

The Town of Gates **Planning Board** held one (1) TABLED Preliminary Site & Subdivision Plan Review and one (1) TABLED Preliminary Site Plan Review and one (1) Preliminary Site Plan Review Public Hearing on Monday, November 22, 2021 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd., beginning at 7:30PM

MEMBERS PRESENT:

Mike Wall Chairman
Theresa May
Juan Ruiz
Joseph Argenta

Dan Schum Town Attorney
Lee Cordero Councilman, Town Board
Kurt. Rappazzo Director of Public Works
Mike Ritchie Costich Engineering, P.E.

MEMBERS NOT-PRESENT:

Andrew Gartley
Ken Martin Alternate

Chairman Mike Wall called the meeting to order at 7:32 PM and began with the Pledge of Allegiance and a Moment of Silent Prayer.

Chairman Wall, motioned to approve the October 27, 2021 Planning Board Minutes as sent to the Board.

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

MOTION CARRIED

OLD BUSINESS

Chairman Wall, doing some recording keeping. The first two items, 1. Gates Townhouses (Canal Ponds Business Park) and 2. Doud Apartment Homes (898 Buffalo Rd) on the agenda will continue to be **TABLED** per request of the applicants. No action will be taken while they are finishing their plans.

NEW BUSINESS

**PRELIMINARY REVIEW
ROCHESTER CHRISTIAN CHURCH MINISTRIES
OWNER: Stephen Galvano
ENGINEER: GLA
LOCATION: 3177 Lyell Rd.
REFERENCES: None
Residential Single Family (R-1-8) Zoning District**

Chairman Wall this is strictly a concept review, no decisions will be made on this project at this meeting, mainly a workshop and asked if the applicant was present to speak on the project?

Lori Mendez, proposing to remodel the existing church on 3177 Lyell Rd. as well as adding to it. The existing church is approximately (20,000) twenty-thousand square feet and the addition would be (10,000) ten-thousand square feet. **(Used Rendering to show)**. The basis of the model is to represent their “animal” which is the eagle. Going with the eagle’s wings being spread in the front as well as being a modern style, all white in front, with full glass frontage.

The site plan itself is proposing to keep the existing driveway and build a new road to the building and following the length of the frontage. The plan is to use the existing parking which has (118) one-hundred and eighteen parking spaces and add (5) five new parking spaces for staff. Any hardscape that will be dug up will be replaced as well as any vegetation. Also proposing to implement some site planting.

There will also be a Porte-cochere to the east side of the proposed addition. The new driveway will be a two-road, high enough to go through the pore-cochere.

Mrs. May is curious of what the outreach will be for the new space? Also, being such a much bigger space, what will the greenspace and lighting plans look like?

Ms. Mendez it’s more of a modernization, but are designing it to be able to accommodate more children in the future, but for now mainly a modernize what’s there already. As far as greenspace will be adding a courtyard to the front and side, but will be minimal.

Mrs. May asked what is the outreach that would be happening in the (2) two wings of the “eagle” space? Keeping in mind the community and the impact it may have to the neighborhood and neighbors?

Stephen Galvano they are not expanding the auditorium, just the common spaces. There is not much of a lobby or circulation area right now, which is very much needed. It will be very community oriented. Less focus on the church itself, but more on making the common spaces more convenient

Joe Argenta on the site plan there is a porte-cochere and then as you drive around to the back between the building there are (5) five parking spaces, what will be there after removing the asphalt?

Joe (GLA) still developing it a bit, wanting to create some outdoor space for events to be held outside in nice weather. It’s under design right now.

Mr. Argenta looking at the parking if that’s going to be a main entrance, doesn’t look like a safe way for pedestrians to get by

Joe (GLA) it is one of the items on the Costich letter that they will be addressing.

Mr. Argenta there is also a drop-off/pick-up space designated in the back and looks tight to the building, it might be able to be pulled back a bit

Joe (GLA) that’s for the daycare, yes it can be softened with wheel stops

Mr. Argenta, with the extra amenities, what will the hours of operation be for them?

