

TOWN OF GATES
PLANNING BOARD SPECIAL MEETING MINUTES
JUNE 11, 2019

The special meeting of the Gates Planning Board was called to order at 7:20 PM by Chairman Wall.

PRESENT MEMBERS: M. Wall, Chairman; J. Wilkinson, D. Chamberlain, J. Argenta, J. Ruiz, Dan Schum, Town Attorney; K. Rappazzo, Dir. Of Public Works; M. Ritchie, Costich Engineering

ABSENT MEMBERS: T. May, Gordon Lillie, Lee Sinsebox, Town Engineer; Lee Cordero, Councilman

TCS INDUSTRIES EXPANSION

OWNER: Manoj Shekan

LOCATION: 400 Trabold Road

ENGINEER: Schultz Associates

PRELIMINARY SITE PLAN APPROVAL

Limited Industrial (LI)

Mr. Wall stated that we have to make a motion to UNTABLE this application. Mr. Wilkinson made the motion, Mr. Argenta seconded the motion, all were in favor; the motion was carried.

Kris Schultz of Schultz Associates was here to speak about the project. Mr. Manoj Shekan, owner, was also present. Mr. Schultz stated that at the last meeting,

They were asked to provide a little bit more detail both on the plans and also on the engineering reports to get the plans to a point where the Board would consider an approval. Since that time, they have cleaned up an overall PLAT Map responding to Mr. Chamberlain's comments. They have also gone through and submitted a SWPPP and drainage report to the Town Engineer. They have recently received a review letter from Mr. Ritchie and have reviewed each of his comments. Everything on the letter they agree to and can provide information as requested. He stated that this evening they have the building plans with color information on the materials. The change from the initial meeting is the building is rotated 90 degrees.

Mr. Schultz went on to say that one of the key things that the board was interested in is related to the flood storage volume that they are creating. The grading plan sheet FC2 you can see that they ended up with a nice surplus. The total existing flood storage area within the area of disturbance today without development was approximately 568,000 cubic feet. Based on the new plans, finally graded will be at +/- 697,000 cubic feet. So it is about a 20% additional surplus of storage by flood plain standard in this area. He went on to say that other improvements were that they were asked to add lighting plans and to show building mounted lighting around the perimeter of the proposed building. They also included details for storm water pond sand associated bioretention area up front. They are at a point now where they believe the plans are in order.

Mr. Shultz stated that he has not had an opportunity to review building renderings yet and stated that if there are any questions, Mr. Shekan is present at the meeting to answer any questions.

Mr. Shekan went on to say that the color scheme in the front of the building is the same color scheme as the existing building. Blue trim on white and the same block construction.

Mr. Argenta asked about roof drainage. Are there internal roof drains he asked? Mr. Shekan stated yes and they will be sloped to the center. Mr. Argenta also asked about putting bollards to protect the building on the south east side. Mr. Schultz stated they will make sure they are added.

Mr. Shekan stated that he added bollards to the recent addition also.

Mr. Wall stated that it looks like the main issues have been addressed. It seems like it is just minor record keeping things that are left.

Mr. Ritchie stated that there are no other additions to the comment letter from June 6th.

Mr. Rappazzo said that there is nothing beyond basic housekeeping.

Mr. Wall stated to Mr. Rappazzo that he would like the flood plain issues addressed before applying for the building permit. Mr. Rappazzo agreed.

There was no one present to speak for or against the project.

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 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.**

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

Mr. Wall made a motion to grant Subdivision Approval as well as Preliminary and Final Approval and Site Plan Approval to TCS Industries, Inc. based on the plans submitted, based on the following conditions:

1. Note is to be added to the final plans stating that the detention pond drainage culverts, etc. are to be privately owned and maintained.
2. Any final drainage calculations are to be provided to the Town Engineer for his review and approval.
3. All conditions set forth by the Dept. of Planning and Dev. are being incorporated into the final plan.
4. A note to be added that No outside storage of vehicles or materials will be permitted on the property.
5. A note that all signage will conform to Town of Gates standards.
6. The Gates Fire Marshal shall review and approve the plan prior to final review.
7. 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.
8. A letter of credit is to be submitted to the Director of Public works in the amount sufficient to cover drainage, landscaping, and an as built record map depicting the compensatory floodplain storage.
9. The building is to be constructed according to the renderings and building samples as presented to the Planning Board. If there is a significant change to the color or building materials, the plan will have to go back to the Planning Board for review.
10. A note be added to the plan that the applicant must pay particular attention to the maintenance and cleanliness of the bordering roads to the property during the construction phase to the satisfaction of the Town's Dept. of Public Works.
11. A note be added to the plan that any organics, trees, vegetations, etc. must be disposed of properly offsite. Organics will not be used as a suitable fill for the property.
12. The final plans show the bollard locations protecting the downspouts and doors.
13. The applicant must address all flood plain issues prior to applying for the building permits.
14. Applicant to provide an As Built map certifying the floodplain compensatory storage volumes.
15. A new storm water maintenance agreement to be executed with the Town.
16. Address any outstanding comments from the Dept. of Public Works and the Town Engineer.

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

The meeting was ADJOURNED at 7:57 PM.

Respectfully submitted,

Linda M. Saraceni,
Recording Secretary