TOWN OF GATES

PLANNING BOARD MINUTES

May 26, 2020

The regular meeting of the Gates Planning Board was called to order at 7:35 PM by Chairman Wall.

PRESENT MEMBERS: M. Wall (Chairman), 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: T. May, G. Lillie (resigned)

The first matter on the agenda was approval of the April27, 2020 Planning Board Minutes. Mr. Argenta made a motion to approve the minutes as received. Mr. Ruiz seconded the motion. All were in favor; **the motion carried**.

**ROYAL CAR WASH FINAL SITE APPROVAL**

**OWNER: Three A Resources, LLC General Business Zone (GB)**

**LOCATION: 1190 Chili Avenue**

**ENGINEER: Passero Associates**

Mr. David Cox of Passero Associates and Mr. Anthony Daniele were present to speak about this project.

Mr. Cox stated that they have gone to the Zoning Board and got all variances needed. The one thing they were not happy about was the signage. They decided to have then Table that application and they could revisit that. They now have a sign that is smaller in size. They will be going back to Zoning Board with that.

Mr. Cox went on to say that they did not have infiltration testing the last time they were before this board. They went out and did and their deep pole and infiltration testing and hit a lot of sand. The infiltration tests were very high, so they are getting a lot of infiltration into the soil. That is good there. They received comments back from Mike Ritchie, and pretty much boils down to three comments: One is to write a letter of credit, the next is the storm water maintenance agreement that the Town Attorney is reviewing that and when he is done, they need to get it filed. The third thing was just on the infiltration test it was not done on the actual location of the infiltration basin because it is now a parking lot. They want to make sure the project is a go before they start tearing up parking lot. Once into construction, they will do a full test in the infiltration basin area.

Mr. Argenta stated he did not have any questions at this time.

Mr. Ruiz also did not have any questions.

Mr. Gartley asked if they performed a traffic study on this site. When looking over the plan he thinks there may be an issue leaving the parking lot. Could cause issues with traffic flow. Mr. Cox stated that there was no traffic study done. He went on to say that typically a car wash has less peak volume than the Wishing Well would have had. Stacking not an issue at all. It should be 1 ½ minutes for each car to get out.

Mr. Gartley asked about the fire hydrant by the sign. He asked if the Fire Marshal has seen the plans. Mr. Cox stated yes, the Fire Marshal made a comment and they addressed then and he is all set.

Mr. Schum stated that he has not seen the storm water maintenance agreement. He has not seen the cross ingress and egress easement which was promised at the last meeting. It needs to be reviewed and approved before the map can be signed. Mr. Schum asked if the infiltration testing doesn’t work in the parking lot once construction starts and they are able to test there.

Mr. Cox stated that if the infiltration doesn’t work, which is most unlikely since they did a test about 80 ft. away or so with very good results. Mr. Schum stated that maybe they could have filled the Wishing Well site with sand. That doesn’t mean that 20 ft. away you don’t have rock. He said it is more of a concern for his client and if it doesn’t work.

Mr. Cox stated then they would have to revise the type of design and go with more of a filtering practice instead of an infiltration practice. It would still be in the same area.

Mr. Anthony Daniele stated that the way they left it at the last meeting was that any approval would be conditioned upon submitting those agreements for review and approval and conditioned on doing a test at the actual site of the pond. They have every intent to do that first. If they have to redesign, they want to know that before they get too far into the construction project. Mr. Schum agreed.

Mr. Wall stated that with the application, there was a sub map; last month sub-division approval was granted. He asked if there were any changes to the sub map. Mr. Cox stated sub map is exactly as it was.

Mr. Wall asked if they encountered unsuitable fillon the Wishing Well site. Mr. Cox said there was about 3 foot of fill and will get removed from the building. They will be building on virgin.

Mr. Wall stated that as a Board, we discussed the existing striping and how it would control the vehicles. Mr. Wall then pulled up the map on the screen so all could see. He said that the Board understands that cars coming in are going to queue-up and stack a more than cars exiting. We know that the Applicant stated that there is about 90 seconds per vehicle cycling thorough the car wash. He pointed to an area with a lot of pavement that is uncontrolled and he asked that they work with Town Engineer and Dept. of Public Works to come up with a striping plan that better channelizes the traffic in that area.

Mr. Cox stated that they have a couple different options. One option would be that they could extend the parking down a little more or they can try to channel people around to provide a little more stacking on the exit.

Mr. Rappazzo said that when they do the Engineer’s Estimate for the establishment of the Letter of Credit, he asked Mr. Cox to please make sure they include enough to cover design work in case they have to redesign the pond infiltration facility. He said to make sure they leave enough for restoration or a structural practice to cover.

Mr. Cox stated that they can absolutely do that.

Mr. Ritchie said he sent a comment letter to them earlier today and it was brief. In terms of engineering, it is nothing that is a ‘show-stopper’ but we will request that they get a better understanding of the infiltration rates and how it will perform before they get into construction. Getting infiltration testing in the area of the pond, even if they have to rip of pavement prior to signing mylars, is the way the town would want to go rather than to have to go through change orders. That would be the preference of the town.

Mr. Anthony Daniele stated that as long as they have final approvals, and they are in the stage of building dept. review of the plans, while doing that, he believes they can get permission to do the testing. Mr. Daniele asked Mr. Cox how big of a hole would have to dig in the pavement to do the infiltration testing? Mr. Cox stated about 6 ft. and 8 ft. in diameter on top. Mr. Daniele stated they can make that happen before mylars are signed.

Mr. Cordero had no questions at this time.

At this point the meeting was open to the public. There was no one to speak for or against this project.

At this point the board was declared in Executive Session:

After discussion among the Board Members, Mr. Wall made a motion to grant **Final Site Approval** for Royal Car Wash with the following conditions:

1. All conditions set forth in the Preliminary Site Plan Approval are to be incorporated into the final 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 the amount sufficient to cover drainage, landscaping, restoration, As Built survey, and Storm water redesign (should the pending infiltration test within in the proposed storm water basin reflect different results than the preliminary infiltration test). The Letter of Credit will be reviewed and approved by both the Town Engineer and the Department of Public Works
4. The following notes should be added to the Final Plan:
   1. The building is to be constructed according to the renderings and building samples as presented to the Planning Board.
   2. The Contractor and 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 Department of Public Works.
   3. Landscaping Note: there is a one year guarantee on the landscaping
5. The Applicant is to add the soil boring locations and the infiltration testing results to the Final Plans.
6. The Applicant provide a Pavement Marking Striping Plan depicting the improvements to the plaza entrance in order to provide traffic control / safe channelization of all ingress and egress vehicles to the satisfaction of the Town Engineer and the Department of Public Works.
7. The Applicant shall add any / all variances received from the Zoning Board of Appeals for the project on the Site Plan. Please include the date that the variance was granted.
8. The Town Attorney shall review and approve all required easements, including the storm water maintenance agreement, and the cross access easements prior to the signature of the Planning Board Chairman. Please add the Liber and Page information of the easements to the Final Plan.
9. The Applicant shall address any and all final review comments from the Town’s Department of Public Works, Town Engineer, and Town Attorney.

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

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

The meeting was ADJOURNED at 7:55 PM.

Respectfully submitted,

Linda M. Saraceni

Recording Secretary