

TOWN OF GATES  
PLANNING BOARD MINUTES  
October 23, 2017

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

PRESENT MEMBERS: M. Wall, Chairman; T. May, D. Cambisi, K. Rappazzo, D. Chamberlain, Daniel Schum, Town Attorney; L. Sinnebox, Town Engineer; Lee Cordero, Councilman

ABSENT MEMBERS: G. Lillie, J. Argenta, J. Amico

The first matter on the agenda was approval of the September 25, 2017 Planning Board Minutes.

Mr. Chamberlain made a motion to approve the minutes as received. Ms. May seconded the motion. All were in favor; the motion carried.

**MINI STORAGE (390 Self Storage of Rochester)**

**OWNER: 142 Buell, LLC**

**LOCATION: 142 Buell Road**

**ENGINEER: T.Y. Lin International**

**RE-SUBDIVISION MAP REVIEW**

**G.I. (General Industrial Zone)**

**PRELIMINARY SITE APPROVAL- SECTION 1**

**G.I. (General Industrial Zone)**

Randy Bebout, of T.Y. Lin International, was representing this project. With him this evening is Todd Longwell and Tom Littlefield of 142 Buell, LLC. He stated they were back here tonight to talk about 390 Self Storage of Rochester with resubmitted plans. They are here for Re-Subdivision Map Review and Preliminary Site Approval. He continued to say that with the response of the letter of October 2<sup>nd</sup>, they addressed all the comments that were received to date. It also included the last comments from the Planning Board meeting. An update on where they are at – they have submitted to Monroe County DOT, Monroe County Water Authority, Monroe County Pure Waters, Monroe County Health Dept. and have submitted the SWPP and drawings to the New York State Canal Corp. to review the storm water drainage. He stated he has checked in with them a few times. He has not heard back from them. No comments from them.

He went on to say that at the last Planning Board meeting, the town engineer asked about getting additional survey. The fieldwork has been completed and does not have the updated mapping yet but will provide that when they do any further revisions to the plans.

Mr. Bebout stated that the comments that have been received since the plans submission on Oct. 2<sup>nd</sup>, he has received comments on 10/10/17 the Fire Marshal, Dave Tytler, and he did reach out to him and they walked through the comments. Some information provided to him was the water distribution calculations. Since provided that to him he has not heard back from him. They pretty much had everything addressed. There were a few things on his list that said no. A couple of those items they discussed and Mr. Tytler indicated that they didn't need to do anything further and that he would handle that as they moved on down the road and as the project starts to get developed.

He went on to say that there was a big question about sprinklering the buildings. They are sprinklered the 17,000 sq. ft. climate controlled building. They will not be sprinklering the smaller buildings. What will happen there is that there will be a fire wall to break those buildings up so that the fire areas are less than 2500 sq. ft. and he was okay with that. Received town engineer comments dated Oct. 12<sup>th</sup>. Most were pretty straight forward. The engineer that is doing the storm water has been in communication with the town engineer and is meeting on Wednesday. Initial comments have been provided to town engineer and they will go over them in greater detail.

Mr. Bebout went on to say that he feels that there isn't anything on the list that they cannot address. The biggest thing is a comment about splitting the plans up so that we have a set that the board would issue a preliminary approval on the overall and then the board would issue a final approval on phase 1. The conversation he had with the Town Engineer, it was his understanding that this project will be done in phases. There will be multiple phases with the future phases could be one building at a time, or could be two buildings at a time. They really don't know that right now. His concern with that comment at the time was that they didn't want to be coming back to Planning Board every time they do another building and it was explained to him that that would not be the case. They would get a final approval on phase 1, the project would be constructed and when they come back for the next phase, they would get a site plan approval for the remainder of the project. The intent is to develop the whole parcel, do all the grading and storm water. Mr. Rappazzo stated that he is comfortable with phase 1.

Mr. Bebout answered that if there are 21 buildings left and they are doing one building at a time they do not want to have to come back for every building. That was his concern. He went on to say that they have gotten an acknowledgment from Pure Waters that they have their plans. No comments back from them. Acknowledgement from the Health Dept. and no comments back from them. They did hear back from Monroe County DOT. The current plans show the proposed driveway the way they did because they did not know what MCDOT was going to require. There are two catch basins in the frontage of the driveway. Buell Road is a little peculiar in that they have catch basins with a gutter and sort of in the driveway frontage and they have another catch basin that is sitting further back against a curb and behind that gutter is a pave shoulder. It is a little unique. DOT said in their first response that the catch basins needed to be moved. Mr. Bebout reminded them that one of the catch basins is the low point of the road. It can't just be moved. They will put a cover on that one and add a basin on the same point on the center line of the road, further off the road into their driveway and wrap the gutter into their driveway and wrap the curb into their driveway. Submitted back to DOT and they looked at it and said it was acceptable. Modification of the driveway does not change the width or the turning radiuses of the tractor trailers or vehicles coming in or out.

