

The Town of Gates **Planning Board** held two (2) TABLED Preliminary/Final Site Plan Reviews and one (1) Concept Site Plan Review Public Hearings on Monday, September 27, 2021 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	
Andrew Gartley	
Dan Schum	Town Attorney
Lee Cordero	Councilman, Town Board
Kurt. Rappazzo	Director of Public Works
Mike Ritchie	Costich Engineering, P.E.

**MEMBERS NOT-PRESENT:**

Ken Martin	Alternate
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Chairman Mike Wall called the meeting to order at 7:44 PM and began with the Pledge of Allegiance and a Moment of Silent Prayer.

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

Mr. Argenta motioned  
Mr. Gartley second      All in Favor...Aye      Opposed....None

**MOTION CARRIED**

**OLD BUSINESS**

Chairman Wall, asked for a motioned to **UNTABLE** this application  
Mrs. May motioned  
Mr. Ruiz second      All in Favor...Aye      Opposed....None

**PRELIMINARY SITE /FINAL SITE PLAN REVIEW**  
**Westmar Plaza Redevelopment**  
**OWNER; Westmar Plaza LLC**  
**ENGINEER: Passero Associates**  
**LOCATION: 2111-2159 Buffalo Rd**  
**REFERENCES: None**  
**(GB) General Business Zoning District**

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

Matt Newcomb, Passero Associates, on behalf of the developer, was here about a month ago and also presented to the Town Board in which he received a Conditional Use Permit for the Climate controlled Storage. They also went to the Zoning Board for a variance for the building coverage, which currently is just over (25) twenty-five percent. In order to do the addition, they want to do it needed to be (28) twenty-eight percent and was granted at the zoning board.

Now here in front of Planning Board in hopes to get final approval.

To recap, proposing to (24,000) twenty-four thousand square foot addition. It did get a bit larger since the last time. It will be within the (14,00-24,00) fourteen thousand to twenty-four thousand range, which the variance is for the larger amount, but something they needed to go after to be sure it worked out economically, but more likely be at the (14,000-15,000) fourteen-thousand to fifteen-thousand square feet range. Other improvements they are proposing at Westmar Plaza is a complete façade renovation, which building elevations will be provided previously, along with adding some green space between the plaza, with the hope to host a farmer's market, in the surplus parking spaces. In addition, have rearranged the roadway after speaking with Kurt Rappazzo (*used drawings for visuals, to show currently and the proposed change*). Modified to accommodate convenience parking for the businesses to be able to utilize easier and well as straightening the roadway for a clearer path.

The majority of the sites will remain existing. Also, showing is some dash-lines in the western side for future building expansion, but would need to come back to present when the time comes for any type of site-plan approval if need be when the time comes.

They did receive a comment letter from Town Engineer, Mike Ritchie with very basic and easily addressed comments.

Mrs. May, it was brought up at the last meeting, if they could add to the plans to fix the wall side facing Tops and possible bring elevations showing it at the next meeting with samples

Mr. Newcomb, it is in the plans, the whole façade will be redone including the sides, but doesn't have samples to show today

Mr. Argenta, questioned the addition can range from (14,000-24,000) fourteen thousand to twenty-four thousand square feet

Mr. Newcomb, when they first appeared it was at (14,000) fourteen-thousand square feet, but after looking at some of the existing tenants and where they needed to be at square footage wise, they felt they needed to bump it up and got a variance for it to go up to the (24,000) twenty-four thousand.

The developer has actually relooked at it a third time and feels it will be more at the (14,000) fourteen-thousand square feet.

Mr. Argenta, thinks it will need to be set before it can be signed

Attorney Schum, they did get a variance for the additional square footage and it is approved up to the (24,000) twenty-four thousand square feet, the elevations would be the same, either further back or closer

Mr. Argenta, but as a result the elevations would be changed and will need to be reflected in the plans, so that it's shown

Mr. Newcomb, the change if any would be the rear and they will definitely be addressed when going for the building permits

Mr. Argenta asked as for the farmer's market, would it be the same as shown prior?

