

The Town of Gates **Planning Board** held three (3) Preliminary/Final Site Plan Reviews and one (1) Site Plan Review Public Hearings on Monday, April 26, 2021 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd., beginning at 7:30PM

**MEMBERS PRESENT:**

Mike Wall	Chairman
Joseph Argenta	
Juan Ruiz	<b>Via Face-time</b>
Andrew Gartley	
Theresa May	
Dan Schum	Town Attorney
Lee Cordero	Councilman, Town Board
Kurt. Rappazzo	Director of Public Works
Mike Ritchie	Costich Engineering, P.E.

**ALTERNATE (Absent)** Ken Martin

Chairman Mike Wall called the meeting to order at 7:36 PM and shared some recording keeping items. There are (4) four items on the agenda, but #4 Anthony's Sunoco, will not be heard tonight, they didn't get their plans in before the cut-off and item #3 Westside Professional Landscaping Subdivision, no action will be taken on this application tonight, it was not advertised correctly.

Chairman Wall asked everyone to stand for the Pledge of Allegiance, following a Moment of Silent Prayer.

Chairman Wall, then motioned to approve the March 22, 2021 Planning Board Minutes as sent to the Board.

Mrs. May, second  
All Agreed None Apposed

**MOTION CARRIED**

**PREMILINARY/FINAL SITE PLAN REVIEW  
GATES TOWNHOUSES  
OWNER: Atlantic Funding & Real Estate, LLC  
ENGINEER: Bergmann Associates  
LOCATION: Canal Ponds Business Park  
REFERENCES: None  
Planned Unit Development (PUD) Zone**

Chairman Wall asked if the applicant was present

Brian Burrie with Bergmann Associates. The proposed project is (8) eight buildings, (6) six units per building, (48) forty-eight residential units. The layout has changed a bit from the previous meeting. This redesign has more of a "residential" feel, spreading them out, have a looped road, parking garage off the looped road with access, with all buildings facing the common area in the center, with a greenish area, that can be used for gatherings or other things. They have provided a sidewalk system through-out the development, sufficient parking for each building, with (2) two car garages, with (2) two car driveways for each for a total of (96) ninety-six spaces just in driveways. Ninety-six (96), (2) two per unit is the requirement, including the parking lot, there is plenty of parking. Per request added visitors' spaces scattered about the development, parallel parking along the road, and will be connected to the sidewalk system as well.

Landscaping primarily in the back, where gatherings would happen, as well as area to screen in from 390. Utilities are on-site, water, sanitary, electric, gas, storm water as well and intent is to connect to them.

As far as water, working with Water Authority to take over as public water. Back-up would be private.

Building materials consist of Stone look, Cedar-shake shingles, and Hardy board to mix things up, so buildings do not look exactly the same.

Mr. Burrie looking over the Town Engineers comments, doesn't see anything to be alarmed about.

Chairman Wall indicated that the Environmental Assessment form is missing, and asked Mr. Burrie if he had one and he responded, Yes.

The Town of Gates received a letter from the Town of Greece in relationship to the 1994 traffic improvement phasing plan and again asked Mr. Burrie if he as well received the letter? Mr. Burrie replied, No he hadn't. Chairman Wall gave him a copy of the said letter.

Attorney Schum, in summary, the Board can not go further with this project until the application gets a response from the Town of Greece on what was the agreed to back in 1994. It has something to do with a subsequent connection to Lexington Ave. and highway interchange that has been planned for the Canal Ponds Business Park. An alternate plan was approved by both the Towns of Greece and Gates that would facilitate a connection with Lexington Ave. as it's understood now, the proposal would not happen now.

Mr. Burrie, that proposal in 1994 was just that, a proposal as a future master plan. It needed all types of criteria to be met and was dictated by traffic, created by the traffic of Kodak

Attorney Schum, the Board here can not move forward with approvals of this project, until whatever concerns that have been raised by the Town of Greece have been addressed. Whether it has been abandoned or no longer applicable is one thing, but if they still apply and are a concern, a letter of resolution will be need to be able to move forward with this project.

Mr. Burrie, asked if they would send something to the Town of Greece.

