

Chairman Martin asked if the applicant was present?

John Sciarabba, Land Tech here for Tucker Velpec, who had a conflict. This site is on the southside of FedEx Way, it's well drained and has access to public sewer and water. The existing building is 6,000 square foot commercial building and this will be a duplicate 7,000 square foot building adjacent to it. This will be a commercial building with 2 rear garage doors, hooked to public water, gas, electric, and sanitary sewer. This project has been before the board in the past and they have been working closely with the town engineer trying to figure out how to mitigate some of the increased in pervious areas and with the parking lot in the new area. He believes they have come with a bio-swale to control some of the runoff. The plan has essentially remained unchanged since the start. Mike Presit the developer/contractor has samples to show. The building to be 70x100 with a 14-foot eve height with another e8-foot to the peak all metal with wood façade. Mike showed samples, colors are to match the existing building.

Mr. Sciarabba added the project meets all the zoning requirements.

Mr. Argenta clarified when speaking of matching, it means matching the existing building? He also asked if there were elevations?

Mr. Sciarabba replied, Yes and did show elevations.

Chairman Martin asked if there was a lighting plan?

Mr. Sciarabba replied on Site Plan #4 & 5. Wall packs over the doors, one wall pack on the eastside, not on the westside, trying to keep it a bit darker for the neighbor and then three wall packs on the rear.

Side Table

Mr. Minster, all good

Mr. Ritchie, they have submitted reports and has no more engineering comments.

Supervisor Giunta, all good

Mr. Ruiz, none

Open to Public

None

Executive Session 7:39-7:41

Chairman Martin motioned the Board declares a negative declaration of environmental significance and no further SEQR action is required.

Brandon Stuhler...second

All in Favor...Aye

Opposed.... None

MOTION PASSED: NEG. DEC.

Chairman Martin motioned to **GRANT Preliminary & Final Site Plan Approval of 135 FedEx Way Storage Facility** located at **135 FedEx Way** in a **General Industrial District** with the following conditions:

- All conditions of the Preliminary Site approval are to be incorporated into the Final Plan.
- The Fire Marshal must review and approve the Site Plans before the signature of the Planning Board Chairman.
- All regulatory agency stamps of approval, including from the Fire Marshal, must be affixed to the Final Plan prior to the Planning Board Chairman's signature.
- A letter of credit, sufficient to cover drainage and landscaping along with certified as-builts, must be submitted to the Director of Public Works.
- The building must be constructed according to the renderings and building samples presented to the Planning Board.
- All comments from the New York State Department of Transportation must be incorporated into the Final Plan.
- The Applicant must 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 Department of Public Works.
- The applicant must submit the Final Site Review Fee to the Town of Gates prior to the Planning Board Chairman's signature on the Final Plan.
- Building elevations and materials must adhere to the approved specifications.
- No outside storage of vehicles and/or materials will be permitted on the property.
- Compliance with conditions set by the Monroe County Department of Planning and Development is required.
- The drainage report must be incorporated into the Final Plan.
- All necessary easement agreements must be reviewed and approved by the Town Attorney.
- A detailed lighting plan must with catalogs and photometrics must be included in the Final Plan.

Joe Argenta...seconded.

In Favor...Aye

Opposed...None

MOTION PASSED: PRELIMINARY & FINAL SITE PLAN APPROVED

Parc West

Preliminary Site Plan Approval

Owner: Daniel Thomas (Taouk Development LLC)

Engineer: LandTech Surveying & Planning PLLC

Location: 4280 Manitou Rd (Previously 4610-4660 Lyell Rd. & 2480-2484 Manitou Rd)

District: Incentive Zone

Chairman Martin asked if the applicant was present?

John Sciarabba, LandTech representing Dan Thomas (Taouk Development) this project was conceptually presented to the board in 2025. This parcel has a long history located at the corner of Lyell Rd and Manitou Rd. It's nine acres in size and was zoned residential. They worked over 2024 and 2025 with the town board and the neighbors and received Incentive Zoning on January 6, 2025 to allow this development.

