

Acting Chairman Joe Argenta asked if the applicant was present?

Alex Amering with a quick introduction to our project team with me is vice president of Erie Stephen Shabbat project architect Jay Harris and Brad and Clay from the Nichols team who will be the design builder and construction manager for the project.

They're before the board for a site plan review and a little history on the project, the applicant is under contract to purchase, he does not yet own it, these discussions started roughly 2 to 3 months ago. As part of that, there were a number of things That were discussed, the Empire State Grant for the demo of the existing hotel. They've been doing a bunch of due diligence as it relates to Comida and also engaging other local and state agencies. Ultimately leading up to the initial town action the use for Erie materials did not meet the current zoning which was General Business.

They appeared at the Town Board meeting and were approved to be rezoned from General Business to General Industrial and ultimately leading them to the Planning Board for a Site Plan Review.

Erie Materials, which Stephan can speak more to it is a building supply retailer, but not your typical retailer they don't generally supply contractors, not like you would think a Home Depot or Lowe's majority of their business is delivery to job sites or contractor pickup.

Mr. Amering continued, wanting to spend a little time talking about the site itself. Again, it's under contract to purchase, there's two (2) parcels but the one everyone is probably more familiar with this is the former Ramada Inn which has been vacant since 2019. As part of the package deal there's also 1.9-acre lot off to the side **(used rendering to show)**, but they're not proposing to redevelop any of that, it's currently mature trees and other vegetation.

The site they will be redeveloping is roughly 8.3 acres including the hotel parking. All of which will be demoing. He did mention some initial discussions to help with the cost of that through Empire State development.

The end user itself in the building roughly 50,000 square foot warehouse and then a 13,000 square foot office showroom.

All the customer business is primarily focused on the office showroom, the warehouse is you would expect is mostly High racking systems again Stephan can speak to it, they're not a lumberyard it's mostly windows, vinyl products.

Stephan Chabot, they're an exterior building materials distributor so, shingles, siding. windows and doors, stone façade, basic gutter, so basically all the materials that would go on the outside of the building and its distribution so really, it's selling to contractors, the bulk of what they do is delivery and subcontractor pickup as well. They're headquartered in Syracuse and have 10 locations throughout New York and some in Pennsylvania. They have about 400 employees and are second generation owned. He is looking to expand within a couple hour geography of Syracuse so this is their next expansion area.

Mr. Amering, so not wholesale, but not your typical retail, just distributor. He also wanted to spend a few minutes talking about the site circulation, with the obvious access for the hotel at Brooks Ave. that will remain there, it is fairly ideal for their business which the majority of it will be using 390, which is great. They will have access gates to the rear area, **(used rendering to show)** just to keep people from driving back there and it will be electronic. How that works is contractors can pull in, open the gate and the orders will be ready **(used rendering to show)**. The north canopy is primarily delivery and then they have a small

canopy in the back which is the rack system. Which are materials that don't have to be fully conditioned.

So, they talked about the parking layout access, they own and maintain their own delivery vehicles on site. They kind of depicted the back corner (**used rendering to show**) to kind of mitigate views from 390. They have provided 90 parking spots after looking at it a number of ways and again, Erie Materials have a number of locations and have the benefit of looking at what's worked and not worked in other locations. He knows the parking generation in the Town Code is kind of specific to different land uses, so they did a breakdown of that.

Landscape and lighting, the landscapes on the lighter side but it's consistent with this type of project they've put foundation beds around the around the showroom and office area some street trees on the entry and then did add a row of pine trees along 390. He added if the board is familiar would see a large portion of off ramp already has mature pine trees there. So, they did want to keep some visibility but make sure any of the vehicles and outdoor storage and that type of thing weren't seen from the right away.

Lighting is also very typical of what you would expect for this type of project.

He was happy to talk about stormwater utilities, but felt the board was more interested in the building and again, with them as the project architect and although the building looks like a single structure it really kind of operates as two (2) with the shared common wall down the middle of the warehouse is higher due to the storage racking, the office is a single story you'll see the office does have a number windows for transparency purposes the primary entry it's kind of on the corner (**used rendering to show**) you'll see an aluminum storefront style, glass entries and also a canopy.