Attorney Schum, replied that this Board supplied a copy of the correspondence to Mr. Burrie and now this Board will wait for a correspondence from the Town of Greece, that these matters have been addressed to their satisfaction and that these proposed plans are not inconsistent to what was agreed to back then, in 1994.

Mr. Burrie those agreements were dictated by traffic

Attorney Schum, those agreements were based on a map and plans. The DOT is involved with this as well because portions of the access to the expressway is under their control, not the Town of Gates or Greece

Mr. Burrie, those will not be touched.

Attorney Schum, is aware of this. He is only reading what the letter states and cautioned that the Board shouldn't take any approval action on this project at this time; it would be negligent.

Mr. Burrie asked if he needs to submit something to the Town of Greece or if this Board will submit these plans to them.

Attorney Schum, the Town of Greece has already seen them, that's why it's being questioned and told Mr. Burrie he will need to contact them

Chairman Wall, reiterated that the Town of Greece has received a courtesy copy of the plans and suggested Mr. Burrie include a copy as well with a letter stating whatever reasons needed to the Town of Greece.

Chairman Wall asked if any Board member had questions

Mr. Argenta asked, if when they return to provide building elevations, and to update the plans to reflect the parking plans

Mrs. May asked if there will be pets and if so would there be pet stations put in? She also asked about the landscaping plan as well as if there are any plans for electric car parking stations?

Mr. Spaziano; No pets will be allowed.

As for charging stations, there is no plan for them. He also owns the property adjacent and there will be charging stations there next to the BJ's Gas station.

Also, using drawings to show the landscaping plan, right now it's just grassy area, and individually in the patio areas and front areas will be fully landscaped. No trees to be cut down, just weeds

Mr. Argenta asked what the center courtyard will be?

Mr. Burrie, more of a collection area

Mr. Gartley asked about the snow removal / storage areas being in parking spots

Mr. Burrie, it will be stored in some of the visitors spots temporarily

Chairman Wall, these are listed as Townhouse, but wants to know if they will be individual ownerships or more like condos as rentals

Mr. Burrie replied rentals

Chairman Wall, also going over the Towns Engineer's comments, Site Plan # 5 with buildings #4, 5 and 6 a distance of 19-feet is shown between the garage and private drive

Mr. Burrie, a delineator strip was put up between the driveways to help break up the asphalt, it's a 2-foot strip to dimensions goes to a minimum of 22-feet instead of 19-feet

Chairman Wall, this still need the SWIPP to review.

Chairman Wall asked if there were any further questions from board, none

Then he went to the Side Table:

Kurt commented once the applicant reviews the letter from the Town of Greece, call to go over

Mr. Ritchie, no additional comments

Councilman Cordero, none

Public, none.

Executive Session

Chairman Wall motioned to **TABLE** Gates Townhouses, based on the resolution letter from the Town of Greece, dated April 23, 2021. The applicant is to review the letter and set a plan with the Town of Greece and have a combined, coordinated effort to resolve the letter between all interested parties and share holders that were addressed in the letter. Additional comments will be forth coming in a letter, mainly to address the Engineers additional comments/concerns.

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

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**PRELIMINARY/FINAL SITE & SUBDIVISION PLAN REVIEW**  
**OWNER: 898 Buffalo Rd, LLC**  
**ENGINEER: DDS Engineers, LLP**  
**LOCATION: 898 Buffalo Rd**  
**REFERENCES: None**  
**Residential & Business Non-Retail (R-1-8 & BN-R) Zoning District**

Chairman Wall asked if the applicant was present

Betsy Brugg, Attorney with Woods Oviatt Gilman, as well as the engineers and developers of the project here to answer any questions. They are here for a couple reasons. One, asking the Board for Site-Plan Approval for the purpose of SEQR, for the Board to take on as Lead Agency and second referred from Town Board for the purpose of Re-Zoning to a PUD zoning district and specifically looking for recommendations and actions from Town Board. She will try to address as many of the comments made at the Pre-Meeting.

**(Using a rendering to show)**

Showing the canal, Buffalo Rd., the building previously known as the Doud Post/Rick's Prime Rib, as well as the property, which is a usual triangle shape, property owned by RG&E, property lines, as well as single family properties on Varian Lane, industrial across the street. It's a very mixed zoned area. It's not shown, but actually a Split-Zone parcel. Currently zoned Non-retail, neighborhood commercial. Back area is zoned single family, which Varian Lane is, Industrial zoning across the street, other commercial zoning up the road. It's at the Town line, the other side of the canal is the City of Rochester. It's a very unusual parcel.