Mr. Galvano it will align with the church hours with the exceptions of special events, like the Christmas event

Mr. Argenta, looking at the kitchen storage be added, is there a kitchen at present and if so, what type of equipment is in it?

Mr. Galvano, yes there is an existing kitchen, with a range and refrigerator, and the storage is next to it...the plan is to upgrade it. **(Used Rendering to show)**

Mr. Argenta asked if there is a grease trap

Joe (GLA), yes, there is, but will address in the code issues and very close to having the engineers on board, this meeting was to get the initial reaction of the board on the plans to be able to start addressing any issues.

Mrs. May looking at the plans has a few questions and comments... #1. possibly adding more handicap spaces (possibly look into code for proper amount). #2. Wondering about the height at the peak of the "wing" (again, look at town code for specifics or restrictions) #3. Asked if they spoke with the neighbors to see how they feel? #4. Lighting, if there will be lighting added, how it would impact the neighbors?

Joe (GLA)#1. Handicap spaces is depicted by Code already, but can look into adding more. #2. As far as meeting with neighbors, can definitely do that. #3. The wings, he believes is at about (28) twenty-right feet. #4 Site lighting will be at dark sky lighting

Mr. Galvano added the church owns both houses on the left and right side of the church, and as far as the neighbors can hold an open house for information sharing

Mrs. May thinks that would be a great community outreach idea. To be able to explain to the neighbors and it hear their concerns and questions.

She also asked if with the childcare, will school busses have the ability to circle around?

Chairman Wall, as far as the new additions, the church finished floor is 573.28, what are the finished floor elevations for the new additions, will it match?

Joe (GLA), yes, they will

Chairman Wall asked if there are any utility extensions?

Greg McMann sanitary sewer is probably adequate with a (6) six-inch lateral. Church currently does not have a sprinkler system and will need to bring it into compliance.

Mr. Argenta, with the sprinkler system being added, will there be space to accommodate it?

Mr. McMann will work with the architect and will need to look into the possible need of a fire service, but the water authority will probably make the church upgrade it. No hot box will be needed, prefers a utility room in the church

Chairman Wall looking at possibly adding a bypass lane for as far as people dropping off passengers to the front entrance, so traffic doesn't start backing up. What side could that possibly go on?

Ms. Mendez, it could possibly be added to the westside

Chairman Wall the Town of Gates does have a stringent requirement for SWIP

Mrs. May as the plans get advanced would like to see a more detailed landscaping plan, including the chairs in front and how it would look, especially being on such a busy road.

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, this is a Public forum and asked if anyone was here to speak for or against this application

Al Frosberg, 3200 Lyell Rd. asked if they will be adding lights, because the existing lights are terrible and are on most of the night

Joe (GLA) wants to understand, the lighting is terrible in being too much or not enough?

Mr. Frosberg, too much and they are on all night and flashing, so not sure if there is a problem right now

Joe (GLA) will work with the mechanical engineer to address as well as what Code will dictate as far as town regulations

Mr. Galvano the lights are not to be on all night and will look into why

Executive Session

Chairman Wall motioned to **TABLE** this application for Rochester Christian Church, 3177 Lyell Rd. for applicant to get questions answered and to address points brought up from Costich Engineering letters with addition to the points:

Bypass lane

Finish floor elevations for the additions

Fire Marshal should review and approve the access to the site and building heights

The Utility plans

The photometrics and landscaping plan and review parking counts

Any new signage will need to conform to the Town of Gates Signage requirements

Also, anything is subject to additional review from the Town Engineer and the Department of Public Works

Mrs. May second

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

Mrs. May motioned to adjourn the meeting

Chairman Wall, second

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

The meeting was ADJOURNED at 7:55PM

Respectfully submitted,

Lily Alberto

Recording Secretary