

CHILI PLANNING BOARD  
February 9, 2021

A meeting of the Chili Planning Board was held on February 9, 2021 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 7:00 p.m. The meeting was called to order by Chairperson Michael Nyhan.

PRESENT: Paul Bloser, David Cross, Joseph Defendis, Matt Emens, John Hellaby and Chairperson Michael Nyhan.

ALSO PRESENT: Michael Hanscom, Town Engineering Representative; Eric Stowe, Assistant Counsel for the Town; Paul Wanzenried, Building Department Manger.

Chairperson Michael Nyhan declared this to be a legally constituted meeting of the Chili Planning Board. He explained the meeting's procedures and introduced the Board and front table. He announced the fire safety exits.

**PUBLIC HEARINGS:**

1. DPB Holdings LLC, 351 Morgan Road, Scottsville, New York 14546, Daniel and David Boon owner(s); for preliminary site plan approval of a special use permit to convert existing refusing and recycling building(s) into a self-storage facility at property located at 1 Boon Drive in G.I. District.

Glenn Thornton and David Boon were present to represent the application.

MR. THORNTON: Hi. I'm Glenn Thornton, Thornton Engineering, the engineer for the applicant. With me is one of the owners, David Boon. And we're here to present the -- the application for Special Use Permit and for preliminary and final site plan approval for the Boon self-storage project on 1 Boon Drive. It's a 5.86 acre parcel.

As we discussed last month, the project is broken down into two phases. We're seeking site plan approval for both Phase 1 and Phase 2. That might have been a little bit different than what we presented last month, but we are looking for full site plan approval for the entire parcel.

The Phase 1 work is on the west side of the site. That's the portion of the site that is not under lease to Casella Waste Management. The immediate plans would be to construct three single-story, metal, self-storage buildings within the existing asphalt pavement area to the west of the building. We would also be constructing a leasing office in the northeast corner of the existing masonry building on the site.

And also, we would be replacing the entire length of fence along Boon Drive with a decorative picket-style fence instead of the chain link fence. We have also added some landscaping to the plan, some shrubs, a few trees, some Junipers for screening of both the -- the Phase 1 area and the Phase 2 area.

The Phase 2 project, as we discussed last month, will move forward as soon as Casella's lease on that portion of the property is terminated. They're on -- what are they on? A year-to-year lease right now?

MR. DAVID BOON: Uh-huh.

MR. THORNTON: They may up the lease again next year, but right now the lease expires in?

MR. DAVID BOON: It expires the end of this year, end of December this year. But I'm expecting we're probably going to be extending that into 2022.

MR. THORNTON: And Phase 2 work would be the conversion of the masonry building into climate-controlled self-storage within the building. Conversion of the existing metal building on the east side of the site that you can see is the outline there into self-storage. We have added a number of overhead doors on each side of the building. Like Phase 1, which has some outdoor storage of RV and boats, we'll have a -- a much larger area for RV and boat storage in -- in the Phase 2 to the east of the existing metal building.

We plan to retain the existing wash bay on the north side of that metal building, which has been used for washing off garbage trucks basically. So it would be a nice feature for anybody with an RV or boat, if they want to pull it into the covered wash bay area and wash off their -- their vehicle or -- or boat.

We have coordinated that with Monroe County Pure Waters both -- there is two connections for this property. One from the masonry building, sanitary connection. And one from the wash bay. They are okay. We got the letter today from Pure Waters saying they're okay with that. We just have to submit the plan for them to stamp and sign.

Other than that, we did receive comments from the Town Engineer which we addressed. Hopefully everybody saw the response letter dated February 3rd. We're -- we responded to those comments. We also revised the drawings to address those comments and we resubmitted plans for everybody -- hopefully you had a chance to look at them. But if you have any questions, we're here. I'm sure we can answer your questions. Just if you ask the right questions.

(Laughter.)

MICHAEL NYHAN: I think you also brought some elevation materials, as well; is that correct?

MR. THORNTON: We didn't bring those. We included what we had in the packet. You should have seen the -- the color --

MICHAEL NYHAN: We have that.