Ms. Brugg asked the Board to really look at the parcel on a larger map and noted it has some interesting challenges due to the unusual shape of the parcel and the physical dimensions. The ability to pick up this property from RG&E really offers an opportunity to do something with the property that really allows a "High Quality" project without disrupting the neighbors. It's known people hate seeing anything built in their "backyards", but this is actually a great opportunity to keep the area more "green" than would otherwise be if the RG&E property wasn't included.

The proposal is (158) one hundred and fifty- eight Apartments in (5) five buildings, with a mix of (1) one, (2) two, and (3) three bedrooms apartments. Building A & B have (16) sixteen units and Buildings C, D & E have each (42) forty-two Units, service parking, as well as garage parking buildings. There is enough parking.

There was a traffic analysis done, and should have been submitted in the package.

The existing building, which is unique will be incorporated in the project, with several purposes. There are actually several kitchens in the building and part of the use of the building in part as a Club House, to service the residential community, to include a leasing office, fitness facility, meeting space, and some plans to have some commercial space, as of now there are no tenants lined up, but with a possible Internet Café for the residents and possibly widen to the community. Possibly lease office space or small retail rental type uses.

They did request a rezoning, even though it's a smaller, less than (50) fifty-acre parcel. It's ideal, because it's a split-zone parcel that's being redeveloped as a mix-of-uses that really doesn't fit with any other existing zoning. This gives an opportunity to develop parcel in more creative way, use the existing building, the canal is a great resource that they want to create a great a connect to the canal path. Also offered an opportunity to move the larger paved areas further from the neighbors and provide them with a lot of green space and an opportunity to push the buildings further from the neighbors with this RG&E opportunity and have made the most of the configuration, the shape, the property and recognizing the single-family neighbors. Not much can be done with the stuff across the street. They have addressed the water management, landscaping,

There was a larger type engagement with the neighbors, COVID style and then a second meeting targeting the neighbors most interested and effected.

Comments addressed were:

Environmental condition of the property...the property is clean and believes a letter from LaBella should have been submitted documenting that.

Other questions really had nothing to do with project (about the Gates Motel, and other issues, not related)

It's a Market Rate project, Modern living, Modern Units, these will have all the modern amenities people look for today.

Asking from this Board a positive recommendation to move forward with the Re-Zoning to PUD to accommodate this mixed-use project, recognizing the unique characteristics of the property. Less than 50-acres. The entire project is 16.81-acres in size....11.5-acres of the property is the original "Rick's Prime Rib" Parcel and 5.31-acres was acquired from RG&E.

As far as addressing some of the details to comply with the Town Code in connection to rezoning to the PUD, asking the PB recognize some findings to support the recommendation, referring specifically the density. Proposing 9.5 units per acre. There is 71% green space on property. There is a tremendous amount of buffer for the residential neighbors. There are NO neighbors to the East, North or South. There is adequate parking. Storm water management, No adverse effect on traffic.

It will be 162-feet away from the nearest neighbor property line and 220-feet the closest apartment building, not from building to building, but the property line. Tried giving the best site plan for this property.

Paul, project architect, started with thanking the board for listening to their presentation and is very excited to be involved in the project and look forward to getting positive feedback from the board and the audience.

Paul can confirm that throughout his involvement with this project thus-far the owners are very committed to responsibly developing the property and looking forward to enhancing the community by adding these units at market grade apartments.

Proposed:

(2) two, 2-story, 16-unit buildings, these are the closest to the neighbors

(3) three, 3-story, 42-unit building

Shorter buildings are located closer to neighbors and taller buildings situated further away from neighbors. The scaling and massing of the buildings is the driving force of the designs and a priority and not proposing a single monumental size of a building of 158-units.

The articulations in the façade and changing the material of the building's material being used will facilitate a more residential feel than expected.