Mr. Rappazzo asked if they can if they can fit all that within the easement area. Mr. Bebout said yes they were within the easement area. He went on to say that there is more work to be done within the easement area and they are going to coordinate with Buckeye Pipeline. The intent is to get a letter for them to understand what the scope of the work is and get them to sign off on that. That is in progress.

Ms. May asked to see samples of building materials.

Mr. Bebout handed out samples. – building siding is slate gray, building trim is matte black, and doors are shale. Stone treatments are Buck County Weather Ledge and Queensland Blend.

Mr. Bebout added that they have now hired McMann LaRue to do the resub map.

Mr. Chamberlain asked about the utility building by the street and by the easement. Mr. Schum went on to say that they need a permanent easement there to put the building there. If that is within the original easement for ingress and egress, that building is going to block ingress and egress.

Mr. Bebout stated that it is actually within the utility easement. Will have to work through that with them.

Mr. Schum also said that they need to make sure that they are in agreement with Buckeye Pipeline that that building can be located within that utility easement.

Ms. May stated that at the last meeting there was a lot of talk about the dumpster needing to have a masonry enclosure and vinyl fence and the chain link fence on the east end property line.

Mr. Bebout stated that they have revised the plans based on the last Planning Board meeting and they are doing a masonry enclosure. A two sided enclosure because they are butting up against the climate controlled building. There was a comment about a gate. Their intent is not to put a gate on it because they want people to come in and get to the dumpster. If there is a gate on it they are not going to close it.

Ms. May went on to ask if there will be a vinyl fence. Mr. Bebout answered that they have eliminated the fence and replaced with the masonry enclosure.

Mr. Chamberlain stated that it should have 3 sides masonry to separate it from the building just in case something catches fire in the dumpster area. Keep it segregated from the building structure. He stated that they also prefer gates on the dumpster enclosures. Try to keep the trash within the area and not blowing in the wind.

Mr. Rappazzo added that it is a highly visible site. It is visible from 390. He said that they would want to make sure that their site is tidy and the gate would help.

Mr. Chamberlain added that in the prints everything looks prim and proper in their existing building. They are only trying to maintain that.

Mr. Bebout stated that it won't be any different.

Mr. Littlefield said that he is at their other property every day and that he picks up litter every day. They do not have gates in the dumpster area of that property.

Mr. Chamberlain talked about them adding bollards to the small buildings but neglected to put any on the back of the big building. Mr. Littlefield agreed. He went on to say that the dumpster is in the obvious location to the tenants so they are not fighting to find it. His experience is if they cannot get their items that they want to throw away to the dumpster, they will find an empty storage unit and leave them in there. Their goal is to have them put the stuff in the dumpster or take it with them.

Mr. Schum stated that looking at the tax map there is a paper street that shows on the map and how is that being addressed. Mr. Bebout stated that he was not aware of that until last Friday. They would have to do a quick claim deed. The person at the county will be looking into that. The issue is resolved and working on that.

Mr. Schum stated that whatever they come up with he would like to know the answer.

Mr. Wall stated that the liber and page shall be added to the final map before the Town signs the map.

Mr. Chamberlain spoke about a check dam; will they be permanent or temporary. Portions will be permanent whereas certain areas will be temporary for the phasing of construction. Mr. Bebout said that came about as the storm water design.

Mr. Chamberlain stated that an elevation was changed in the spillway by a half foot out of the front basin.

Mr. Bebout said that one of the comments was about adding cross sections. This will be on final plans.

Mr. Chamberlain asked about a missing pipe that comes from the first drainage basin. Mr. Bebout stated that the pipe has been eliminated. It is an infiltration pond and they have a stone spillway but have eliminated the pipe.

Mr. Bebout answered that the northern pond has very good infiltration rates, southern pond were good but not at the same rate as the northern pond. All in all very good. No water, no rock, no signs of mineral deposits. The soils are very sandy.

Mr. Chamberlain asked about extra lighting on entrance way. Mr. Longwell stated that they will be adding a light at the entrance.

Mr. Chamberlain asked if they have gotten a final comment back from SHPO.

Mr. Bebout stated that they submitted the SHPO as part of submitting to the canals and to SEQR coordination, they submitted the SHPO and essentially they were interested in the landscaping. They shared with them their landscaping plan. The only comment from them was using indigenous species. They can't make us do anything. They are looking into that. Their preference would be not to do any landscaping along the fencing.

