

TOWN OF GATES
PLANNING BOARD MINUTES
DECEMBER 30, 2019

The special meeting of the Gates Planning Board was called to order at 7:15 PM by Chairman Wall.

PRESENT MEMBERS: M. Wall, Chairman, D. Chamberlain, J. Argenta, T. May, J. Ruiz, D. Gartley, K. Rappazzo (Dir. Of Public Works), L. Cordero (Councilman), M. Ritchie (Costich Engineering)

ABSENT MEMBERS: G. Lillie, D. Schum, (Town Attorney)

The first matter on the agenda was approval of the November 25, 2019 Planning Board Minutes. Mr. Chamberlain made a motion to approve the minutes as received. Ms. May seconded the motion. All were in favor; **the motion carried.**

MANITOU ROAD RESUBDIVISION

Limited Industrial Zoning District (L.I.)

OWNER: Gates JRB Properties, LLC

LOCATION: 2548 & 2560 Manitou Road

ENGINEER: Lantech Surveying and Planning

Ms. Jennyrae Brongo was present to speak about the project.

Ms. Brongo is asking for the subdivision because she wants about 2 acres and for her Residence and complete some home repairs. She has a special needs brother that she would like to take home and make her first floor a little more adapt. She would also like to clean up the front yard and do a little bit of repairs to the property.

Mr. Wall said they understand that the parent parcel Lot 1 will be subdivided into 2 lots should this receive the proper approvals; Lot R-1A (2548 Manitou Road) and Lot R-1B. Lot 2 (to the south) remains (2560 Manitou Road).

Mr. Wall said the question is that between Lot 2 and Lot R-1B there needs to be a cross access easement. Right now, there is no access to Manitou Road from Lot 2 to access Manitou Road. She will need her surveyor to come up with a cross access easement so that Lot 2 has access to Manitou Road.

Ms. Brongo says that it is already existing but does not show up on map.

Mr. Argenta wanted to know if there is another structure on this parcel. Ms. Brongo said there is an old shop that she will be taking down. Mr. Argenta stated that all structures should be shown on the map.

Mr. Rappazzo stated that they are working with Ms. Brongo on the access.

Mr. Cordero asked Ms. Brongo what happened to the project she came before the board about a few years back. She stated that she didn't go through with it, as of yet. She had a partner for the project and it fell through. She will go through with it in the future.

At this point the meeting was opened to the public. There was no one to speak for or against the project.

At this point, the board went into Executive Session.

After discussion among the board members, Mr. Wall made a motion that after reviewing the provided documentation, and from the testament from the Applicant, the Gates Planning Board declared itself Lead Agency for this project pursuant to SEQR Regulations and finds that this project is an Unlisted Action under SEQR. There is no significant adverse impact to the environment: no further SEQR action is required. Mr. Wall asked for a second, Mr. Argenta seconded the motion, all were in favor, **SEQR passed, Negative Declaration.**

Mr. Wall made a motion to grant Subdivision Approval for 2548 Manitou Road based on the map presented to the board with the following recommendations:

1. Please work with the Town Engineer and the Department of Public Works to:
 - a. Identify and label, with the Liber and Page, the Cross Access Easement between Proposed Lot R-1-B and Lot 2.
 - b. Depict any remaining structures on the Parent Lot and / or Lot 2 leach field(s).
 - c. Any final comments from the Town Engineer and the Department of Public Works.

Mr. Argenta seconded the motion, all were in favor; motion carried, **Subdivision Approval Granted.**

The meeting was ADJOURNED at 7:25 PM.

Respectfully submitted,

Linda M. Saraceni
Recording Secretary