Proposing:

Brick, wood-like siding, some type of high-polished aluminum, much of what is expected to be seen in a residential building. They are working to make in part of the community, new and nice but respectful of the adjacent neighbors

Regarding Unit Design:

All units accessed off central corridor

All spacious Units with amenities, with what market rate apartments call for these days

Washer & Dryer Hook-ups, inside

Some units will have balconies or full balconies

Quick walk-around

Exterior color elevation showing some of the material changes, bringing building size down

Also, brought some Interior concept renderings, to show the size of units and that providing something more up-scale

Committed to providing a High-quality product from Site-design to the finished product that the residents will experience.

Looking for a positive recommendation from the Board as well as SEQR, and Preliminary / Final Site Plan Approval for the development.

Egress and Ingress for the site. Currently there is (4) four access drives from Buffalo Rd into site, but are proposing (1) one streamline excess drive and closing the others. This would provide safer egress/ingress to the site, making traffic more efficient.

Utilities: New sanitary sewer and water main will need to be brought it to site, which will be connections to existing utilities off Buffalo Rd. The existing sanitary sewer on the South Side of Buffalo Rd and the water main on the North side. Bring in at least (2) two additional private fire hydrants to comply with fire code.

**(Using a rendering to show)**

Also, a backflow preventer to protect the public waters supply

Gas and Electric will also be brought onto site via connections through Buffalo Rd or existing electrical poles and transformers on site which comes into the restaurant.

Drainage on site right now heads to the North, East towards the Canal. There is a high spot in the middle of the site. The existing portion of Rick's Prime Rib parking lot actually pulls to the South towards Buffalo Rd existing storm water catch basin and will continue to direct drainage to that side, the rest of the drainage from the new development will be handled through full storm water system or keep draining into the big swell on the westside and carry everything to the North side where it will be treated

Mr. \_\_\_\_\_ realizes a SWIPP need to be submitted to the County, but still finalize some of the storm water details. This site is unique because it's discharging directly into the canal.

Received comments from Monroe County and Costich Engineering and will continue to coordinate with them and address any concerns they may have

The owners conducted (2) two community meeting on (2) two separate occasions with the neighbors, to introduce the project and get their feedback. As a result of that, they made a financial commitment to purchase the additional property on the RG&E side, which has allowed some variations of the plan. Moving the buildings further away from the neighbors. There is also a significant amount of trees that will remain to help as a buffer as well as add berm and beef up the landscaping.

A No-Impact letter from SHPO was received and are OK with the archeology portion, will need to conduct one for the RG&E portion before it closes. ESA done and no further studies need, summaries have been included in application

Traffic study done in March 2021 and submitted to NY State DOT and have subsequently answered their questions and conclusions from that study (can supply if not included) are:

1. Expected to generate approximately 17 entering and 57 exiting trips in AM peak hours  
56 entering, 33 exiting in the PM peak hours
2. Projected traffic impacts resulting from full development of proposed project in both peak hours can be accommodated by existing transportation network
3. For purposes of SEQR, it's their firm's professional opinion the proposed project will not result in any potentially significant adverse traffic impacts to the intersections. That is with 158 apartments units.

Chairman Wall asked if the Board members had any questions

Mrs. May being these will be High-end, modern apartments asked if there is a docking station plan for Electric-car and will the renters be allowed pets and if so, is there a pet station plan?

They have not discussed that in details, but assumes any requirements for that will be incorporated. As for the pets, they will be allowed, but no talks in detail have been done yet or about stations.

Mrs. May added that is seems a bit dark and did see the lighting plan, but would like them to speak more on it, for safety purposes.

Being that this is a residential project, want to keep lighting to a minimum to not effect the neighbors. As of now the plan is to put (2) two light poles in the front, which will light-up the front entrance and the parking lot as well as the eventual Community facility as part of the master plan. The rest of the lighting will be primarily wall-packs on the buildings that will properly light up the walk-ways and entrance ways. They have the photometric for it and can supply at the next meeting.

Also, for the pool and playground areas, those facilities are meant to be “Dawn-till-Dusk” facilities, so feature lighting in the pool area, but no real dedicated light for the pool to keep open after dark.

Mrs. May, could samples be brought to the next meeting; they definitely will.

Mr. Argenta asked about the snow removal plan and also for the pool area, will there be a storage area put in or use existing space?