The color schemes are kind of a blue and gray which is typical for other Erie Materials locations.

Lastly, they submitted a number of supporting engineering materials and they have the ability to serve water, supplied water sewer, all the stormwater permitting they will have a SWIPP associated with this. And also, some traffic generations, he thinks relative to SEQR and a lot of the engineering are going to find, this is far less intensive than what a hotel would be from a parking trip generation, sewer water standpoint so all the footprints similar it is less and a lot of those categories.

He added, with the team present opened it up to questions from the board knowing it's a lot to wrap your head around all at once.

Acting Chairman Joe Argenta asked on the elevations, what are the colors?

Mr. Amering, admitted he should have brought some samples, but the siding will be grey and the blue is the roofing, which is a pitched roof on the pre-engineered metal building.

Jay Harris Maxwell with Hamlin architects, the color schemes are gray, the bottom course of the block is shown here is a split face pad so we brought a sample of a split face block would look like, the color tone would be more of a darker gray and it's kind of that kind of the material shown. The cream driven metal building siding is an Insulated metal panel in a grey color and tone lighter gray than the CMU that's on the building and the roof colors can be blue that kind of matches more of the Erie Materials color brand. Right now, it's kind of a three (3) color scheme they have.

Mr. Amering, the masonries carried around originally that was one area he thinks they talked about as a cost savings but with forklifts and everything else it made sense to carry that around the full building.

Acting Chairman Joe Argenta asked on the plan there's a customer trailer storage, is that just like a staging area where they're picking up something?

Mr. Chabot, that is correct **(used rendering to show)** the customer canopy, they would drive through and stop at the doors and actually get their trucks loaded so that it's covered.

Acting Chairman Joe Argenta, it looked like an area outside of it on the plan

Mr. Amering, they want to try to keep trailer traffic away from the main parking, so there will actually be a gate and they can pull up under the canopy.

Acting Chairman Joe Argenta So that's like the staging?

Mr. Chabot, basically they come in and place an order inside the showroom and then go back out, **(used rendering to show)** get in their vehicle and go down and picked up and then turn around and go.

Acting Chairman Joe Argenta, it was mentioned that there is an offer of sale and asked if there is a timetable for that?

Mr. Chabot if they get all of the governmental approvals it would be June July?

Mr. Stuhler asked if getting the Planning Board approval is part of that?

Mr. Amering, replied, Yes. One of the critical paths just so the board is aware is one of the items for purchase is the Comida and Comida granting approval of their Incentives. Comida won't schedule a meeting without a SEQR determination obviously we would understand this board would be lead agency for SEQR so to get to closing, SEQR, Comida closing essentially.

Town Attorney John DiCaro, would just suggest that although a very thorough application and doesn't see any problems with it, the board would probably make their approval conditional on your closing.

Mr. Chabot, Of course that is understood

Town Attorney John DiCaro, again very thorough application great, you don't have to go through this list, you have already supplied everything.

Side table.

Mr. Minster, all good

Mr. Ritchie, nothing from him

Supervisor Giunta, all good

Open to Public

Val Foote, 29 Sungrove, doesn't know if we asked about if there was going to be any concern about the traffic there and if they are turning left out there to try to get on to 390 if that's going to be a problem and have they considered that?

Mr. Amering, that portion of the road is first off owned by the town of gates and to kind of like directly answer the question, being that close to an Interstate highway is one of the best planning practices that you could really anticipate.

Acting Chairman Joe Argenta asked if that's the same entrance that it was for the hotel?

Mr. Amering, yes, and would suspect the access issue is probably one of the items that has made this property hard to redevelop, especially being like a Multi-Tenant or Residential Use, so this works out pretty well.

Mr. Stuhler, it says that you guys get 2 to 3 deliveries a day on the tractor trailers, he's assuming?

Mr. Amering, that's correct

Mr. Stuhler asked how much business wise does he think is going to be coming and going or just depends on the season?

Mr. Amering, correct, it depends on the season but they anticipate that so if we have 8 to 10 trucks that make 3 to 4 deliveries a day and then probably another 10 to 20 customers that come in throughout the day.

