourn the meeting

Mr. Gartley second All in Favor...Aye Opposed....None

The meeting was ADJOURNED at 7:41PM

Respectfully submitted,

Lily Alberto
Recording Secretary

In Memory
of
Lee Sinnebox