They will add snow removal for the final plan, but primarily at the ends of the parking areas where there are no dumpsters. As for the pool maintenance facilities, the intent is to use the existing building in the back, which has plenty of space to store all the equipment needs.

Mr. Gartley, in plowing the snow, it may be tough at a 90-degree angle with the pool area, suggests possibly rotate the pool 90-degrees and possibly tuck it a bit more behind the building and push away from the actual road.

They thought it was not a bad idea and will definitely look into doing that. Chairman Wall agreed, giving it more of a buffer.

Mr. Gartley, knowing there will be a fence around the pool, asked if the pool is open to the public or the residents only and if a fence along the North-end of the property for people not to come onto the property to the pool?

The pool is private for the development and will be fenced in. He thinks they can look into more of a security type entrance, like a “keep out”, but would rather not put up a fence along that part of the property line, but agrees it’s a good point and will look into something.

Mr. Gartley, with the existing building possibly occupying office space or even a café, would that be open to the public? Yes, those businesses would be open to the public

Mr. Gartley, counting (28) twenty-eight spaces, will that be enough for offices and a café combined? Also, has the Fire Marshal looked at this yet (it could still be too early)?

They will need to take a second look, based on the use, but believes there is adequate space and there is land banking, easement. He assumed the Fire Marshall had taken a look, but hasn’t receive any comments back.

Mr. Gartley, between building A & B, what is the distance? Right now, holding at 25-feet and is coordinating with the architects and coordinating with the Fire codes

Mr. Argenta, asked if the garages will be similar finish to the apartments?

Yes, they would be similar colors and materials, probable not to the same extent as the apartments, but designed to match. Also, a comment made was about the amount of parking spaces in the garages...basically they are double sided garages, with (8) eight cars in the double garage, (4) four in each section. They’ll be divided and are for tenants who a (4) four garage, there’s not enough for everyone. It will be individual spaces with wall partitions, following the Multi-Residence Code.

Mr. Gartley asked if the 3-story buildings will have elevators. As of right now there are No elevators proposed in those buildings

Mr. Gartley asked if all the ADA’s will be located on the first floor? Yes, they will

Chairman Wall, as far as the construction, is the proposal to be a phased construction and if so which units will be constructed first?

The developers are looking at a two-year construction plan, with buildings A and B in the First year, possibly adding Building C, if it goes well and the last (2-3) two-three buildings in the second construction season.

Chairman Wall, as we move forward, we should progress the Site-Plans and show the Phases Site-plans

He continued, sure they have done the number crunching, but this Board is looking for the density for the lot and asked if this is the minimum units proposed to create an economical viable site.

the developer had an extensive market study done before they bought the property and that's the number of units being financially developmentally worthy

Mr. Gartley, the piece of Southwest that was RG&E is that transformers and is it fenced?

Yes, it's one of their transfer stations or sub-stations. There are big gas distributions lines there and it is fenced off.

Chairman Wall, there is no plans to in the future develop on the RG&E property?

They still need to run all this through the RG&E Board to make a final decision on that, but they will be given a utility easement use (**Using a rendering to show**) about 30-foot wide

Attorney Schum asked if it would be a developed Easement plan. It will as well as being filed with the county

Attorney Schum, heard the mention of needing to go before the board and is assuming the RG&E Board and asked if they have an options or contract to purchase? They believe that they do

Attorney Schum is trying to understand what stage that property is in, is it owned, or contract to purchase or subject to conditions

Mrs. Brugg added, verbally RG&E is on board with the project, but need to go through a process. The developers are confident that they have made sufficient progress with RG&E and can move forward

Mrs. May asked where the closest "Bus stop" is? The Applicant doesn't recall, but can present is final

Attorney Schum in mentioning the Phases of the project, with Phase I on the front portion of the project has anything been done with the RG&E lands? Also, no response from the Fire Marshal, because of No elevators, the question if Safety and Sprinklers?

Not yet and it will be a condition of the closing to have future testing done in there. To clarify, he asked if the Fire Marshal would have received a copy of the plans sent along with the application to the Town?

Mr. Rappazzo, Yes, a new construction in the Town of Gates will require a Sprinkler System

Side Table:

Mr. Rappazzo-nothing further to add

Mr. Ritchie—for clarification, the traffic study, did it include the Doud Post and the apartments. He requests that being updated and included in the plans

Chairman Wall added for recording keeping the Town needs copies of the Traffic Report and any DOT correspondence. They will look into and follow up.

