

TOWN OF GATES
PLANNING BOARD MINUTES
March 26, 2018

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. Chamberlain, J. Argenta, G. Lillie, Juan Ruiz, Jeffrie Wilkinson, Daniel Schum, Town Attorney; K. Rappazzo, Dir. Of Public Works; L. Sinnebox, Town Engineer; Lee Cordero, Councilman

ABSENT MEMBERS: None

The first matter on the agenda was approval of the February 26, 2018 Planning Board Minutes.

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

TCS INDUSTRIES INC.

OWNER: TCS Industries Inc.

LOCATION: 400 Trabold Road

ENGINEER: Schultz Associates P.C.

PRELIMINARY SITE APPROVAL

L.I.

Kris Schultz of Shultz Associates spoke for the project. He stated that they are proposing two buildings on Trabold Road located on the east side of the existing building. It currently employs 90 individuals. These additions will be on the backside of the building. The reason for the addition is for additional warehouse space. The two additions are placed on current blacktop area. He went on to say that this site is in a flood plain. Need to make sure the town is protected. The site will be serviced by all internal utilities so there are no new water services or sanitary hookups needed. Existing storm sewer will basically be improved slightly. He has received comments from the town engineer. They have addressed each of those comments.

Ms. May asked what will be stored in the new buildings.

The owner of the property, Mr. Manoj Shekar, answered that they will be storing sheet metal and machine components.

Mr. Argenta asked if they use water-based lubricants. Mr. Shekar answered yes they do.

Mr. Wilkinson asked about the existing generator. He wanted to know if it will be relocated. Mr. Shekar stated that it will be relocated to service the office needs. It only will be used in case of power outage for the front office to heat up the furnace

Mr. Wilkinson stated that as they are removing 14 parking spaces, it shows that they are putting in 24 more. He wanted to know if that is accurate.

Mr. Shultz answered that it will be restriped. He said this site has more than enough parking spaces.

Mr. Schum stated that they are common ownership but different tax partials. Mr. Schultz stated that they have done this for years and has not been an issue. Mr. Schum says that one of the partials can be sold without the other and then they would not have parking for the building that is being proposed. Mr. Schultz commented that any transfer of such a deal would certainly be picked up by the attorneys. Mr. Schultz went on to say that no the buildings could not be sold without some additional easements.

Mr. Schum stated that he was going to suggest that possibly a cross easement for parking could be established now. Mr. Shultz said yes they could do a blanket easement across the whole parking lot. He went on to say that the other issue getting into is when you do an easement for yourself it is kind of funny – you are not really granting easement to anybody. Mr. Schum stated that the alternative would be to put a restriction on the sale of the parcels one without the other and that is a little more restrictive and at least a reciprocal easement for parking would be an appropriate thing.

Mr. Wall stated that the other option is administrative approval for removal of that subdivision line.

Mr. Schultz stated that they talked about that when they first saw it and at this point the client doesn't feel the need to do it.

Mr. Wall stated that it is one or the other. Whichever one makes more sense.

Mr. Lillie said that the driveway going out to Trabold Road looks like it is in bad shape and wanted to know if they plan on repaving it.

Mr. Shekar stated that once they are done with construction, they will be repaving the whole parking lot.

Mr. Wilkinson asked if they would be replacing the light pole. Mr. Shekar answered yes with wall sconces.

Ms. May requested information on the color and if there were any samples of the building materials.

Mr. Shekar stated that the buildings would be the same as the existing building, blue and white. Ms. May asked about the material. Mr. Schultz stated that it would be brick and metal.

Mr. Lillie asked if they would be proposing to add more jobs. Mr. Shekar stated that they are constantly hiring at least 6 to 10 people every year. They are now up to 90 something employees.

Mr. Argenta asked about the north side of the building. He wanted to know if there was another property there. Mr. Schultz stated yes. Mr. Shekar stated that there are 3 or 4 parcels.

Mr. Argenta asked about the sump pump. Mr. Shultz stated they will be using the existing sump pump.

Ms. May said that she noticed the new building being higher than the old building. She is concerned with what the neighbors are going to see.

Mr. Shultz stated that if you were across the road and standing on top of a car, you could see some of the building. If standing up close, you cannot see the building.

Ms. May asked if the back of the building is all trees. Mr. Shultz stated that there is a main line railroad, heavily used, and a wetland area and then expressway.

Mr. Argenta stated that looking at the west elevation, the right side of it, there is a huge expansive roof. Mr. Shultz stated that there is existing storm sewers. Mr. Argenta says to look at west elevation and that the lower roof that extends out over addition A – he said it is a huge expansive roof. Gutter and downspouts on that side are going to have to be resized. Is he not correct?

