

The Town of Gates **Planning Board** held one (1) Tabled Public Hearing, one (1) Preliminary & Final Site Plan Review on Monday, November 28, 2022 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd., and 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 |
| Tanios Sarkis | Alternate |

MEMBERS NOT-PRESENT:

| | |
|----------------|---------------|
| Andrew Gartley | Vice Chairman |
| Ken Martin | Alternate |

Chairman Mike Wall called the meeting to order at 7:30 PM and began with the Pledge of Allegiance and a Moment of Silent Prayer.

Chairman Wall asked for a motion to approve the October 24, 2022 Planning Board Minutes as sent to the Board.

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

MOTION CARRIED

FINAL SITE PLAN REVIEW
Land Clearing
OWNER: Leslie Klein
ENGINEER: Polymer
LOCATION: 23 Moonlanding Road
Limited Industrial Zone (LI) District

Chairman Wall asked if the applicant was present to speak on the project. There was no one present.

Chairman Wall motioned to **UNTABLE** Land Clearing, 23 Moonlanding Rd

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

Chairman Wall motioned to **DENY WITHOUT PREJUDICE** Land Clearing, 23 Moonlanding Rd

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

PRELIMINARY & FINAL SITE PLAN REVIEW

Veterinary Surgical Specialist

OWNER: Anthony & Jacqueline Perrotta

ENGINEER: Schultz Associates

LOCATION: 3505 Buffalo Rd.

(PUD) District

Chairman Wall asked if the applicant was present to speak on the project

Pat Laber, Schultz Associates along with Dr. Carolyn Orr and Dr. Kathy Collins as well as the Perrotta's (the current land owners) 3505 Buffalo Rd which is the last lot (lot 6) of Westview Commons, last commercial site Phase I, which was approved back in 1995. The Northeast corner (**using the plan rendering to show**) the lot is about 1.4 acres, it's part of the planned development when Westview Commons was planned. This is the last lot, which is currently grass covered.

The proposal is to construct a one-story four-thousand (4000) square-foot veterinary surgical center with provisions to double that some point in the future up to about eight-thousand (8000). The original proposal in the PUD plan was to have a twelve-thousand (12,000) square-foot building, so this is somewhat smaller, about two-thirds from the originally proposed. There will be parking for twenty-eight (28) vehicles. They expect to have ten (10) employees at any one time, and about four (4) "patients" with their owners. Access will be the private, commercial road (**using the plan rendering to show**).

Utilities are already there, water service is onsite, sanitary sewer is believed to be private, but also onsite and the manhole extends onto the property, some storm sewer (**using the plan rendering to show**). The are proposing for the drainage is surface drainage all the way around, but no structures (**using the plan rendering to show**). Also included a lighting plan, with LED fixtures (which are standard now) no lights spilling onto adjacent parcels. A landscaping plan was also included, which shows removal of some trees around the berm along Westview Commons Blvd. just to accomplish the grading, but show they will be replaced with something in common.

The building, which the architects drawing was sent today to show. It is more of an L-shape then shown on the plans, and was told the roof-line will change a bit, not be as high (**using the architects rendering to show**) the stone in front will be more in line to what they call Pennsylvania Blue Stone, a cultured blue stone in different shapes all stacked. Keeping in the greys, with a limestone color and also a heavy timber-look at the entrance (**using the architects rendering to show**). The developer believes there may be some small changes, but very close to what is wanted.

Dr. Orr, wants to keep with fieldstones, woods and glass, keeping it natural looking.

Mr. Rappazzo asked if the Site Plan will change based on this?

Mr. Laber, it will, but will fits within the footprint they have. It'll be smaller than the four-thousand (4000) and believes from what he has seen, the expansion will be a mirror image

Dr. Collins, yes, it's the same just flipped over with a separate entrance for other services.

Mr. Laber in the final plan it will be closer to thirty-seven, fifty square-feet (3750) for each portion

Mrs. May asked if there will be a fenced-in area for dogs to do their business, didn't see on the plans.

Dr. Orr, in terms of greenspace not a lot is needed. There is no overnight stay traditionally, there may be an exception for surgical pain control, but the intention is to be an out-patient surgical outfit. There intension is to keep a lot of greenspace to walk the dogs, but no outside kennels.

Dr. Collins, these are ill and injured dogs and for the most part will have a human attached at two (2) points, pre-op and post-op, so there will be no loose dogs.

Mrs. May asked if this will be just simple procedures?

Dr. Collins, is a Board-Certified Surgeon, and most of what she does is ACL reconstruction, fracture repairs, complex stuff. The goal is to hire other surgeons to do things like hip replacements and advance surgical procedures. Things that are no longer offered in the area with an egress of surgeons. They are currently mobile, but moving to a brick and mortar facility will allow more patients to be seen in Western NY.

Mr. Laber wanted to point out with the original PUD plan showed the building entrances facing west, but the doctors wanted everything facing East, so the dogs wouldn't be affected by the weather, so that's why the buildings are one-eighty (180) from the original plan from 1995.

Dr. Orr, a lot of things they care about is indeed the impact to their patients and most of the weather in western NY come from the western side and want to protect the dogs as much as possible with easy access in and out

Mrs. May asked if animal ament just cats and dogs or other animals like ponies, horses, bunnies?

Dr. Orr it's primarily dogs and cats, (companion animals)

Dr. Collins, 98% of what walks in the door are dogs

Mr. Argenta, the sewers are private, is it strictly septic's or lateral private go municipal?