Mr. Newcomb, responded it would be (*used drawings for visuals, to show the potential location*)

Attorney Schum, just noted that any approval of this board would not include the farmer's market, that would need to go back to the Town Board

Mr. Gartley, the lower part with the stripe existing pavement, is that just being repaved

Mr. Newcomb, No, because that is a potential future building pad, but make it look nice with some landscaping be (*used drawings for visuals*)

Mr. Gartley, the ADA parking to the North, (*using the drawings for visuals*), is curb flush?

Mr. Newcomb, they are current spots that services the U of R and will remain and are definitely flush

Mr. Gartley, (*using the drawings for visuals*) is the circle to the South, is it for a flag pole?

Mr. Newcomb, yes, the intent is to have a flag pole and landscaped. It is included in the landscaping plans, but he is not too familiar with the landscaping to speak to it. Also, in the plaza, (*using the drawings for visuals*) possibly add some sort of community-based artwork. Landscape it for now, with room for expansion later.

Chairman Wall, towards the back of the property, see where it's been striped off to control some of the pavement (it was one of the comments and thanked Mr. Matt for addressing). It looks like there is a shared excess drive towards the adjacent property next to the carwash, what will that lead to?

Mr. Newcomb, it already exists now and just leads into the property

Chairman Wall asked Mr. Matt to "walk a car through" from Buffalo Rd at the main entrance. There are some paving markings (*using the drawings for visuals*) and looks like it could cause some confusion and the islands that could impact the travel lane

Mr. Newcomb, those were some comments from Mr. Ritchie that they are addressing. There is a double-lane now, but will go down to a single lane, which will line up straight through

Chairman Wall asked if Mr. Matt could speak on the drive-thru for the proposed addition, the height requirements, and things like that, or any changes since the last meeting.

Mr. Necomb, it's more of a logistical thing for them Height requirement is the typical (10) ten-foot door, which opens and closes with plenty of height to accommodate getting through the building. Architects are now looking at the inside of the building and how the units will be laid out and will have further information when they come in to get the building permits

Chairman Wall, looks like it's one-way in and one-way out, is there enough turning radius for a truck?

Mr. Newcomb, yes, it's not meant for a tractor trailer truck, it's meant for nothing larger than a box truck

Chairman Wall asked if they need to remove some of those spaces (*using the drawings for visuals*) to give more room, would it be a problem

Mr. Newcomb, no, there are plenty of spaces

Chairman Wall, it's something to look at. The clearance for a truck to come in and make a left. It may wipe out an island and (2 or #) two or three spots there, but it doesn't look like it's landscaped and they might need the extra turn radius

Mr. Gartley (*using the drawings for visuals*) asked what the white rectangles near the pizza place are for?

Mr. Newcomb they are planters to allow the tenant a space to plant, and it not the develop will plant in them. It's to help give more green space. Right now, it's all sidewalk, but with adding the convenience parking it gave them more room and the opportunity to add green space in front of the building

Mr. Gartley asked what the function of the storage unit? If dropping off, do people call ahead of time or check-in first, how do they know to go into the back?

Mr. Newcomb, the main office will be in the front of the building (*using the drawings for visuals*), hence the reason for wanting to dress up that corner, it'll be the main office. There will be key-cards to allow 24-hour access. There will be loops on the inside that will sense the car and open the door without using the key0card to exit. If looking to rent a space, you would go to the office first, and there it'll be explaining the logistics, ins and outs

Mr. Argenta asked in the Southwest corner, if it's a loading dock and if yes will it remain as a loading dock?

Mr. Newcomb, replied (*using the drawings for visuals*), yes and it will remain there, there is no reason to remove it and also, one of the unique things about this project is...what they call “an adaptable use” If later on the self-storage ins not doing great or wants to move, a incoming tenant decides to put in a big box store, the nice thing is keeping these types of features keeps it an adaptable reuse if there is an opportunity. These storage units are moveable and can be relocated.

Mr. Argenta asked about the drive-off on Buffalo Rd being moved back. Would it be before the turn (*using the drawings for visuals*),

Mr. Newcomb yes before the turn (*using the drawings for visuals*), one lane in and one lane out

Mr. Gartley asked if they are providing more building lighting?

Mr. Newcomb replied, they provided a lighting plan and they will be improving to LED, which is more efficient with the intent to use the existing poles. Dark sky compliant with LED lighting. Not sure about adding additional lighting, besides what’s inside the building. The intent to make the front look like a retail shop. There may be a fake wall behind the glass which will be kept lit, but no significant plan about added lighting. Most likely over the back door, but typical security lighting in the back, but will be in dark sky compliance.