Mr. Shultz answered yes.

Ms. May asked what the hours of operation are and asked about security in the parking lot and lighting.

Mr. Shekar stated that there are 2 shifts working. The warehouse will not be used on the second shift. The hours for the first shift are from 6:30 a.m. to 3:00 p.m. The second shift employees work in the front of the building.

Ms. May asked if there is a security fence or security cameras. Mr. Shekar stated that there are 36 security cameras.

Mr. Wilkinson said that since they will be repaving the parking lot and they are going to have to restripe the lot he recommends that they do more accessible parking spots to meet the NYS Building Code. He believes it may be 5 for 125 spots. Mr. Shekar agreed.

Mr. Wall stated that while looking at the building wall elevations he said that they have a eve height of 42 ft. but that is not depicting the height of the peak. He wanted to know how much further the height of the peak is from the eve height of 42 ft.

Mr. Shekar said 4 more feet.

Mr. Wall asked Mr. Rappazzo what is allowed by code. Mr. Rappazzo stated 40 ft. So Mr. Wall stated that they may need a variance for this. Mr. Sinnebox will check on the code. Mr. Wall also asked if they would be installing sprinklers. Mr. Shekar answered yes.

Mr. Rappazzo talked about a pocket that doesn't drain. Is there a crossover there? Mr. Shultz answered that there is a hole.

Mr. Sinnebox checked the code and stated that limited industrial is 50 ft.

Mr. Sinnebox stated that it looks like everything has been addressed.

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 Town of Gates Lead Agency for this project and determined it to be an unlisted action. Based upon the Applicant's testimony and review of the presented materials, there is no negative impact on the environment, therefore, no further SEQR action is required.

Mr. Wilkinson seconded the motion. All were in favor, the motion carried.

Mr. Wall made a motion to grant Preliminary site plan approval for TCS Industries Inc. with the following conditions:

1. That note be added to the plan that indicates the date to the ZBA approval.
2. That the applicant depicts the location of the generator on the plans.
3. That a detail be added for the new paved section.
4. That the applicant is to pursue either a cross access easements or administrative subdivision approval taken by the lots.
5. That the building wall packs will be depicted on the plan.
6. Please provide the cut sheets to the Town Engineer and the Department of Public Works for review.
7. That a note be added to the plan that building materials to match the existing colors and materials.
8. Origin control around topsoil pile.
9. The applicant is to depict the adequate number of ADA parking spaces.
10. Final drainage calculations are to be provided to the Town Engineer for his review and approval.
11. Any outstanding comments from the Monroe County Dept. of Planning & Development will have to be addressed.

12. That a note be added to the plan that no outside storage of vehicles or materials will be permitted on this property.
13. All signage will conform to Town of Gates standards.
14. Gates Fire Marshal is to review and approve the plan prior to final review.
15. Any necessary easement agreements are to be reviewed and approved by the Town Attorney.

Mr. Argenta seconded the motion. All were in favor, the motion carried.

At this point Mr. Shultz asked if they would have to return for final approval. Mr. Wall stated that this meeting was listed as only Preliminary Approval. Discussion among the board members and the Town Attorney regarding granting both Preliminary and Final approval. Mr. Schum stated that final approval can be granted after Engineer approval and then they will not have to come back to this board.

After further review and requests from the applicants and that there was no one here to speak for or against this project, we are going to amend the application and grant Preliminary and Final Site Plan Review to TCS Industries Inc. contingent on the conditions provided before and with the following conditions:

1. All conditions of the preliminary site plan approval are to be incorporated into the final plan.
2. That all stamps of all approval from all regulatory agencies, including the Fire Marshal, are to be affixed to the final plan prior to the signature of the Planning Board Chairman.
3. That a letter of credit is to be submitted to the Director of Public Works in the amount sufficient to cover drainage, landscaping and survey As-Built of the compensatory storage location
4. That the building is to be constructed according to the testimonial that they will match existing materials and colors.
5. A note be added to the plan that the applicant is to pay particular attention to the maintenance and cleanliness of the bordering roads of the property during the construction phase to the satisfaction of the Town and the Department of Public Works.
6. That the applicant is to submit final site review fee to the Town of Gates prior to the signature of the Planning Board Chairman.
7. Any final comments from the Town Engineer and the Department of Public Works should be incorporated into the final plan.

Mr. Chamberlain seconded the motion, all were in favor, the motion carried.

There being no further business to come before the Planning Board, Chairman Wall adjourned the meeting at 8:05 PM.

Respectfully submitted,

Linda M. Saraceni
Recording Secretary