Mr. Sciarabba showed a rendering that he had originally show the town board which was just a concept and from the beginning and joked that concepts are just that, concepts and once you really get working on the project there are many changes made. In the year period and working on the design and meeting requirements, looking at codes as well an environmental factor, the slop of the property, the wetlands, the access to sanitary sewer, the plan evolves. The rezoning allowed this project to have up to 75-units which they could not obtain putting pen to paper. So, this present plan has 71-units. He refamiliarized the board with some of the factors they have had to overcome and work with on this project and the approvals they have received from appropriate offices including the state, the county, the town, town engineer and neighbors, particularly with the four directly impacted and deeding them 40-foot of land which extend their rear yards (**heavy green in rendering shows**)

Out of the 9 1/2-acres only 6 are developable. No access to sewer, unit counts, the cost of this project has gone astronomical, but if you look at what Mr. Thomas has built, he has a reputation of building a nice product as he has in Ogden, Gates and Chili. He displayed a rendering and added this is not a subsidized project, it's market rate. Mr. Thomas wants to clean up this corner. "It's a gateway to Gates" coming from Ogden and it needs something. Mr. Thomas owns several properties right on Manitou Rd. and drives by this site every day. It's a challenge, but they are asking for preliminary approval in hopes of continuing to work with the town, town engineers and the neighbors will be successful. The units are well set out, there are two access points, which the Fire Marshall has taken a close look at to make sure they meet the requirements. Private road, private sewer, the Town of Gates will not plow or maintain or touch on this site it'll all be privately held.

They are looking for inputs and comments from the board, town engineer and residents. They feel they have done a good job with the comments and concerns they had already received.

Mr. Stuhler, the board is a bit concerned with the access points (**used rendering to show**) possibly move them back to the original plan

Mr. Sciarabba did go back and looked at all the emails going back and forth with Rick and Mike and are all trying to figure out why because there are several factors taking place.

Chairman Martin discussed moving the access roads possibly moving it more east

Mr. Stuhler added it being a steep incline is a concern as well.

Mr. Sciarabba can look into better grading to create a larger, flatter slope. He recognized the road concerns, but feels in every design there are "choke points" challenges. He added safety is paramount and although the county was ok, understands the town is local and has concerns and are the ones looking out for their people. They have looked at other layouts which result in a reduction in units and that is very difficult at this level. He will look at it further and work with the town.

Chairman Martin clarified these are 2-story town homes?

Mr. Sciarabba, yes and (**showed the renderings**) it is consistent with what was shown to the Town Board, very residential, this is the same project that was built in Chili. Each unit has a garage with extra parking along with visitor parking space.
He will bring samples of the material used at next meeting.

Mr. Argenta the elevations should be attached to the Final Plan as well.

Chairman Martin, at the proposed entrance, are they looking to replace the whole guardrail?

Mr. Sciarabba will work with DOT on how they want to terminate that. Mr. Thomas want to bolster that area, improving the landscape, some kind of signage, they will have a landscaping plan

Mr. Stuhler asked if this will be senior living or everyone including children?

Mr. Sciarabba, everyone and in looking at Mr. Thomas' other property, 26-unit on Manitou Rd. filled up within 6-months with mainly professionals, nurses and with the price range

Chairman Martin clarified the 40-feet given to the directly impacted neighbors and asked if there will fencing added or bushes. He also asked about the house on Manitou?

Mr. Sciarabba believes the neighbors prefer fencing. As for the house on Manitou hasn't known who the owner was, but was told it was sold and is looking for direction and how to handle it, possibly a fence.

Mr. Argenta asked if the four parcels will remain four separate parcels or turned into one?

Mr. Sciarabba it will be one

Attorney DiCaro the Agenda can **be AMENDED** to add Sub-division Approval

Chairman Martin asked if the town engineer had seen the stormwater plan?

Mr. Ritchie, John sent stormwater plan, but not a formal SWIPP, but will review once completed documents are received.

Mr. Argenta asked for a photometrics plan

Mr. Sciarabba it's residential, with no floodlights, possible pedestal lighting along the travel way. He will review with his client and make sure they are noted on the Final Plan.

Mr. Stuhler asked if there will be sidewalks

Mr. Sciarabba responded, no

Side Table

Mr. Randy, none

Mr. Ritchie, will continue conversation, but projects it to be good.

Attorney DiCaro added it was indicated that there is not a formal SWPPP and that typically the board does not grant approvals without it

Mr. Ritchie, not as of this afternoon, but the drainage calculations were sent over, but no the formal SWPPP

Attorney DiCaro it's just that typically the board does not grant approvals without it being submitted. It's not a problem when they return it will be a triple-header.

