

The Town of Gates **Planning Board** held one (1) Prelim. & Final Site Plan Approval on Monday, July 22, 2024 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd., and beginning at 7:30PM

MEMBERS PRESENT:

Juan Ruiz	Chairman
Joseph Argenta	
Ken Martin	
Brandon Stuhler	
Dan Schum	Town Attorney
Kurt. Rappazzo	Director of Public Works
Mike Ritchie	Costich Engineering, P.E
Cosmo Giunta	Town Supervisor

MEMBERS ABSENT:

Kirk Kettinger	
Mike Wall	Alternate

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

Chairman Ruiz asked for a motion to approve the June 24, 2024 Planning Board Minutes as sent to the Board.

Joe Argenta Motioned Brandon Stuhler...second All in Favor...Aye Opposed.... None

MOTION CARRIED

PRELIM & FINAL SITE PLAN APPROVAL
456 Westside Townhomes
OWNER: Family Development Inc.
ENGINEER: DDS Engineering and Surveying
LOCATION: 456 Westside Drive
District: Incentive Zoning

Town Attorney, Dan Schum verified that the Legal Notice was properly published as required by law.

Chairman Ruiz asked if the applicant was present?

Ed Martin, DDS Engineering and Surveying, it's a .88-Acre parcel located at 456 Westside Dr. which was recently rezoned to an Incentive Zoning. The developer would like to construct a 7-unit town home on the property being sensitive to the neighbors around, does propose a 6-foot tall board on board fence. The property will be served by a new curb-cut to Westside Dr. requiring a permit from Monroe County DOT. Water service will provide water supply for the 7-units and finally an existing sanitary lateral will be used for waste water conveyance. They do not exceed the threshold requiring DEC stormwater permit, but do exceed the towns 25000-square foot of soil disturbance, so requires design and will add those calculations to the Town Engineer, Mike Ritchie and the Director of Public Works, Kurt Rappazzo for review. They

have received comments from staff, which are minor in nature with the exception of fire protection, but has spoken with the Fire Marshal and is in the process of setting up a meeting to resolve those issues, which are primarily due to access to the site. Straight forward project.

Mr. Argenta asked if the fence was shown on the drawings?

Mr. E. Martin is on the plans labeled 6-ft board on board fence (**which he used to show**) the dark line with boxes along perimeter. It only goes up to range line of the building for Westside Dr.

Mr. K. Martin asked if they will be painted, natural vinyl?

Mr. E. Martin replied, white vinyl. He added there was a comment about architectural drawings, which he had to show the board.

Mr. Argenta, elevations and samples are needed as well

Mr. Stuhler asked the height at the peak and if these are on concrete slab?

Kevin Brongo, developer, 14-feet, yes on concrete slabs.

Chairman Ruiz asked the square footage of the units and if all the same?

Mr. E. Martin, they are all the same 1170 Square feet each.

This is a lot that has remained vacant for many years, and there's an opportunity to develop in a way that is a win-win for everyone. The town, the developer and keeping sensitive to the neighbors. It's quiet. This sort of development doesn't appeal to people with children, so it won't be noisy.

Mr. K. Martin, in terms to being sensitive to the neighbors, along the eastside with the 6-foot fence and the back of the building, what does the back look like?

Mr. Stuhler asked if there will be patios in the back, per unit?

Mr. Brongo replied, no patio, a stoop outside the backdoor

Mr. K Martin asked how close if the stoop to the swale?

Mr. E. Martin there is plenty of room to direct the swale around

Mr. Stuhler speaking of fire earlier, asked if there is enough room to widen the driveway?

Mr. E. Martin, there is and they are already in talks with the fire marshal

Mr. Stuhler asked if each unit will have sprinklers?

Mr. Brongo replied no sprinklers, but will have firewall to peak.

Mr. Argenta asked the town engineer if the minimum width for the driveway 24-feet and if the sprinkler was required?

Mr. Ritchie, responded the driveway needs to be 24-feet for two-way and refers to the fire marshal on the sprinkler

Mr. K. Martin noticed on the plans, the lot coverage (building & driveway) what about the building coverage? It's one of the elements required at this zoning area of 25% building coverage Would like to see the calculations.

Mr. E. Martin, this site did just receive a zone change to Incentive Zoning

Attorney Schum, with Incentive Zoning, was the size of the building, the setbacks and number of units.

Mr. K. Martin, to clarify, when the town board approved the Incentive zoning, the building coverage was covered at that point?

Attorney Schum it was represented, the size of the buildings, the square-footage, coverage, driveway, setbacks and number of units.

Mr. E. Martin the details in the plans presented are significantly greater than plans used for the Incentive Re Zoning

Mr. Argenta asked about lighting and landscaping plans

Mr. E. Martin planning on typical residential lighting, building mounted fixture like from Home Depot or Lowes

Mr. Argenta would like to see the photometrics and also asked if there was to be lights in the back and at each unit or?

Mr. Brongo, Residential Code requires lighting at each

Mr. Stuhler asked if they'll be able to add a fire-hydrant inside the job site?

Mr. E. Martin is not sure it is required, which is the reason for the meeting, so all the parameters are understood per what they are proposing and that they understand where in the code's things are being pulled from.

Mr. Stuhler asked what is the closest footage they have to the hydrant?

Sal Montemurro, Gates Fire Marshal from the code it is 1500 or less and now have to take into consideration if sprinklers are required or not. Per the code it is required to be sprinkle. He continued to read some information from the code. It will need to get discussed further.

Mr. Stuhler would like to see a hydrant inside the lot

Mr. K. Martin, in terms of grading, will it be a slab on grade or will there be a trench footing?

Mr. E. Martin, he doesn't do the architectural and doesn't know how it's done

Mr. Argenta what about bringing in fill?

Mr. E Martin doesn't know if they will need to bring in fill

Mr. K. Martin asked what the front setback is

Mr. E Martin will show in the updated drawings, which was part of Mr. Ritchie's comment letter, to show everything.

Side Table

Mr. Rappazzo, none at this time.

Mr. Ritchie, did issue a comment letter, stormwater, looking to review, the mentioned fire and a few housekeeping items that will be needed for final site plan approval

Supervisor Giunta, none at this time.

Open to Public

Ann Conley, Rowley asked if these are to be rented or sold?

Mr. Stuhler responded, rented.

Ms. Conley doesn't know how 7-units will fit in that space? She feels traffic will increase in and out. She is not against developing maybe 4-units, but not seven. She also asked what the price range on the rent will be, she doesn't want it to be a low income. She wants the area to be nice.

Nancy Pollock, 468 Westside Dr., has no problem with this project. Traffic is traffic. She doesn't think this will disturb the quiet neighborhood.

Executive Session 7:53pm-7:58pm

Chairman Juan Ruiz motioned to **TABLE Final Site Plan Approval of 456 Westside Drive Townhouses** located at **456 Westside Drive**. in an **Incentive Zone** with the following conditions:

1. The applicant is to show a landscape plan
2. Building elevations of the front, side and back.
3. A detailed lighting plan with photometrics.
4. Finalization of the stormwater calculations with the town engineer.
5. Addressing the comments/concerns of the Fire Marshal.
6. Show building coverage percentage.
7. Show detailed Garbage Disposal in the back of the property.
8. Include building and fence materials

Ken Martin...seconded.

In Favor...Aye

Opposed...None

MOTION PASSED: FINAL SITE PLAN TABLED

Ken Martin motioned to **Adjourn the meeting**

Joe Argenta...seconded.

All in Favor...Aye

Opposed...None

The meeting was ADJOURNED at 8:01PM

Respectfully submitted,

Lily Alberto

Recording Secretary