Mr. Laber the main sewer line is not septic, there is a sewer that comes off the trunk. The trunks further down the development to the west

Mr. Argenta, but goes to a municipal

Mr. Laber, yes

Mr. Argenta asked for an explanation on the rectangle footprint, is it going to be the overall width including the disciple going to be sixty (60 feet)?

Mr. Laber, believes it's going to look like (**using the plan rendering to show**) roughly and then mirror it later on

Mr. Argenta and the elevation, pointing to (**the architects rendering to show**) with the blue and the siding, is that part the proposed addition?

Mr. Laber, no this is one piece, that will be constructed now and then mirror it for the second half.

Mr. Sarkis asked if it will be attached or two separate buildings?

Dr. Orr the footprint is made so w they add on, they will be able to punch through the wall and then have one big hospital

Attorney Schum confirmed there will be added entrances

Dr. Orr, for example internal medicine would be able to go through on entrance and not interrupt the surgical side

Mr. Argenta, by code there will need to be more than one entrance and they will need to be shown with concrete pads, also with the private road are there easements in place or will they be needed

Mr. Laber believes there is an access all the way around already

Mr. Argent asked about the dumpster enclosure is chain linked, are the others in the area chain linked as well?

Mr. Laber has only noticed a pad, with possible three side, but beat, but not sure about the others

Mr. Argents feels maybe looking at mason, for appearance, especially facing Buffalo Rd.

Mr. Laber, in colors that match?

Mr. Argent, Yes and be sure a truck picking up the dumpster is going to be able to turn around and asked if there will be one or two dumpsters

Mr. Laber, agreed and may need to add something (**using the plan rendering to show**). It will be one, but added enough room for two in case a recycling tote was needed

Chairman Wall in conjunction with the dumpster enclosure, probably want to add some bollards, so let's add a couple. Right now, where the future addition is going to go, is going to be lawn until ready? Also, if they go by 1 by 200 parking ratio, they will need to show about ten (10) land bank parking, just to meet code. It's just if there is a need it would already be in the plan. Snow storage location will need to be depicted on the plans.

Chairman stated this is a service need for the town and asked about the water main already there, how far does it extend and to be sure there is enough cover between the water and the sanitary

Mr. Laber, yes for sure it will need to cross

Mr. Rappazzo asked the size of that service

Mr. Laber responded a two (2), just domestic

Mr. Argents the property to the west, looks like the pavement extends into this parcel

Mr. Laber originally it was to be a shared entrance, but doesn't know if it is in the easement and looks like they envisioned one (1) entrance for six and five (6 & 5)

Chairman Wall knows the floor plan elevations are being finalized, but if there are any doors coming off the back, there will need to be concrete pads added.

Side Table

Mr. Rappazzo wanted to clarify one thing about the addition, whatever is in the addition is going to be compatible to what is currently be proposed and part of what is already being done or someone entirely separate? Part of the Veterinary service not a Dunkin Donuts or something?

Dr. Collins the ultimate goal is to bring other local specialist in the area to rent space or work with.

Mr. Ritchie did issue a comment letter, very short, the site plan is very straight forward. Did comment on the stormwater which have had emails about and can work with

Supervisor Giunta, has had the pleasure of meeting with both of the doctors prior to this and introduced and connected them to Mr. Perrotta and is happy it's all working out

Open to Public

None

Closed the Public Hearing

Executive Session 7:54-7:58PM

Chairman Wall motioned to declare the Town of Gates the Lead Agency, and find this project an Unlisted Action project and that there is no negative impact to the environment, and no further action is required.

Mrs. May second All in Favor...Aye Opposed.... None

MOTION PASSED: NEG. DEC.

Chairman Wall motioned to **Grant Preliminary and Final Site Plan Review Approval of 3505 Buffalo Rd.** with the following conditions:

MOTION PASSED: PRELIM/ FINAL SITE PLAN APPROVAL.

Additionally, the Board **Granted Preliminary and Final Site Plan Review Approval of 3505 Buffalo Rd.** with the following conditions:

1. A final drainage calculation be provided to the Town Engineer for his review and approval.
2. All conditions set forth by the Monroe County Dept. of Planning and Development are to be incorporated into the Final Site Plan.
3. The following notes are to be added to the Final Site Plan:
 - a. All Signage will conform to Town of Gates standards
 - b. No outside storage of vehicles and or materials be permitted on the property
4. All stamps of approval from all regulatory agencies, including the Fire Marshal, are to be affixed to the Final Site Plan prior to the signature of the Planning Board Chairman.
5. A letter of credit is submitted to the Director of Public Works in the amount sufficient to cover erosion and sediment control practices, landscaping, any work done in the Town's right-of-way, and As-Built survey. Please see the Town Engineer's letter dated 11/28/2022 for additional information.
6. The final building elevations will be reviewed and approved by the Town Engineer, the Director of Public Works, and Planning Board Chair.
7. ADA parking spaces should be depicted on the final plan located near the entrance(s).
8. The parking ratio should be added into the site data table
9. It is understood that parking needs of the facility are depicted on the Site Plans, however the parking ratio may fall below the Code requirements. The Board encourages 'right-sizing' impervious parking areas, therefore, the Applicant should depict land-bank parking on the final plan or seek a variance.
10. The Applicant is to show the snow storage locations
11. The Applicant is to depict all door location on the final Site Plan. Per Building Code, all doors to have a concrete pad.
12. The applicant is to depict a masonry dumpster enclosure with colors to match the building. Also, bollards should be added to protect the structure.
13. The future building expansion area should be lawn area until this area is developed.
14. The Applicant is to address any and all final comments from the Town's Dept. of Public Works and Town Engineer.

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

The meeting was ADJOURNED at 8:05PM

Respectfully submitted,

Lily Alberto
Recording Secretary