TOWN OF GATES

PLANNING BOARD MINUTES

FEBRUARY 10, 2020

The regular meeting of the Gates Planning Board was called to order at 7:04 PM by Chairman Wall.

PRESENT MEMBERS: M. Wall (Chairman), T. May, J. Ruiz, J. Argenta, D. Gartley,

D. Schum, (Town Attorney), K. Rappazzo (Dir. Of Public Works), L. Cordero (Councilman), M. Ritchie (Costich Engineering)

ABSENT MEMBERS:D. Chamberlain,G. Lillie

The first matter on the agenda was approval of the January 27, 2020 Planning Board Minutes. Mr. Argenta made a motion to approve the minutes as received. Ms. Mayseconded the motion. All were in favor; **the motion carried**.

**FIVE STAR TOOL. INC. FINAL SITE PLAN APPROVAL**

**OWNER: KRL Realty, LLC Limited Industrial (L.I.)**

**LOCATION: 125 Elmgrove Park**

**ENGINEER: MBL Engineering**

Mr. Mike LaSalle of MBL Engineering was present to speak about the project. Also present was Mr. Ken Lalonde, President of Five Star Tool, Inc.

Mr. LaSalle went through the changes to the plan. Sprinkler system will be installed. He says it makes sense cost wise. Landscaping plan they have added all required notes. Elevations and colors have been added to plan. They show all doors now. - emergency egress doors, back ramp, main entry will have steps.

Mr. LaSalle went on to say that the front will be a split faced block separation. He also said that a key item is that with a rover went through the whole storm system from the manhole in front of the site all the way up to the next one. Sub found 34 feet up. It is shown as a T and lifted up the system to account for 6 inches. The town’s requests have been added to plans.

Mr. LaSalle went on to say that they have 73 parking spots. The ADA symbols have been updated on the plan.

Mr. Argenta asked about sprinkler system. Mr. LaSalle stated that the new building will be sprinklered per Gates’ Fire Code.

Mr. Argenta asked the shed roof. Mr. LaSalle stated that it is a roof cover supported by two metal posts. Mr. Argenta went on to asked about egress. Mr. LaSalle stated that the architect provided these and it meets the egress requirements.

Mr. Argenta asked the construction of the proposed connector between the buildings. Mr. LaSalle stated that all construction is CMU, painted to match the existing building.

Mr. Gartley asked about the metal roof. Mr. LaSalle stated that it is white.

There was discussion about solar panels on the roof in the future. Mr. Lalonde, owner, stated that they may put solar panels in the future. Discussion occurred about sloping solar panels or not. Mr. Lalonde stated that the solar panels on the current building are not sloped.

Mr. Rappazzo stated that the town does require a permit for solar panels. Mr. Wall stated that there may be NYSERDA Incentives available for the solar field.

Ms. May asked about storm water drainage feature and how they are going to be maintained. Mr. LaSalle said they are just a grass swale. There is nothing more than that. He said they are easy to maintain.

Ms. May asked about greenspace. She knows that it is smaller and a detail of a tree on the plan. She asked

Mr. LaSalle to speak more about this. Mr. LaSalle stated that there is 40 ft. of greenspace which is pretty significant. He went on to say that the trees that are there now don’t add any screening to the property. The trees are very mature. He says that beyond the 40 ft. of green space, there is no need beyond that. Mr. LaSalle went on to discuss the plans of the green space around the building. Certain areas will not have a need to trees.

Mr. Wall asked about the south elevation, there is a proposed 5 ft. concrete sidewalk between two buildings, however no door is depicted on the elevation. Mr. LaSalle stated that they may not put the sidewalk there. Maybe in the future, they will add a door and sidewalk, but for now, there is no plan for access. No one will be going that way.

Mr. Wall asked the location of the temporary topsoil stock piles. Mr. LaSalle pointed to where they will be located on the map. He said it will be a pretty small stock pile. Mr. Wall stated that they need to add silt fencing around it; Mr. LaSalle agreed.

Mr. Gartley asked if egress count was done before or after the sprinklers. Mr. LaSalle stated after the sprinklers.

Mr. Rappazzo said that he has a couple of housekeeping items. Want to make sure to keep debris off of Elmgrove Park. Need a letter of credit for everything relating to the storm water permit, the facilities, the erosion control, landscaping, any work within the right of way. Also an As Built survey. When everything gets closer to being in good shape, and get all their approvals, they will schedule a pre-construction meeting.

Mr. Ritchie said that for the dry swale, he wanted to know if infiltration testing was done? Mr. LaSalle stated yes. The results were faster than 2 minutes per hour. Mr. LaSalle will e-mail the results to Mr. Ritchie. Mr. Ritchie stated that ongoing maintenance of that facility is going to be important that is why the town asked for a storm water maintenance agreement. Mr. Ritchie stated that they want that filed. Mr. Ritchie also stated that they will work out the letter of credit stuff and housekeeping stuff.

The Board entered into Executive Session.

At this time Mr. Wall made a motion to grant **Final Site PlanApproval** for Five Star Tool subdivision with

the following conditions:

1. All conditions of the Preliminary Site Plan Approval are to be incorporated into the final site plan.
2. All Stamps of 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. A Letter of Credit is to be submitted to the Director of Public Works in an amount sufficient to cover all stormwater drainage improvements and facilities, landscaping, As-Built Survey, erosion control and any other miscellaneous items to the satisfaction of the Dept. of Public Works and the Town Engineer.
4. The building is to be constructed according to the renderings and building samples, as presented to the Planning Board.
	1. Please amend General Notes, Town of Gates Note #4 to include “white metal roof, and the building connector painted CMU to be the same color as the building (“Sandstone” as presented to the Planning Board)”.
	2. Please update the building elevations to show CMU for the connector.
	3. The Final Building Elevation to depict the Chiller Lean-to, post supported structure.
	4. North and South elevations should be color “Sandstone”as presented in the meetings.
5. A note to be added to the plan:
	1. “The Applicant is to 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 Department of Public Works”.
6. The applicant is to provide copies of the Monroe County Water Authority and the Monroe County DOH’s approval of the backflow prevention device.
7. Building wall packs be proposed over the man doors on the east and south elevations.
8. Silt fence should be depicted around the temporary topsoil stock pile areas.
9. Once the Letter of Credit has been deposited, theApplicant is to schedule a Pre-Construction meeting with the Dept. of Public Works and the Town Engineer.
10. The Applicant is to add the Deep Hole and certified Infiltration Rates data to the site plans.
11. That the Applicant signs the Storm Water Maintenance Agreement.
12. The Applicant to address any and all final comments from the Town Engineer and the Dept. of Public Works.

Mr. Wall made a motion to adjourn the meeting,Ms.May seconded the motion, all were in favor, the motion carried.

The meeting was ADJOURNED at 7:33 PM.

Respectfully submitted,

Linda M. Saraceni

Recording Secretary