Mr. Argenta, will the photometrics change, by changing the fixtures?

Mr. Newcomb, no because when they put in the LED, will look for something similar to what’s already there. The shielding and colors

Chairman Wall asked if Board had more questions, None, then continued to the side table

Mr. Rappazzo—None

Mr. Ritchie—as Mr. Newcomb stated, they worked on the comment letter and were more gentle in nature and the housekeeping items and has nothing to add

Councilman Cordero—None

Public—None

Executive Session

Chairman Wall, some follow-up questions, where the Firestone Building is now, would be considered Phase II of the project with this being Phase I.

For record keeping purposes, this will be directed as Phase I and Phase II. This will help avoid any possible confusions on what was or wasn’t approved.

Chairman Wall also asked what was going on with the roof leaders coming out to the proposed addition

Mr. Newcomb, they will be internal and connect to the storm-system, south of the building

Chairman Wall as far as the photometrics, lets take a look if lighting fixtures will be needed due to some dark areas as well as the building wall pecks, but can be conditioned for the town engineer and dept of public works to approve those once we get the final photometrics on it

Public Hearing Closed

Chairman Wall motioned to declare the Town of Gates the Lead Agency, this project an Unlisted Action based on the testimony of the applicant and submitted documentation, find no negative impact to the environment, and no further SEQR action is required.

Mr. Gartley second      All in Favor...Aye      Opposed.... None

**MOTION CARRIED**

Chairman Wall motioned to **Grant Preliminary Approval for the Entire Plaza Parcels and Final Site Plan Approval for Phase I Work** for Westmar Plaza LLC., to redevelop Westmar Plaza at 2111-2159 Buffalo Rd. Rochester, NY, in a (GB) General Business Zone District with the following conditions:

1. The Applicant label Phase I Work and Phase II Work to clarify the limits of work
2. The parking stripe coming off of Buffalo Rd. be labeled as the main entrance in and gets adjusted per the Town Engineer and Dept. of Public Works comments
3. The applicants look at removing the island and (2-3) two to three parking spaces adjacent to the entrance of the drive-thru (concerns of the Board are the turning movements being safe movements for a vehicle with a trailer or a larger wheel-based vehicle to be able to make that maneuver without impacting anything
4. The Final drainage calculation is to be provided to the town Engineer, for his review and approval
5. All conditions set forth by the Monroe County Dept. of Planning and Development are to be incorporated into the Final Site Plan.
6. The following note to be added to the Final Site Plans:
  - a. No outside storage vehicles and or materials are to be permitted on this property
  - b. All Signage will conform to Town of Gates standards
  - c. The applicant is to pay particular attention to the maintenance and cleanliness of the bordering roads to the property during the construction phase to the satisfaction of the Town's Dept. of Public Work
7. 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.
8. A letter of credit is submitted to the Director of Public Works in the amount sufficient to cover any drainage and landscaping to the direction of the Dept. of Public Works
9. The building is to be constructed according to the renderings and building samples as presented to the Planning Board and Final approval will be made by the Town Engineer and Dept. of Public Works and Chairman of the Board with the addition of the Photometrics Site lighting features including wall packs
10. Applicant will need to acquire Town Board Approval for Farmer's Market
11. Any and all Final comments from the Town Engineer and the Town's Dept. of Public Works shall be addresses

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

**MOTION CARRIED**

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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 motioned to **UNTABLE** application of 898 Buffalo Rd Associates, LLP

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

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

Betsy Brugg, Attorney with Woods Oviatt Gilman, as well as Cade Cruder to answer any questions. They presented about a month ago on the referral of the Town Board in connection with the Rezoning request. Not here for an approval, but next step in the process is to secure the SEQR determination part in order for any of the boards to proceed in making any type of decision in any application.

On August 23<sup>rd</sup> they submitted a revised plan and believes they were sent out to all other agencies for review. There were very minimal changes to the plans, just ones to address comments from this board, believes it was buffering and other minor things. They have an updated traffic study to include the use of the existing Doud Post Building and it did not change the conclusion that it would change the impact on the traffic, also have a **SWIP** and complies with all applicable, stormwater related calculations, so essentially here to secure the SEQR negative determination in order to move forward. The application submitted from the start related as far as resources, visual impact, buffering, lighting, building height, environmental conditions, drainage, and traffic as mentioned. She feels they have sought to address each and every issue that has been raised throughout the process.