Supervisor Giunta, none

Mr. Ruiz, none

Open to Public

Mike _____, 202 Queensland Dr. going back to the meeting when this was rezoned to multi-residential from single-family and appreciates the efforts they have done and deeding the 40-feet to the back of their properties, which gives him more opportunity to do what he wants inside of the fencing for more screening on his prospective. The reason they want the fencing is white pollution coming from the property, lights. He hadn't seen the renderings as of yet, but was brought to his attention the pump station is directly to his backyard. His concerns are if there are any issues where does it go, what about noise with the vent and also smell any type. Also, the buildings moved 90 degrees

Mr. Sciarabba appreciates Mikes comments who has been a constant participant throughout the whole process. They have tried to be sensitive with their wants, including giving them the 40-feet. The buildings are actually set 45-feet further from the new property line, beyond code. The pump station is not a leech field, it's underground lift station which will have required storage by Monroe County Health Dept. to include alarms and lights if there is a problem, which are internal to not bother people. It's a private duplex pump, they are not looking at negatively impacting anyone. From an engineering design it needs to be at the lowest point. They did rotate the buildings 90-degrees, they were hoping to keep the endcaps facing the neighbors, but it just did not work out

Chairman Martin asked Mr. Sciarabba if he could describe the pump station visually?

Mr. Sciarabba there will probably be two manhole covers, but if it's a concern with visibility they could screen it with landscaping. There will be an alarm package and a place for emergency mobile backup generator, but mainly manholes and an electrical panel.

Chairman Martin, assumes being underground there will not be much on noise

Mr. Stuhler asked how deep, 20?

Mr. Sciarabba, there's bedrock and everything else on this lot, so they can't go too deep. He thinks 8-feet.

Mr. Argenta, asked where the board on board fence will be along where?

Mr. Sciarabba (**used rendering to show**) that's the agreement they made with the neighbors, 40-foot and fence.

Mr. Stuhler asked if 8-feet will be enough for 71-units

Mr. Sciarabba there is considerable volume there. They will be working with Health Dept. and Town Engineer to get all the requirements.

Mr. Kettinger asked if there is a similar pump station at any other of the properties for the neighbors to possibly see?

Mr. Sciarabba they are very unobtrusive, not like the 1970's type. This is adjacent to a 6-foot fence, so it shouldn't be seen by the neighbors.

Chairman Martin the concern is if it fails, how will it effect the neighbors, could it overflow his yard?

Mr. Stuhler added, there are always two pumps and backup generators, so if one pump fails the other goes on. They are quite efficient. There is no smell, they are sealed up tight. He installs these things, so he is familiar with the system.

Mr. Sciarabba they will continue to work on those details

George _____, 198 Queensland Dr., he doesn't want smells either. There were discussions about Lyell Rd, but what about Manitou Rd., 4-6pm most night there is a backup at the light to Route 31, how bad will that be with the added traffic? Has DOT looked at it. #2. Mr. Thomas has given them a lot of stuff, but wants to know for sure it will be.

Mr. Sciarabba the plans have been sent to DOT who have no issues. We feel tenants will learn the traffic pattern.

John Frasier, 55 Pinto Run, he doesn't have anything for or against this, he just has some engineering questions. He is concern with the entrance on Manitou Rd (**used rendering to show**) it is a busy road and not easy. Also, the fence that will be put in, will the neighbors responsible for landscaping that area?

Chairman Martin, the part that is deeded to them will be their responsibility to do with what they want.

Mr. Frasier asked, the drainage goes to wetlands will there be a ditch that goes through the buffer zone?

Mr. Stuhler commented it's a retaining pond

Mr. Frasier commented they'll need a permit from the DOT

Town Engineer Mr. Ritchie explained it will be mostly underground, there is currently a ditch. They will not be going into the wetland with it. He continued to explained the process

Mr. Frasier continued with comments on the sewer which open further dialogue with the board.

Mr. Ritchie added they have reconfigured their design to meet the concerns throughout the process.

Mr. Sciarabba appreciates Mr. Frasier's comments from an engineering back ground. He addressed the comments and concerns made by Mr. Frasier.

Mr. Stuhler asked how far is it from the pump station to the park?

Mr. Sciarabba, 1400ft.

Executive Session 8:38-3:42

Chairman Martin motioned to **TABLE Subdivision & Preliminary Site Plan Approval for Parc West** located at **4280 Manitou Rd** (Previously 4610-4660 Lyell Rd. & 2480-2484 Manitou Rd) An Incentive Zone.

Brandon Stuhler ...seconded. In Favor...Aye Opposed...None

MOTION PASSED: SUBDIVISION & Preliminary Site Plan TABLED

Acting Chairman Martin motioned to **Adjourn the meeting**

Kirk Kettinger motioned...
Brandon Stuhler seconded. All in Favor...Aye Opposed...None

The meeting was ADJOURNED at 8:45PM

Respectfully submitted,
Lily Alberto
Recording Secretary