Mr. Rappazzo and Mr. Littlefield had a discussion about turning templates.

Mr. Chamberlain asked about moving the light pole in the back. They have designed a hard concrete base. He suggested to use a wooden telephone pole so that it can easily be moved.

Mr. Wall stated that they had comments about SWPP. Those will be addressed at the Wednesday meeting

Mr. Bebout stated that they do not want the outdoor storage to delay this project as far as this board saying we have to come back or go to Zoning Board. They would propose to move this forward without outdoor storage until we resolve that issue – either get a variance or one way or another address that. The point being we would rather move the project forward without the outdoor storage than have it hold it up at that time.

Mr. Chamberlain added that to get on the agenda for the next Zoning Board meeting they would have to submit to them by the 26<sup>th</sup> of October.

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 and found this project to be an Unlisted Action with no negative impact to the environment, no further SEQR action is required. Ms. May seconded the motion. All in favor.

Mr. Wall made a motion to grant Re-Subdivision Map Approval with one condition that before the final map is signed by the Planning Board Chair that the Liber and Page will be added to the plan. All were in favor.

Mr. Wall made a motion to declare the Gates Planning Board Lead Agency. We find this project as a Type 2 Action. No negative impact to the environment and no further SEQR action is required. Ms. May seconded the motion. All were in favor.

Mr. Wall made a motion to grant Preliminary Site Plan Approval with Final on Phase 1 of 390 South Storage of Rochester based on the following conditions”

1. That a note be made to the plan that all signage will conform to the Town of Gates standards.
2. All conditions set forth by the Monroe County Department of Planning and Development be incorporated into the final plans.
3. The Gates Fire Marshal should review and approve the plan prior to the Planning Board to sign off.
4. All stamps of approval from all regulatory agencies are to be affixed to the final plan prior to the signature of the Planning Board Chairman.
5. The letter of credit is to be submitted to the Department of Public Works in an amount sufficient to cover site stabilization, drainage, and landscaping as per the satisfaction of the Director of Public Works and Town Attorney.
6. The building is to be constructed to the renderings of the building samples as presented to the Planning Board. Please add the Building Colors to the final plans:  
Building Siding – Slate Grey.

Building Trim – Matte Black.

Doors – Shale.

Stone Treatments - Buck County Weather Ledge and Queensland Blend.

7. Please add the following notes to the final plans:
  - a. “The 17,000 sf building will be sprinklered to comply with the Town Fire Code. Each storage building will not be sprinklered. To comply with the Fire Code, fire-break(s) will be provided to separate the unprotected spaces into areas not to exceed 2,500 sf.”
  - b. “The Contractor shall protect all survey monuments and control during all active construction phases”.
  - c. “The Dumpster Enclosure may be constructed without a gate. However, if it is noted by the Town that a gate is necessary (i.e. to control and contain refuse, etc), the applicant shall add a gate to the enclosure”.
  - d. “The applicant is to pay particular attention to the maintenance and cleanliness of the boarding roads to the property during the construction phase, to the satisfaction of the Town’s Department of Public Works”.
8. Please address any outstanding Fire Marshall comments including the 10/10/17 letter, as well as any final comments.
9. Please address any outstanding Town Engineer comments including the 10/12/17 letter, as well as any final comments generated after the regular scheduled Planning Board Meeting.
10. Please provide Canal Corps approval / acceptance letter for Town Records.
11. Please provide SHPO’s approval / acceptance letter for Town Records.
12. Please provide a copy of the MCDOT permit for Town Record.
13. It is understood that the Applicant will need an easement modification / agreements from Buckeye (or legal adjacent property owner) to place the utility building within the easement as well as grading outside the easement area. Please provide the easement modification / agreement to the Town Engineer for review and approval.
14. The applicant is to consider bollard protection at the utility building as well as the placement of the hydrant. Final plan to depict any revisions.
15. Please remove the “+/-“ label to the Endsection Invert Elevation, Dwg. C4-C.
16. Please depict the location of the driveway light to the plans.
17. It is recommended that the material for the temporary light pole to be wood. This would save the applicant cost in moving the fixture with each phase of construction.
18. In order to comply with Town Code Section 190-166 A, B, and C, Additional Requirements for permitted and conditional uses; for the outside storage location, please consider the following:
  - a. Please provide screening, or
  - b. Please seek a variance for relief of this Code. Please add the date the variance was granted to the final plans, or
  - c. Please depict no storage on the final plans.

There being no further business to come before the Planning Board, Chairman Wall adjourned the meeting at 8:35 PM.

Respectfully submitted,

Linda M. Saraceni  
Recording Secretary