

TOWN OF GATES  
PLANNING BOARD MINUTES  
APRIL 22, 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, G. Lillie, D. Chamberlain, J. Ruiz, Daniel Schum, Attorney; K. Rappazzo, Dir. Of Public Works; Lee Cordero, Councilman, Lee Sinnebox, Town Engineer; M. Ritchie, Costich Engineering

ABSENT MEMBERS: T. May, J. Argenta

The first matter on the agenda was approval of the March 25, 2019 Planning Board Minutes. Mr. Chamberlain made a motion to approve the minutes as received. Mr. Ruiz seconded the motion. All were in favor; **the motion carried.**

Mr. Wall stated, for record keeping purposes, **Dr. Fallone** wishes that his application continue to be **TABLED** at this time. They did not provide information before the cutoff date so their application is still **TABLED** before the board.

The **Rotork Building Expansion** application, 675 Mile Crossing Blvd has been **WITHDRAWN without prejudice.**

**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. Shultz stated that they are here to get approval on a building addition located immediately southeast of the main building. It will be a stand-alone building with a connection to the existing building. It is unique as it will not have a lot of the typical demands for utilities; for example, no new loads to the sanitary sewer as there will not be any restrooms located in this building. Everything else from the standpoint of water, electric, and gas services will run from the existing building. We're not proposing any new taps on the existing mains.

Mr. Shultz went on to say that they are generating a better access for trucks to come into the rear loading. They are proposing a larger drive isle and bringing that traffic all the way to the south portion of the site. There will be a new storm water detention facility system. This site is being developed in an existing floodplain and they will follow the same procedure as has been done before with generating flood-storage that offsets the loss of flood-storage associated with building in the floodplain. They need to create a way for stormwater to be treated and this is the purpose of the large pond in the rear and the pond to the south-side. The way, this site will sheet-drain to the ponds and they will not have to install a lot of storm sewer pipe. With the parking on the south side, it should sheet-drain down to that pond. The ponds will be connected by a pipe. All the proposed improvements are outside of the wetlands, so there will be no impacts. They understand that they need to visit with the Zoning Board as part of the approval process both for the flood conditions and the parking spaces. The code is based on the size of the building and dictates a lot more parking spaces than is actually needed. They believe that they will show that they have more than enough for the present employees, proposed employees, and visitors.

Mr. Wall stated that the application has to be heard by the Zoning Board first. The Planning Board isn't in a position to make a decision tonight. Mr. Shultz said they just wanted to get the process started and to receive initial comments from the Planning Board. He also said that they need to expedite the plans as the equipment has been ordered.

Mr. Wall asked if they have received the April 12<sup>th</sup> letter from the Town Engineer. Mr. Shultz stated yes.

Mr. Wall stated that, in his opinion, the main items to address were the compensatory storage and the SWPPP comments.

Mr. Wall brought up the issue of parking. Based on the building size, he reiterated that the applicant stated that the parking would be more than what is actually needed. Mr. Shultz stated yes. He said that even with the two smaller additions that were done in the past, there was sufficient parking. With this building addition, they are showing some additional parking spaces. They will providing the Zoning Board the number of current employees, anticipated employees, and visitors to make sure they have a good comfort-level of the additional spaces.

Mr. Wilkinson asked what the width of the drive lanes in the parking lot are. Mr. Shultz stated that the drive isles are 26 ft- 28 ft and, in the back, 30 ft for the tractor trailers.

Mr. Wilkinson asked what the height of the building is. Mr. Shekan answered 25 ft.

Mr. Wall asked if the colors would match the existing buildings. Mr. Shultz answered yes. He asked when they update the building elevations that they call-out the colors on the existing buildings so they the board has a record of what is being proposed.

Mr. Wilkinson asked how the addition will be connected to the main building. Mr. Shekan stated that there will be 3 passageways. There will be 15 ft. space between buildings and also 15 ft. passageway.

Mr. Lillie asked about paving the parking lot as they have a lot of pot holes. He also asked about trees on the east side and if they plan on keeping them. Mr. Schultz said that on the east side the trees will be gone.

Mr. Wilkinson asked if the new building will have fire sprinklers. Mr. Shultz said yes.

Mr. Rappazzo stated that they have done a lot of work in the last week and asked if they found the existing drainage culvert. Mr. Shultz stated that they did not find one, and they will not need to propose a culvert for new curb-cut because the relief point is north of the driveway.

Mr. Rappazzo asked about 2<sup>nd</sup> access drive to Trabold Road, what the traffic patterns are, and if it could be eliminated. Mr. Shekan said that all his traffic comes from Buffalo Road. Mr. Rappazzo asked for them to look into a reduction of driveways.

Mr. Ritchie stated that he is looking forward to the response to the comment letter that was sent to them.

Mr. Wall said that he believes the Fire Marshal took a look at the plans and didn't have any issues. He also asked what is their time table for the project? Mr. Shekan stated ASAP.

Mr. Wall asked if they will be adding jobs. Mr. Shekan stated that they have added 40 jobs, and this is the need for the building expansion.

Mr. Wall stated that the Board will not take action on this application, however to please address the Town Engineer's and DPW comments after the Zoning Board of Appeals meeting. Mr. Shultz asked if it was okay to tell the Zoning Board that the Planning Board is ok with this application. Mr. Wall stated yes.

Therefore, at the regular meeting of the Gates Planning Board, the Board reviewed the plan and building elevations for the above referenced location under a **CONCEPT** review; no decision was rendered on the project.

The Board is generally in favor of the building expansion project. In order to render a decision, the Board requires additional information. Initial comments from the Board were:

1. Please address the Town Engineering and Department of Public Works comments.
2. Please update the basemap to reflect the culvert pipe along Trabold Road.
3. Please add the proposed color / material information to the building elevations.

Mr. Wall made a motion to adjourn the meeting. Mr. Chamberlain seconded the motion.

The meeting was ADJOURNED at 7:52 PM.

Respectfully submitted,

Linda M. Saraceni  
Recording Secretary