Mr. Ritchie added to show the proposed parking and to be sure independently there is enough spaces between the apartments and the Doud Post building {office space, café, retail}. The Applicant will add that as well

Attorney Schum the proposed use can vary and may require a different amount of parking spaces and to be sure to follow the Town ordinance for the mixed use of that property

Councilman Cordero—nothing right now



Chairman Wall recognized this is a Public Hearing, but before it's open to the Public, the Planning Board is not acting on the Site Plan itself tonight. The plan before us, although very detailed and well laid-out and thought-out is not be acted on tonight. Those all come with subsequent meetings.

He asked Attorney Schum to verify what the Board is being asked to do tonight; offer a letter with a positive recommendation for the planning of the project, it's basically stating there is enough here that the Board feels it's a good project, there will be tweaks, there will be conditions, but as of right now, that's all the board is be requested to do.

Attorney Schum agreed with Chairman Wall and added a second step that is required, due to having more than one board involved, is the question of coordinated review for SEQR and it would be appropriate for this Board to in the letter to the Town Board to recommend Lead Agency by this Board as apposed to the Town Board for SEQR review. The Town Board could react promptly because there are only (2) two agencies involved in the Zoning and Planning. There would still be multiple agencies potentially involved in the Site-planning Review, but at least the Lead Agency letters could get out and get those determinations made.

Chairman Wall, as far as SEQR determination tonight, can't be acted on yet because this Board needs the Town Board to act on the property

Attorney Schum, this Board really hasn't reviewed the traffic study, and what it covers or doesn't cover. It's premature for the Board to, but can make itself Lead Agency to the Town Board and the other agencies to get the process going.

Chairman Wall to clarify, this board needs to ask the Town Board to be made Lead Agency

Attorney Schum, yes, it's a referral made and there are (2) two applications pending

Chairman Wall, as a Board we're looking for one, the Lead Agency and two the Density, the acres number per unit per acre and submit finds to Town Board

Attorney Bragg clarified the board is looking for the density and the reduction of acreage less than 50-acres and number of units per building

Chairman Wall opened to Public

Evelyn \_\_\_\_\_, 149 Varian Lane, understands the purpose of tonight's meeting, but wants the Board to take into consideration, looking at this project of the area around it. Basically, at the North and South end there is hazard waste sites. She knows hazard studies have been done and the property isn't hazardous, but back in 1995 the DEC started their studies and as this building encroaches on this property is the worry of the residents of that neighborhood. Its what happens to the soil, when it's disrupted and the contaminated ground water What will it expose is the concerned.

Irene Rizzola-Arnold, 123 Varian Lane, has lived there 55 years and her concern for example is across the street from her there was an apartment building grandfathered in years ago, it's a (2) two-bedroom apartment, but throughout the years there have been up to (5) five people living there and with that (5) five different cars, so with this development having 1-2- or 3 bedrooms and if everyone has a car, it would triple the 150. How is Gates going to handle that? She also asked if it's discriminating to pick and choose who is renting?

Attorney Schum answered they can put limitations on renting, for example; Credit or number of occupants or size of an animal if allowing pet, or number of pets. They can add the limitations they see fit.

Mrs. Rizzoloa-Arnold asked if there will be a traffic light put in? It's very busy now especially at 5:00PM and adding this development would increase it even more

Attorney Schum, Buffalo Rd. being what it is already and the DOT doing the traffic studies, would think a traffic light would go, but it's up to the applicant to apply for it, but it's not in the jurisdiction of the Town of Gates, it's a State Rd. There's no question there will be more traffic, especially since it has been vacant. It's the reason there's a traffic analysis done (level of service).

Chairman Wall as far as the Planning Board, there is a limit. Rent is not in the scope of this board to comment of decided on, that is more of a Town Board issue and they will need to look at. This board looks at the lay-out, traffic, grading, landscaping, buffers, things like that.

Executive Session

Chairman Wall motioned, that the chairman of this board writes a letter to Town Board discussing the positive recommendations of the project based on the finds, presentation, and testimony of the applicants.