Acting Chairman Joe Argenta asked if anyone else wanted to speak? None

Executive session 7:48-7:49

Acting Chairman Argenta 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.

Kirk Kettinger ...second All in Favor...Aye Opposed.... None

MOTION PASSED: NEG. DEC.

Acting Chairman Argenta motioned to **GRANT Preliminary & Final Site Plan Approval of Erie Materials, Inc** located at **911 &0 Brooks Ave** in a **General Industrial District** with the following conditions:

- **Proof of Property Sale** will be **required** prior to Preliminary and Final Site approval signatures by the Town.
- 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 (if not already done) the Final Site Review Fee to the Town of Gates prior to the Planning Board Chairman's signature on the Final Plan.

Brandon Stuhler...seconded.

In Favor...Aye

Opposed...None

MOTION PASSED: PRELIMINARY & FINAL SITE PLAN APPROVED

Jafco Enterprises, Inc.

Concept Review

Owner:	Colonial Plaza	
Engineer:	Kris Schultz, Schultz Associates	
Location:	485-507 Spencerport Rd	
District:	Seeking Change	Identifier: 104.13-1-7.31

Acting Chairman Joe Argenta asked if the applicant was present?

Kris Schultz, this application has actually been pretty cool, getting into this project and looking at the original designs that were called out for the Gates Colonial Plaza and seeing what was built, what wasn't built and then his client had interest in relocating his building here and also doing some self-storage and maybe some other interests. There is a big portion of the property that he wasn't really sure what he wanted to do with it.

Mr. Schultz just happened to have spent a couple of hours watching his grandson playing lacrosse at a facility out in Brighton-Henrietta Town Line Road and realized there really is a shortage of indoor covered in sports fields and the more he spoke with people and almost everybody said "Oh my God yes, that would be wonderful", there certainly is a demand, this type of anchor for development would potentially revitalize the remaining portion of the Plaza, but of course what's proposed doesn't nicely fit into any of the current zoning so it was recommended that we go through the Incentive Program. They have had good conversations with the Town Board and believes there is a Public Hearing for next month and part of that whole process is to kind of show the PB what they're talking about and what are proposing to do with the location. He wasn't sure if the board had the opportunity to look over the materials that were submitted, but in general they follow a lot of the same layout and intend to run the perimeter fire lane all around the project itself so they can potentially start right off the bat. They

do have an area that is unique and is pretty much surrounded by apartments. There are really no single-family residential units that touch this property.

So, the idea of doing offering some self-storage works great because those are the folks that usually have the highest demand for that type of use, besides just the standard self-storage and they also wanted to take advantage of offering 2 other types of self-storage that are really popular.

One is what they call a Flex Office but it's really intended to be incubator space so you can imagine the number of contractors that start off as a one man show and then they work out of the garage and they get a little bigger to get an employee but to make the jump from in your garage to having your own storefront it's tough so this type of thing which they have done in other towns works out very well. The buildings itself are serviced, there will be a powder room and those utilities but it is basically set up to give, up and rising businesses a location.

The other thing that's unique is down along the South side over proposing out of the oversized self-storage that are targeted for RV 's and large boats. People will go out and spend \$150,000.00 on a really nice RV and park in their driveway all winter long and then have wait until the weather improves so they can get at it so they can start using it for this season and we've seen a lot of demand for the ability to have sheltered space. The utilities would just be electric so, there's no water, there's no sanitary serving them but gives people an opportunity to keep their investment safe and also do things necessary on the offseason so they can enjoy it during the big season.

Both storages are the same thing, we've all gone by marinas riverside where they have the great big boats all wrapped sticking out and we look at it and think it would be nice to have that boat inside and covered.