Chairman Wall asked the Town Attorney, Dan Schum to address the SEQR process which has a (30) thirty-day

Attorney Schum the notices for all the involved agencies were sent out on August 26<sup>th</sup>, making August 27<sup>th</sup> the (31<sup>st</sup>) thirty-first day. All involved agencies have responded except the DDC. This board is in a position to declare itself lead agency, where before the board declared its intent to be lead agency and now can formerly adopt a resolution declaring to be Lead Agency. The applicant previously submitted as part of its original application the Part I of the long form SEQR as a Type I Action under SEQR. There is a proposed response under Section 2 that has been furnished and it addresses as the applicant mentioned all of the areas that were addresses by the public having to do with traffic, lighting, height of the buildings, stormwater maintenance, but would be up to the board if it wants to act on SEQR this evening, based on the information as had available like the traffic study and all the other items that have been submitted as part of the application.

Chairman Wall knows Site Plans have been submitted before, and essentially just received this tonight, with a clerical error

Attorney Schum, the application initially furnished a site plan and essentially the site plan has remained unchanged, all of the development it to the East side of the property, far away from the Westerly Sub-division as possible. They have addressed buffering, maintaining the tree line and foliage that is there, establishing some berming in that area as well. There is noting on the site plan from an environmental point of view that has changed. No additional height, no different location of any of the structures or the proposed improvements. It there were some changes on the final site plan that would be submitted between now and the time for final approval, if the board felt they were significant changes than the board could address them at that time. Merely engineering or site plan mechanics doesn't change the overall board's decision on SEQR.

Chairman Wall, knowing they are reviewing this now, asked Engineer Mike Ritchie if he needs more time to review this to be able to give a recommendation to the board for SEQR

Mr. Ritchie, would prefer more time

Chairman Wall asked Councilman Lee Cordero and from the Town Board aspect, how comfortable he was to declare SEQR tonight without the town engineer not having enough time to review?

Councilman Cordero, is not comfortable with deciding tonight

Attorney Schum, basically the Town Boards hands on rezoning are directly related to SEQR review itself. The timing of it is dependent on one and the other

Chairman Wall believes the board needs our Town Engineer to say he has a good comfort level to say we can move forward on the SEQR process. Granted the site plan has not changed by much, but there is still a wealth of material and want to do this right as far as going through appropriate procedures

Attorney Schum feels the Town Engineer should have time to review what would be the final site plan and if there is any adjustments to the SEQR responses, they could be made at that time, then the board would have thorough opportunity to review.

Mr. Gartley, thinks the whole parking lot is new and if further North

Cade Cruder addressed some of the changes. The present rendering is slightly outdated from the plan the board has right now. The changes to the site are relatively minor. One of the changes after being addressed is the parking for the future use of the Doud Post building. They have elected to eliminate some of the parking lot to the East side (*using the drawings for visuals*) of the Doud Post and more to the other side, to the west side and have a dedicated entrance to Buffalo Rd. for future commercial uses, which will be a different phase of the project, probably Phase II, but that is the intent of that side of Buffalo Rd. there is already a curb cut there that can be utilized and has already been used as a parking lot, it's just a chance to bring up to code and improve the way it is. In addition, heavily beefed up the buffer from the last time they were here and from the present visual, there is a (5-6) five-six-foot berm proposed with (2) two layers of plantings at the request of the board to increase the screening there as well as extending to the pool area, which will reflect in the revised plan to be sure it's nicely screened from the neighboring yards. Other revisions are very minor, snow storage, trying to incorporate some of the comments made by the town engineer and the board from last meeting. They understand they will be coming back for preliminary and final approvals and still working on some technical engineering aspects of the project as far as stormwater, but this site really has no issues from that stand point

They attended Town Board meeting on September 7, 2021 and the Public Hearing was closed for the rezoning which is dependent on SEQR

They also submitted a revised traffic study and the conclusion was that the recommendation did not change from the original study that said, No improvements were recommended at this time because of the level of service Buffalo Rd is at. It was also mentioned in that study that when the future uses of the Doud Post are finalized that the traffic study be looked at again. That was all he had for updates.