Things to address are: 9.5 acres density does seem appropriate, however the applicant will need to prove it, by the time of site plan approval as well as project being less than 50-acres, as well as number of units per building. Also, request that this Board is declared Lead Agency for this project pursuant to SEQR regulations and finds that this project is a Type II under SEQR with no negative impact to the environment, and no further SEQR action is required.

Theresa May seconded. All in Favor...Aye      Opposed...None

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**PRELIMINARY / FINAL SITE PLAN APPROVAL  
WESTSIDE PROFESSIONAL LANDSCAPERS  
OWNER: Steve and Christine Lewandowski  
LOCATION: 2551 and 2665 Buffalo Rd.  
ENGINEER: Schultz Associates P.C.  
REFERENCES: None  
R-1-11 (Residential Zoning District)**

Chairman Mike Wall announced this was not correctly advertised, and because so, action cannot be taken tonight, but will use this time as a workshop.

Dave Matt, Schultz Associate, working on the project, realizing it wasn't advertised correctly, but thought it was a great opportunity to run a few things and possible answer any questions or concerns. Currently landscaping business is on 2565 Buffalo Rd entrance right near the 390 on-ramp, with (22) twenty-two parking spaces and a single rental unit. They have approximately (22) twenty-two outside workers, vehicles, inside office staff and a tenant and only (22) twenty-two parking spots, so the main purpose of this project is to increase the size of the parking.

The opportunity presented itself to be able to purchase the extra property, which is currently a single-family home with parking for approximately (5) five vehicles.

They have added a significant amount of parking to (54) fifty-four spaces, which would be the most beneficial. The owner has already been approved for the special use permit to amend the additional property, to run his business at this location. The site is already serviced by Sewer and Electricity. Both buildings have all the amenities they require. There is a small alteration to the storm water alteration.

Mr. Matt went through the Town Engineers comments and has a few tweaks to make sure the Town and town engineer are completely satisfied with the end result. Will update and be prepared in a month with the changes.

As far as landscaping, there is a significant amount of buffer around the edges, a (6) six-foot stockade fence in the south end of property line. Owners are planning to add Arborvitae in the area to enhance that screening as time goes on. The current lighting situation...Buffalo Rd lights up the area pretty well, there are lights in the back of the building that light up the existing building and there is a good amount of ambient light coming off the expressway, but the owner will be looking into the back to see if there is a need for more lighting.

Currently there are two access and the owner wants to keep his commercial separate from the residential area, so wants to keep both.

Chairman Wall, touching on the two access drives, which is the commercial and which is the residential?

Mr. Matt the western one is commercial

Mr. Argenta, where is the entrance to the garage of the house?

Mr. Matt replied on the North side

Mr. Gartley does this meet the green space requirement and also asked if there is a fence separating the two properties?

Chairman Wall suggests looking into the green space requirement code

Mr. Matt believes the codes is 25% green space and there is no fence separating the property.

Mr. Gartley asked about the housing track behind the property

Mr. Matt, the track is Riviera Drive the fencing belongs to the home owners

Mr. Argenta sked how many parking spaces for the apartment, it looks like (8) eight on the plans?

Mr. Matt replied (5) five, by the single-family house and (3) three by the rental in the existing landscaping business

Side Table

Mr. Rappazzo—none    Mr. Ritchie—none    Public—none

Attorney Schum, asked if they were going to combine the two parcels into one account

Mr. Matt, yes, the plan is combining those two properties

Attorney Schum, if so, could the South entrance be eliminated?

Mr. Matt, the owner does want to keep both entrances, also still waiting to hear from DOT

Mr. Gartley, could you provide elevations for the proposed building for the next meeting

Mr. Argenta asked if there are new structures

Mr. Matt, there are future plans for storage structures, a pull-barn style and future office space.

Mr. Argenta, if it's proposed as part of this application, then it needs to be shown as the proposed materials

Chairman Wall, the Town does have a check list with detail of what is needed to make decisions on the application,

Andrew Gartley seconded. All in Favor...Aye Opposed... None

Chairman Mike Wall made a motion to adjourn the meeting, All in Favor

The meeting was ADJOURNED at 9:20PM

Respectfully submitted,

Lily Alberto  
Recording Secretary