Mr. Schultz continued, the reason the other reason they started looking at the Field House type space is he had independently two clients in the past that had gone out of their way to try to find a piece of property where they could build a facility like this and they looked all over Monroe County. One firm that are brothers that own a company that provides steel for buildings in Rochester so you know, steel, there's the frame for the fuel house. The other company business is providing the cladding on buildings and his wife has a business where she actually has one of the largest cheerleading groups and she rents space at TSE and has seriously been looking. So, independently he has these 2 clients that are really looking for something like this and it may work out, but they all came together and do the facility. The other thing that's kind of funny is, everyone knows 7 Brew and for some reason people love 7 Brew. Every time you drive by there's 1000 people in the drive-thru and it's like, it's coffee, he doesn't get it but, wanted to show that since this parcel has a no parcel on the frontage and the idea was to basically develop that as another parcel for something that could fit something like that on there so he actually took the satellite image of the one being constructed out in Brockport, stamped it and dropped it on to see how it would fit and it works. There is a ton of parking right now. Obviously, the bowling alley has an extensive parking lot but this stand alone and everything designed here fits in with the existing parking drive.

We have the opportunity to fix one of the really poor access points if you pull it into the Plaza, the first thing you do is you have to avoid the light pole, which is in the wrong spot, then it's too wide to begin with so you have all this extra maneuvering room and as soon as you clear the light pole you're in no man's land and cars going every which way so we would have the ability

to basically redesign the access, so that would be part of it. The site is serviced by all utilities we have a water main out of the main road, there's a private water main servicing the existing portion of the Plaza. The storm sewer, they're going to do subsurface storage and will most likely discharge to the South. The Town has a 7 ½-acre owned land that is a stormwater facility that the town has apparently spent a lot of time trying to improve. Years ago, before any of this was developed there was a Creek that ran right through this and it was all piped and enclosed years ago and that's the discharge plan for the town's stormwater facility.

Mr. Schultz continued, obviously, this is a rendering concept to see if this thing has some merit certainly a lot of hard engineering will be done and they know that it is possible to proceed with the Incentive Zoning and go forward, but wanted the opportunity to be able to answer any questions up front.

They did a letter of intent for the Incentive Zoning which they spent a lot of time looking at the Town's Comprehensive Plan and to show that that request matched up very well.

He anticipates that if this goes through the balance of the Plaza, the East End there's several parcels along the east side that this should really re-energize that a little. There is Pineapple Jacks right next door to the proposed Field House and can almost guarantee that business will drastically increase and if we end up with a 7-Brew or something up front. This is a perfect setup for this. Having his client relocate his main building right in the center works out very well so we can maintain and run the self-storage and control that. He's currently over located off of the Ridgeway avenue, so again this is kind of a unique situation and thinks previously the property was under contract by Brad's Trailer Service and it did go through and they had also requested an Incentive Zoning application, but fell through and his client immediately talked with the property owner.

Mr. Schultz was happy to answer any questions. He feels this just seems like a nice opportunity to basically re-energize at Plaza and the uses definitely are something that there's going to be a demand for and everything fits very well with the Comprehensive Plan.

He is yet to find another person that says the Fieldhouse is a bad idea it's not going to be used and if anything, we have to figure out whether we're going to put in soccer fields or ice rink.

Mr. Stuhler asked if they have thought about or how they're going to figure out, especially on the RV and boat parking having a lot of runoff, the board just had this for another applicant and how you going to keep the oil, antifreeze, or anything going into that South parcel?

Mr. Schultz, the biggest thing is if you're going to have any type of pour drains or anything that would receive that then they have to go through an oil water separator and it has to be treated. Typically, that's what we always do with those buildings' same thing with the flex storage, you make sure even if they're not going to be washing vehicles and things like that you anticipate it and build it into the process.

Mr. Stuhler asked if this is enclosed?

Mr. Schultz, oh yeah, it's basically an oversized polyp garage that you can put your RV in, close the door and that's it, not having the sun beat on it or someone screwing with it or pissing off your neighbors because you have to park in your driveway all year long.

Acting Chairman Joe Argenta asked if there's any outside storage?

Mr. Schultz, replied, No, and the self-storage is nice from the standpoint is there's no demand for water or sanitary again electric and drainage covers that and the way they have it centered is basically lower, the developments on both sides will typically be a little bit taller so visibility for this will not be bad. There was a list of a half a dozen things as part of the incentive application and most of it tied back to what was allowed for like setbacks and such back when the parcel was originally developed.