MR. THORNTON: The existing buildings -- to show you the color scheme on the existing buildings. And then we had just the basic elevation drawing and the -- kind of the rendering of what the -- with the color scheme, what the self-storage buildings would look like. There is really not much you can show on an elevation for a self-storage building. It's a long, low building with just a bunch of doors.

MR. DAVID BOON: If you guys wanted to see --

MICHAEL NYHAN: If you can repeat your name for the record.

MR. DAVID BOON: Yep. David Boon.

If you guys wanted to see these samples here, these are actual colors (indicating). So that -- that picture you have, this is the color of the door right here (indicating). And then this is the rest of the building (indicating).

MICHAEL NYHAN: Those are the same colors you had last month? Nothing changed?

MR. DAVID BOON: Yes. Same color. These are just samples of that picture.

JOSEPH DEFENDIS: The roofs, is that just going to be a sheet drain off of the roof? Is there going to be gutters?

MR. DAVID BOON: We have gutters, seven downspouts on each side of the buildings and they will just surface drain off to the parking lot.

JOSEPH DEFENDIS: You ran calcs on the drainage there to -- because a 10-inch pipe seems kind of small for draining a 2-acre property.

MR. THORNTON: The whole area is paved now. We're not increasing -- we did run some calculations. We're adding a little bit of stone area on the south side of Phase 1, but the amount of runoff differential is inconsequential really. There's just a slight increase in impervious surface area.

JOSEPH DEFENDIS: That's all I have.

MATT EMENS: You addressed, Glenn (Thornton), the point about the fence, the front part. I see the note now. I just saw the detail for the regular fence on the back, on your details. So is there another detail we're going to draw or you have for the ornamental fence? I know you said picket fence, but it doesn't actually say that on here.

MR. THORNTON: Right. We just say "black decorative fence."

MATT EMENS: Right.

MR. THORNTON: We could provide that. I think it's difficult to show a detail.

It would be easier just to show one -- if you have made a selection of the fence. I know you talked to -- is it New York State Fence?

MR. DAVID BOON: Yes. We have talked to a couple of them. Yeah. It's -- it's going to be like this style right here (indicating). So on this drawing you guys have, it's going to be this -- this style right here (indicating). It -- if -- you can kind of see it in the front of this photo.

MATT EMENS: What is the -- that's an 11 by -- okay. The second page?

MR. DAVID BOON: Yes.

MATT EMENS: Got you.

So yeah, I don't think it's a good use of your time to draw that detail either, Glenn (Thornton). But just between what you said and what the note says and the lack of anything in here, I just wanted to understand what we're actually getting or agreeing to.

MR. THORNTON: You wanted it for the record.

MATT EMENS: So the picket fence as shown in this drawing, the 11 by 17s, ornamental fence. Okay.

MR. DAVID BOON: That's exactly what we're talking to contractors about. It's pretty standard. When you look at a lot of the facilities, a lot of them use the same.

MATT EMENS: Agreed. I think that's nice.

And then you had already addressed the landscaping.

I do see the fire truck turning radius on here, and I just wondered if there were any -- I didn't see -- were there any Fire Marshal comments?

There weren't.

PAUL WANZENRIED: He's good to go.

MATT EMENS: Okay. So I don't have anything else at this time. Thanks.

JOHN HELLABY: Your elevation is a little misleading. Are there doors down both sides of all these buildings or does one just have doors on one side?

MR. DAVID BOON: The one building closest to the masonry building that is there is going to have doors on the masonry building side. Not on the back side. Those are 40 foot wide -- those will be big bays on that building there. And then the other two buildings are going to have the doors, you know, on both sides.

JOHN HELLABY: Is there a reason to have it that big? So there is no dividing partition down the center or anything, right?

MR. DAVID BOON: No. Just the unit mix that we decided to select. There is going to be 17 12 by 40' bays on that building.

JOHN HELLABY: All right. And then I assume the other two, do they have middle dividers with a separation wall between the doors?

MR. DAVID BOON: Yes.

JOHN HELLABY: You said it's not a fence. Is it something you can't actually get through or --

MR. DAVID BOON: This one here, because it's not a climate-controlled building, it's like that corrugated metal. They will have that going down. So those buildings aren't necessarily an even split. The one building will be all primarily 10 by -- let me think about this. 10 by 15s. 10 by 15s on a lot of it.

