

Chairman Martin asked if the applicant was present?

Glen Thornton, Thornton Engineering representing the owners of Eastern Bluebird Storage LLC., Rick and Jennifer. This project has taken a while negotiated the process and obtaining environmental approvals. There is an offsite wetland in the back area (**used drawing to show**) and they were directed by the planning board to come back when the environmental issues resolved. The Core of Engineers issued a No Permit which a copy was given to the board members for review. The letter from the DEC took a long time and they just received last week., which state its standard conditions and have agreed to everything that has been presented on the plans. The improvement of the pavement area, light expansions of the edges and all have been approved by both the Core of Engineers and DEC. All comments from the board have been addressed. He confirmed with Pure Waters, Water Authority, and Health Department that the documents they submitted were accepted and approved eight months ago were still valid. He doesn't expect any plan revisions be required from the reintroduction to those agencies. He added they would love to get this project underway and take advantage of the building season.

Chairman Martin thanked for the elevations and asked about the max height?

Mr. Thornton, believes it's on the site plan.....from the finished grade to the eve height is twenty-six (26) feet

Chairman Martin, the board is a bit concerned with the boat and RV storage in the back which is pitched towards the "wetland" and asked if there have been any attempts to mitigate that?

Mr. Thornton, they haven't, the DEC did not have any issues with that. The vehicles that would be stored there are expensive and knows it will be maintained properly. If there are any oils or greases coming from them they could add drip pans beneath the vehicles, but do not expect that.

Chairman Martin, water will always be an issue at any time, but his main concern is anything typically in a flood zone there are restrictions to what can be there. He would like to see something in place instead of "whatever" running straight into the wetland

Mr. Thornton thinks a more typical approach from the DEC would be a pea gravel diaphragm to help filter the water which they are willing to implement.

Chairman Martin agreed something like that could help and realizes they have been waiting so long to hear from the DEC and doesn't feel there are any other issues to prolong they project.

Mr. Argenta, one of the concerns alluding too is the gas or oil leaking once on the pavement is too late, so there must be a way to control that.

Chairman Martin asked how detrimental to the project is the RV and boat storage...is it something they could live without?

Mr. Thornton thinks it's desirable, there is always that need and people along with their climate controlled storage want RV/boat storage at the same location just for convenience. He added it's not a very big area.

Chairman Martin agreed with the space given to move and maneuver there won't be much space for too many to begin with.

Mr. Stuhler asked if they would consider doing a curb style along the wetland with a catch basin and an oil separator?

Mr. Thornton, again, it wasn't a concern with the DEC and everything was disclosed to them and believes the pea gravel diaphragm, which is typically used and the drip pans would be adequate.

Side Table

Mr. Ritchie, in terms of the vehicle storage and the flood plain, and just looking at town code. Chapter 100-18 restrictions, specifically for manufactured homes and recreational vehicles with conditions set on that. One of them being a vehicle cannot be parked there more than 180-consecutive days and there are other requirements in there.

His recommendation to the board is with an approval granted, be conditioned on compliance specifically with that section of the Town of Gates Code.

Chairman Martin asked if there are any avenues to allow storage longer?

Mr. Minster, the Town Code needs to be reviewed.

Mr. Thornton, that is very reasonable and if that's a condition of approval, they will be sure to completely abide by the code. They will not be looking for variances of the code.,

Mr. Argenta sked if there are any issues with building codes with the vehicles in the back?

Mr. Minster, the Town Code addresses that.

Supervisor Giunta, no comment

Open to Public

None

Executive Session 7:46-7:49

Chairman Martin motioned this is an Unlisted Action and this board has determined this project will not have an adverse impact of the environment and will make a negative declaration and no further SEQR action is required. a negative declaration of environmental significance and no further SEQR action is required.

Denise Cambisi...second All in Favor...Aye Opposed.... None

MOTION PASSED: NEG. DEC.

Chairman Martin motioned to **GRANT Preliminary & Final Site Plan Approval of Eastern Bluebird Storage Facility** located at **20 Industrial Park Circle** in a **General Industrial District** with the following conditions:

- All conditions of the Preliminary and Final Site approval are to be incorporated into the Final Plan.
- The Fire Marshal must review and approve the Site Plans before the signature of the Planning Board Chairman.
- All regulatory agency stamps of approval, including from the Fire Marshal, must be affixed to the Final Plan prior to the Planning Board Chairman's signature.
- A letter of credit, sufficient to cover drainage and landscaping along with certified as-builts, must be submitted to the Superintendent of Public Works.
- The building must be constructed according to the renderings and building samples presented to the Planning Board.
- All comments from the New York State Department of Transportation must be incorporated into the Final Site Plan.
- 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 Department of Public Works.
- The applicant must submit the Final Site Review Fee to the Town of Gates prior to the Planning Board Chairman's signature on the Final Plan.
- Building elevations and materials must adhere to the approved specifications.
- Outdoor storage of vehicles will comply with The Town of Gates Town Code Chapter 100-18.
- The drainage report must be incorporated into the Final Plan.
- All necessary easement agreements must be reviewed and approved by the Town Attorney.
- All signage is to conform to the Town of Gates standards.
- A detailed lighting plan must with catalogs and photometrics must be included in the Final Plan.
- The Pea Gravel Diaphragm be affixed to the Final Plan prior to the Planning Board Chairman's signature.

Kirk Kettinger...seconded. In Favor...Aye Opposed...None

MOTION PASSED: PRELIMINARY & FINAL SITE PLAN APPROVED

Acting Chairman Martin motioned to **Adjourn the meeting**

Joe Argenta seconded. All in Favor...Aye Opposed...None

The meeting was ADJOURNED at 7:53PM

Respectfully submitted,
Lily Alberto
Recording Secretary