Mr. Kettinger likes the concept. He drives by past it quite a bit because he lives in that area and it's 1 of 2 areas in Gate where it feels like you have these massive, Unnecessary parking lots and so to use it and beautify it. He does have some concerns about the traffic, it would be nice if there was a left-hand turn lane

Mr. Schultz agreed and would like both dedicated left and right turning lanes. Once they get more into and do the study they may warrant some longtime improvements.

Mr. Kettinger doesn't think it'll be any worse than it is currently.

Mr. Schultz, hopefully it'll be better and again this is the whole process that you guys have, there will there will be a traffic impact analysis done on it to see if we needed improvements, it may be something at a certain stage we need to do improvements on.

Mr. Stuhler, right now trying to come out of that with traffic especially at rush hour traffic is worried that with all this especially with as said, the coffee shop and when these things first open they're going to be stacked.

Acting Chairman Joe Argenta, the property line between The West property plaza and this parcel and this property line for the bowling alley, is there something because there are there's cars, a lot of cars that goes there.

Mr. Schultz, they actually have an easement that extends to the east of the property line to allow those cars to have access, so that's why they put the drive aisle basically running along that, so for anybody coming in to use the bowling alley they'd be driving in the new entrance.

Acting Chairman Joe Argenta, there's nothing currently or anything like that and asked if they would be putting a curb in or anything like that?

Mr. Schultz, No, this thing is intended to basically be very fluid the same thing with how we design the parking in this **(used rendering to show)** area it all matches up with the existing parking in front of the Pineapple Jacks so that the aisles all work.

Acting Chairman Joe Argenta, the proposed commercial buildings are going to be 1-story or 2-stories?

Mr. Schultz, right now it's proposed to be 1-story.

Mr. Stuhler, some of these storage units, someone wants to work out of the garage and need to get a bigger spot or something like that, working on cars or something, is there going to be for this place right here where they're not wrenching on a car with an impact

Mr. Schultz they usually limit anything that would be a use that would disturb the adjacent neighbors, things like impact wrenches screaming and things like that.

Mr. Stuhler asked if this is going to be a 24-hour day type.

Mr. Schultz, no, and each of these like all of the storage will be gated and fenced for security so anybody going in, would have to key card to get in to get to their things so it's not going to be wide open at all. Obviously on the scale **(used rendering to show)** it's hard to show the detail. The intent is that they will all be regulated.

It's kind of the cool opportunity to really do something that could spur a lot more investment in that area.

Supervisor Giunta, Mr. Schultz mentioned his client was going to bring his business.

Mr. Schultz, Yes, he's over in Ridgeway Ave.

Supervisor Giunta asked what's the use?

Mr. Schultz, he actually does construction and a bunch of other things, he owns a landscaping company.

Mr. Minster asked what would be the use of that building?

Mr. Schultz, for his for his business site so basically what he has currently at Ridgeway Ave would move over to this location, but he can get more Information for the board.

Mr. Stuhler asked if there will be dumpster storage?

Mr. Schultz, there is going to be no dumpster storage on this property yeah. This is not in any way intended to be something that looks like industrial farm, this is supposed to be a something that works well with the current Plaza basically fills in what the original intent of the Gates Colonial Plaza was supposed to be.

He continued, it's interesting, if you look at it, there was a Star Market in there and Woolworths, there was a bunch of things that he even remembers as a kid.

Mr. Stuhler since his client has a landscaping business, does he plan on having his landscaping trucks on the property?

Mr. Schultz, doesn't believe so, but all of those details are forthcoming, he doesn't have them and is not going to wing it and say Oh no no no. Anything that is a potential concern for the board like commercial vehicle storage and all this stuff, they will definitely have in and of course this is just the first step in the process, once they know that a mixed use is viable and set in stone they will work on the hard design and start working a good architect on board and start working with the buildings and all that.

Acting Chairman Joe Argenta asked the board if there were any more questions? None

Side table

Mr. Minster, just wanted to know what they're going to use that building for?

Mr. Schultz, it's an office building right now but I'll get you all the other information.