And then the other building there will have some 10 by 15s at one end and then 10 by 20s and 10 by 10s. They're varying distances there. But the end caps on the first two buildings, to the -- to the west side there are -- also going to have 5 by 10s going down the end caps.

JOHN HELLABY: Okay. That's all I got right now.

COMMENTS OR QUESTIONS FROM THE AUDIENCE: None.

Michael Nyhan made a motion to close the Public Hearing portion of this application, and John Hellaby seconded the motion. The Board unanimously approved the motion.

The Public Hearing portion of this application was closed at this time.

MICHAEL NYHAN: Any additional discussion? Any other comments, questions or anything specific? I have the standard conditions. Anything else?

Michael Nyhan made a motion to declare the Board lead agency as far as SEQR, and based on evidence and information presented at this meeting, determined the application to be an Unlisted Action with no significant environmental impact, and John Hellaby seconded the motion. The Board all voted yes on the motion.

MICHAEL NYHAN: For the -- for the vote, I will separate them so we can vote on them separately. So for DPB Holdings LLC, 351 Morgan Road, Scottsville, New York 14546, Daniel and David Boon owner(s); for a preliminary site plan approval and a special use permit to convert existing refusing and recycling building(s) into a self-storage facility at property located at 1 Boon Drive in G.I. District. For Special Use Permit I have no conditions for that. So I will need a second.

JOHN HELLABY: Second.

DECISION ON THE SPECIAL USE PERMIT: Unanimously approved by a vote of 6 yes with no conditions.

MICHAEL NYHAN: For the entire site plan, preliminary.

MATT EMENS: Waiving final?

MICHAEL NYHAN: And waiving final, yes.

With the following conditions: Upon completion of the project, the applicant shall submit a Landscape Certificate of Compliance to the Building Department from a landscape architect certifying that all approved plantings have been furnished and installed in substantial conformance with the approved landscape plan.

Approval is subject to final approval by the Town Engineer and the Commissioner of Public Works.

The Town Engineer and Commissioner of Public Works shall be given copies of any correspondence with other approving agencies.

And applicant shall comply with all pertinent Monroe County Development Review Committee comments.

Building permit shall not be issued prior to the applicant complying with all conditions.

Applicant is subject to all required permits, inspections and code compliance regulations.

Applicant to comply with all life safety permits and from the Town Fire Marshal.

And any signage change -- any signage change shall comply with Town Code, including obtaining sign permits.

Any other conditions?

MICHAEL NYHAN: With those conditions, the application of DPB Holdings LLC, 351 Morgan Road, Scottsville, New York 14546, Daniel and David Boon owner(s); for preliminary site plan approval, with waiver of final, to convert existing refusing and recycling building(s) into a self-storage facility at property located at 1 Boon Drive in G.I. District.

JOHN HELLABY: Second.

DECISION ON PRELIMINARY SITE PLAN: Unanimously approved by a vote of 6 yes with the following conditions:

1. Upon completion of the project, the applicant shall submit a Landscape Certificate of Compliance to the Building Department from the Landscape Architect certifying that all approved plantings have been furnished and installed in substantial conformance with the approved landscape plan.

2. Approval is subject to final approval by the Town Engineer and Commissioner of Public Works.
3. The Town Engineer and Commissioner of Public Works shall be given copies of any correspondence with other approving agencies.
4. Applicant shall comply with all pertinent Monroe County Development Review Committee comments.
5. Building permits shall not be issued prior to the applicant complying with all conditions.
6. Application is subject to all required permits, inspections, and code compliance regulations.
7. Applicant to comply with all required life safety conditions and permits from the Town Fire Marshal.
8. Any signage change shall comply with Town Code, including obtaining sign permits.

Note: Final site plan approval has been waived by the Planning Board.

Michael Nyhan made a motion to accept and adopt the 1/12/21 Planning Board meeting minutes, and John Hellaby seconded the motion. All Board members were in favor of the motion.

The meeting was adjourned at 7:18 p.m.