Mrs. May due to being so close to the Canal, asked if they submitted to **Shipco** and receive a no impact letter?

Mr. Cruder, Yes, they received a No impact notice for archeology, architecture, and one of the stipulations for that they are not touching the existing building at this time. If there is a plan for renovations of the building on the inside, they have to go back to **Shipco** and get their approval.

Mr. Argenta, asked if the pool (*using the drawings for visuals*) is further away from the building?

Mr. Cruder replied Yes, they did and are still looking into turning it the (90) ninety degree like Mr. Gartley had previously suggested to maximize the snow storage and bring it even farther away from the neighboring properties

Mr. Argenta asked if there will be a separate building for the pool supplies and a leasing office

Mr. Cruder, No, they will utilize the back of Doud Post, they will utilize their leasing offices on Latta Rd until it's renovated.

Mr. Gartley, asked if the Northwest parking was getting bigger, (*using the drawings for visuals*) it looks green

Mr. Cruder, that's the proposed parking area for future uses, it'll be a dedicated parking area

Mrs. May last meeting there was a concern of trash bins and children, so she wants verification it will be taken care of and be safe

Mr. Cruder, Yes, a few other comments were to add sidewalks to all the dumpsters and crosswalks and are addressing that as best they can

Chairman Wall asked if Board had more questions, None, then continued to the side table

Mr. Rappazzo—None

Mr. Ritchie—None

Councilman Cordero—None

Chairman Wall, the board will not make any determination at this meeting because the Town Engineer and the Board Members will need to review the updated plans. This is a Type I Action, it's according to review and just want to be sure things are being in proper sequence.

The Public Hearing is open if anyone is here to speak for or against this application --None

Executive Session

Attorney Schum, noted that Notices were forwarded to all involved Agencies, August 26<sup>th</sup>, more than (30) thirty days elapsed from the giving of those notices and all agencies have responded without objection to Planning Boards declaration of intent to be Lead Agency and the Board can adopt a resolution declaring itself to be Lead Agency

Chairman Wall motioned to declare the Town of Gates the Lead Agency, of 898 Buffalo Rd.

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

Chairman Wall motioned to **TABLE** this application for 898 Buffalo Rd.to give more time for the Town Engineer and Planning Board to review the detailed information received to make a proper determination on a Type I application

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

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## NEW BUSINESS

**CONCEPT SITE PLAN REVIEW  
GATES TOWNHOUSES  
OWNER: Atlantic Funding & Real Estate, LLC  
ENGINEER: Bergmann Associates  
LOCATION: Canal Landing Boulevard  
REFERENCES: None  
PUD (Planned Unit Development) Zone**

Chairman Mike Wall, this is for concept review and there will be no decision made on this, it's more of a workshop type application and asked if the applicant was present to speak on the project.

Brian Furri, with Bergmann Associates, last time before the Board they had a layout *{used the previous drawing for visuals}* it encompassed the Canal Landing Blvd. between the Canal ponds roadway and due to that the Town of Greece looked at it and wanted to see if that right of way could be saved for later, for Canal Way to be extended someday to Lexington Ave. As well, with this development, extend Canal Landing Blvd. where it stands today which is further west and bring it just past the project entrance, to provide a temporary closure of Canal Landing Blvd as vehicles can access this driveway out to Bellwood Dr and onto the expressway. Those were the (2) two main concerns with the previous layout.

The other component was with the DOT and their "conceptual reservation" from the 90's conceptual reservation, that was if someday ever triggered, could build a cloverleaf interchange, based on #1. New criteria that reserved area would not accommodate a cloverleaf under design guidelines and #2. There was nothing on file that gave them that land and their intent is they will not reserve land for future development, they will take now.

Today, they are at a (7) seven building layout, reserving the potential future expansion of Canal Landing Blvd., by saving that right of way boulevard have kept the same layout as before with garages on the perimeter, common area in the middle, visitor parking scattered around the perimeter with access to Canal Landing Blvd. as well as Bellwood Dr. down into the site.

They will still have the same driveway widths (*used a rendering to show*) capable of holding (2) two visitors per unit, each building will be (6) six units

Mrs. May asked if pets will be allowed and if so, will there be waste stations?

