

The Town of Gates **Planning Board** held one (1) Prelim/Final Site Plan Approval on Monday, November 25, 2024 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd., and beginning at 7:30PM

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

	Joseph Argenta
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 motioned to approve the October 28, 2024 Planning Board Minutes as sent to the Board.

Brandon Stuhler...second      All in Favor...Aye    Opposed.... None

**MOTION CARRIED**

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

---

**PRELIM & FINAL SITE PLAN APPROVAL**

**Chipotle Westgate Plaza**  
**OWNER: 2130 Chili Ave LLC**  
**ENGINEER: Marathon Engineering**  
**LOCATION: 2130 Chili Ave.**  
**District: General Business Zoning**

Chairman Ruiz asked if the applicant was present?

Pete Gorman, Marathon Engineering, project is for 2130 Chili Ave, the northside of Chili Ave and Eastside of Howard Rd., zoned GB, is an unused bank which they will demolish to build a 2,300 square foot building? It will have outside seating and a drive-up, pick-up window. Patrons will order on-line and then pick-up at window. There will be forty-eight (48) parking spaces. A dumpster enclosure pans (he handed to the board) will be located at the northeast corner (**used rendering to show**) will be a masonry set-up. They will increase greenspace a bit, the stormwater sewers are existing, there will be grease/oil separator, a new water service is proposed. The project will create twenty-five (25) new jobs, with six to ten (6-10) per shift. Hours of operation will be 10:45am-10:00pm. They have received comments from County Planning Town Engineer and Fire Marshal with no major concerns.

Mr. Martin looking at the elevations, seeing spots for signage, assumes they are just typical corporate signs, but would like to see details for signage and lighting.

Mr. Gorman will provide the details and is in contact with the code enforcer as well.

Attorney Schum asked how the pick-up order customers communicate with the window?

Mr. Gorman, they drive up to window and give their last name

Matt Buchie anticipates with demo four (4) months. The fire department has asked to use for training, which could add a bit more time, but will keep the town updated.

Attorney Schum did add this project is scheduled for a public hearing with the Town Board on December 2, 2024 for a Conditional Use Permit.

Chairman Ruiz asked about the type of lighting?

Mr. Buchie probably retrofit, the plaza owns they light, the building lighting will all be LED. There are two awnings on the elevations, which will have warm LED lighting underneath and the signs will be internal LED

Mr. Martin asked if a lighting plan could be included in the details? He also asked what the plan is to limit the debris and dust into the area?

Mr. Buchie will take the shortest path off Howard Rd. The least congested side.

Attorney Schum asked if the signs will continually be lit throughout the evenings or tuned off?

Mr. Gorman, the signs will get turned off when the business closes.

### **Side Table**

Mr. Rappazzo, all set.

Mr. Ritchie, all good

Supervisor Giunta, all set.

### **Open to Public**

None

### **Executive Session 7:40pm-7:41pm**

Chairman Juan Ruiz motioned the Board declare this an Unlisted Action and based on the review of the impacts on the environment that the board has discussed and the town engineer has reviewed, and the board is Granting a negative declaration of environmental significance and no further SEQR action is required.

Kirk Kettinger...seconded. In Favor...Aye Opposed...None

**MOTION PASSED: NEG. DEC.**

Juan Ruiz motioned to **GRANT Preliminary & Final Site Plan Approval of Chipotle** located at **2130 Chili Ave.** in a General Business District with the following conditions:

1. A letter of credit is submitted to the Department of Public Works in the amounts sufficient to cover all erosion and sediment control, lighting and landscaping.
2. The applicant is to address any and all final comments from the Planning Board, Town's Dept. of Public Works and Fire Marshal.
3. The applicant is to provide a detail for the proposed Dumpster Enclosure.
4. The existing light poles are to be shown on the plan for review.
5. The plans show pavement markings guiding motorists to drive-thru, pick-up area, with adequate signage to be detailed in the plans for the pattern.
6. Provide additional erosion and sediment control practices, to include a concrete washout and a stabilized construction entrance.
7. Details of signage which is to conform to Town of Gates standards.

Ken Martin ...seconded.      In Favor...Aye                      Opposed...None

**MOTION PASSED: PRELIMINARY & FINAL SITE PLAN APPROVED**

-----

Chairman Juan Ruiz motioned to **Adjourn the meeting**

Brandon Stuhler ...seconded.      All in Favor...Aye                      Opposed...None

The meeting was ADJOURNED at 7:50PM

Respectfully submitted,  
Lily Alberto  
Recording Secretary