

The Town of Gates **Planning Board** held one (1) Preliminary/Final Site Plan Review Public Hearing on Monday, June 27, 2022 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd., beginning at 7:30PM

MEMBERS PRESENT:

Mike Wall	Chairman
Joseph Argenta	
Theresa May	
Juan Ruiz	
Dan Schum	Town Attorney
Kurt. Rappazzo	Director of Public Works
Mike Ritchie	Costich Engineering, P.E
Cosmo Giunta	Town Supervisor

MEMBERS NOT-PRESENT:

Andrew Gartley	
Ken Martin	Alternate

Chairman Mike Wall called the meeting to order at 7:31 PM and began with the Pledge of Allegiance and a Moment of Silent Prayer.

Chairman Mike Wall asked for a motion to approve the May 23, 2021 Planning Board Minutes as sent to the Board.

Theresa May motioned Joe Argenta second All in Favor...Aye Opposed.... None

MOTION CARRIED

PRELIMINARY/FINAL SITE PLAN REVIEW
OWNER: Goodwin Properties
ENGINEER: Landtech
LOCATION: 20 Industrial Park Circle
REFERENCES: 1/24/22, 2/28, 3/28/22, 4/25/22
GI (General Industrial) Zone

Chairman Wall asked if the applicant was present to speak on the project? This application was before the Board back on January 24, 2022. The Board tabled the application at the January meeting pending the presentation of additional requested information to the Board, which was needed for the Board to make a decision. After multiple attempts to reach the Engineer / Applicant, the Board denied the application at the April 25th meeting without prejudice. The applicants are here to discuss temporary approval of their storage containers and to outline a project plan. The Town would like to see the project move forward.

Ryan and Marisa Goodwin, 1369 Paul Rd. Churchville, NY. John from Landtech reached out to the DEC, looking for an Article 24, freshwater/wetlands permit and the Army Corp. of engineers also looked it, but because it was January and they would not be able to examine everything being outside in January. They reached back out on March 23rd and contracted and accepted the proposal with the BME Associates. They did say it could be a bit longer because the DEC did want to see plants growing.

On May 11th, he reached out, with no response, but after he continued to call them twice a week and hounding them they finally submitted to the Army Corp. As of June 21st Army Corp. finally responded that it could be thirty to sixty (30-60) days before they can get out there and look at it. Mr. Goodwin did have a meeting with Building Innovations on June 10th about the steel building and after speaking with multiple engineers and architects, they will be using the existing foundation for the actual fill for the building.

Mr. Goodwin reiterated they have been trying, but find it difficult to get anyone to do anything

Chairman Wall, from the Town standpoint, we would love to see this project resume and want to help as much as possible.

Chairman Wall asked what was in the storage containers?

Mr. Goodwin, they are storing material for the project, because of supply-chain issues, items are so hard to get.

Mr. Ruiz asked what are the actual materials being stored?

Mr. Goodwin, ridged insulation boards for the roof, as well as random material for building, like screws

Mr. Argenta, his understanding is they can't do anything till the DEC and Army Corp respond.

Attorney Schum, the two questions brought up in the pre-meeting, what is in the containers and how long will they continue to need them?

Mr. Goodwin, it is only a temporary storage till they have the building. There are storage containers in the area and had no idea he needed a permit because they are removeable.

Chairman Wall asked what Mr. Goodwin's best thought of when they will actually have the building built and occupied?

Mr. Goodwin, it all depends on the delineation and materials, but their goal is to be up and running in a year

Side Table

Mr. Rappazzo, first happy to hear they are continuing with the project, it's what the board and the town wants for them. He suggests, when they get the Army Corp. and DEC approvals to fill out a new site plan application and resubmit to get it back into the Planning Board and moving along

Mr. Ritchie, to clarify, it has been delineated and recently submitted to Army Corp.? Mr. Goodwin replied, Yes, the delineation was done in April 2022 and just waiting for Army Corp to verify.

Mr. Richie asked if Landtech was still their consultant on this project going forward? Mrs. Goodwin replied, Landtech is their Engineer

Mr. Ritchie, a new site plan application will need to be submitted with the site plans updated with wetlands delineation and any comments the town would have will be required going forward, so keeping that in mind if they want a building permit by December on how much time things take in order to get approved.

Mr. Rappazzo, the two things can be reviewed concurrently, but can't issue the building permit until the site plan is approved

Chairman Wall asked if BME sent a revised sketch of the new delineation. Mr. Goodwin believes it was sent and will send to the Chairman for the board to be able to look at.

Mr. Ritchie doesn't see any further issues and it can happen and as Mr. Rappazzo stated the Town is here to work with them

Mr. Goodwin, definitely appreciates it, the town has been great to work with

Supervisor Giunta, everything looks look

Chairman Wall motioned to Grant a temporary permit for one (1) year from today's date (6-27-2022) with one (1) potential six (6) month extension for 20 Industrial Park Circle. This approval is only for the temporary structures on site now. Once construction starts, the containers should be removed. The new site plan will need to go through approval with the Planning Board. This is by no means a Site Plan approval, this is just an approval for the storage containers to be on site temporarily while everything else is in process

Mr. Ruiz, second

All in Favor...Aye Opposed....None

Chairman Wall motioned to adjourn the meeting

Mr. Argenta, second

All in Favor...Aye Opposed....None

The meeting was ADJOURNED at 7:50PM

Respectfully submitted,

Lily Alberto
Recording Secretary