Mr. Furri, yes, pets will be allowed and there will be waste stations

Mr. Argenta, looking at the new layout (*used a rendering to show*) the road extension, looks like they will be losing parking which is for visitors and future tenants and also sees parking the gravel road now

Mr. Spaziano, the road, at the intersection is not supposed to be parked on, and once it gets paved, it will be a regular road and they will no longer be allowed to park there

Mr. Argenta, what will they do with the cars parking there at present

Mr. Spaziano, they will need to be gone, no one is supposed to be parking there, he has had cars towed, it was only for a construction road, not a permanent access road, yet.

Mrs. May, explain the overflow of Gates and Greece maintaining these roads

Mr. Spaziano, they are private roads and will remain private, he owns them and he'll maintain them and it'll be the same process all through this proposed project. There are totes in each garage and maintained just like a sub-division.

Mr. Argenta, (*used a rendering to show*) asked if the property lines have changed and if are the existing property lines

Mr. Furri, yes, it is all existing property lines (*used a rendering to show*)

Mr. Argenta, at the buildings, where the garages are (*used a rendering to show*) the line comes up between the units, is that striping

Mr. Spaziano, right now, with snow, thinking about striping it

Mr. Gartley, what about the end of the drives, there's a line there (*used a rendering to show*), are they a slopping down road?

Mr. Furri, it's more of a stripe

Mr. Argenta asked if each unit will have 2-car garage and (2) two in the driveway

Mr. Spaziano, it'll be 2-car garages and yes (2) two in the driveway

Mr. Gartley asked about the drainage

Mr. Spaziano there is an existing quality pond and will provide the quality on-site (*used a rendering to show*), try to get the roof drains into the pockets site (*used a rendering to show*),

Mrs. May asked about the landscaping

Mr. Spaziano, they don't have a detailed landscaping plan with this layout. There will be a buffer and dress up at the intersections and entrance. He also owns the Hotel there and will berm (*used a rendering to show*), on the Greece side

Mr. Gartley, will there be any actual building lights like on the garage doors

Mr. Spaziano, it'll be sub-division lighting all the way around

Mr. Argent, will there be an easement even though Mr. Spaziano owns both properties

Mr. Spaziano the residents will be able to use the existing entrance to Bellwood. The carrier road is for all of it.

Mrs. May will there be extra parking is the owner has more than (2) two guests?

Mr. Spaziano, there will be additional visitors' spaces

Chairman Wall, as they continue to look at the site plane process, realizing there may be a need to keep the (7) seven buildings to keep this project economically viable, but possibly make it look less like a barracks development.

Mr. Spaziano, is planning on changing the siding details, from the A-building and C-building, alternating. The building will be the same, but textured differently. He brought samples at the prior meeting and will bring to the next.

Chairman Wall the part between, will it be a green space common area type thing?

Mr. Spaziano, added, each unit will have its own patio, no balconies, each on the ground, with restrictions for each tenant. Also, each separate tenant will have separate utilities, no common areas in the buildings. Each unit will be (1450) fourteen-hundred and fifty square feet

Chairman Wall, asked Mr. Rappazzo if the Fire Marshal had concerns with just one access-way in and one access-way out? Mr. Rappazzo, replied, they talked about it at a staff meeting, and doesn't think he has any concerns to date, but there was an understanding of a few tweaks. No show stoppers at this stage.

Chairman Wall asked if Board had more questions, None, then continued to the side table

Mr. Rappazzo—expressed his appreciation to Mr. Spaziano, to get to this stage. He knows it hasn't been easy, having to deal with the State DOT, and both towns. He feels he is still placed in an impossible situation. To design a plan that fits with the potential future element and extension of Canal Landing Blvd., while still preparing what the needs are of this development are now and is sure Brian is going to incorporate both elements of that into the future plan

Mr. Ritchie—None

Councilman Cordero—None

Chairman Wall, this is a Public Hearing if anyone is here to speak for or against this application --None

Chairman Wall, looks like a doable plan, and progressing forward

Chairman Mike Wall made a motion to adjourn the meeting, Mr. Argenta second. All in Favor

The meeting was ADJOURNED at 8:52PM

Respectfully submitted,

Lily Alberto  
Recording Secretary