Mr. Ritchie, he and Mr. Schultz spoke a month or so ago about Incentive Zoning and things like that and one thing that I think has been taught internally is, potentially the use of that town property to the South. He knows it was mentioned, underground detention and then eventually discharged that way, he thinks in discussions with the town they'd be interested for Mr. Schultz to at least investigate if that could be retrofitted as a stormwater.

Mr. Schultz Absolutely I can advise you my views. This facility has a lot of area and it looks like it could use a little bit of revamping the open water areas that you normally associate with any it looks like it's tilted in over the years and also looks a little murk. Between the two firms, they can come up with something that would definitely be a benefit.

Mr. Ritchie, there's been flooding to the North and knows they have investigated on behalf of the town years ago. It was a stormwater facility, that was very poorly maintained, probably not adequately designed. His request is that maybe they can look into some downstream analysis, see if this could not just be stormwater pond for them, but more of a regional facility, maybe even Walking Trails or a Town Park and he knows that in the incentive zoning process there's back and forth with that and is sure there's a monetary value to that sort of thing and he thinks the Town would be interested in and would probably have the greatest benefit to the area.

Mr. Schultz, absolutely, basically they looked at it as this is the perfect place to take care of the stormwater quality, they can hold the water back and throttle it out and discharge it, but there's this 7 ½-acres that it's just dying to be you know cleaned up and fixed as long as the town is willing to give him what the town already did and work together he's more than happy to come up with some of it. The nice thing is with the fire lane coming around here **(used rendering to show)** you've got access right there, not having to drive around to the back of the pond so, this does help in that and same thing, the development to the West had a stub road **(used rendering to show)** that could be construed as a gated access from fire and things like that.

Mr. Stuhler, it would be a perfect place for Cosmos ice skating rink....lol

Mr. Shultz, there's an awful lot that we need to do to get to the point where we're looking for Site Plan Approvals, but this is their first step and they're willing to work with the Town Engineer and they see that as a benefit for both parties. He knows they have invested some time and thinks this is an obvious thing to do.

Acting Chairman Joe Argenta asked if there were anyone to speak for or against this project?

Attorney DiCaro, reminded everyone this is only a Concept Review, Not a Public Hearing.

Mr. Schultz asked if the board thought this was a reasonable request?

Attorney DiCaro, thinks it's something that should be explored further.

Mr. Schultz, if you look at it, you don't realize how much area is behind that bowling alley until you get out there and their first thing is, there must be something wrong with this property, just the wetlands.

Acting Chairman Joe Argenta, they'll need help down the road with the field house idea and the traffic concerns.

Mr. Schultz, traffic will definitely be an issue, but there will be a traffic impact analysis and particularly the changes and improvements that they're proposing on Spencerport Rd will be reviewed by the DOT. It's always traffic and drainage every time.

Mr. Stuhler, all 3 entrances will still be able to be used.

Mr. Schultz, they can control the one, but can't tell another owner they have to change their entrance or closed at that time.

Mr. Stuhler was just wondering if they're going to be able to access the other the other 2 entrances?

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Mr. Schultz, yes, and they don't control them and there's no way that they would have any leverage to tell them to just use "this one"

Mr. Stuhler was just wondering, they're not blocking off the whole area where people are not going to be able to cut through and get in and out

Mr. Schultz, no and you can see kind of even like how they did the 7 Brew **(used rendering to show)** this is the main drive aisle in front of CVS and the auto parts store so they will just continue that.

Acting Chairman Joe Argenta asked if they had already spoken with 7 Brew is all set?

Mr. Schulz, no not at all, he just spoke with the realtor and said you might want to show this to them. These are popping up all over the place but he just wanted to demonstrate like you know whether this is 7 Brew or something comparable, it would definitely make sense to be there.

Acting Chairman Joe Argenta, thanked Mr. Shultz for the presentation.

Acting Chairman Joe Argenta Acting motioned to **Adjourn the meeting**

Brandon Shuler seconded. All in Favor...Aye Opposed...None

The meeting was ADJOURNED at 8:20PM

Respectfully submitted,
Lily Alberto
Recording Secretary