

The Town of Gates **Planning Board** held a Public Hearing for one (1) Tabled Item on Tuesday, May 26, 2026 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd. beginning at 7:30PM.

MEMBERS PRESENT:

Ken Martin	Chairman
Brandon Stuhler	
Angelo Ciresi	

John DiCaro	Town Attorney
Randy Minster	Superintendent of Public Works
Mike Ritchie	Costich Engineering, P.E
Cosmo Giunta	Town Supervisor

ABSENT:

Joseph Argenta	
Kirk Kettinger	
Juan Ruiz	Alternate

Chairman Ken Martin called the meeting to order at 7:31 PM and began with the Pledge of Allegiance and a Moment of Silent Prayer.

Parc West

Sub-division, Preliminary & Final 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 Ken Martin asked if the applicant was present?

John Sciarabba, LandTech representing the application. He had (**renderings to show**) everyone. They were here in February (2026) for a Public Hearing and went through several Engineering comments at that time and there were a couple of challenges the board identified. The following day he took the time and wrote the Planning Board a letter detailing the issues that were outstanding and then meet with town staff to go over the concerns and appreciates that time they took. Also, during that time, they continued to work with Monroe County Pure Waters which is in charge of the sewer and made a lot of headway with them. As the Board knows, there was a capacity issue going to the adjacent property so they are pumping about 1400 feet further to the east and working through the final details with them.

Another concern was the access onto Lyell Rd. which was a main conversation of that meeting. Discussing how they could impact or decrease the impact of that access point. To that end, the current plan shows a **One-Way In, One-Way Out** Access Point with a Median to promote traffic only coming in and only going out to the right, towards the light. They also flatten out the road at that section, taking a good look at the grading to make it a safer access point.

That was the major part of the conversation of that meeting, along with a lengthy letter from the Town Engineer with new comments related to the project, which he reviewed in detail. He also doesn't see any show stoppers with the letter he received today (5-26-2026) they're all general comments as they move into the construction phase, making sure the NOI is submitted and the SWIPP is in place and the final signatures to the plans that they're hoping to route pending final approval.

He was ready to address any questions on the project having been through these numerous times.

Chairman Ken Martin, based on stepping forward with construction, asked if they will they tackle a certain portion of the project or all at once or maybe two buildings at a time?

Mr. Sciarabba, the construction sequence they have to go by and the town engineer will confirm has a lot to do with the stormwater management entities that have to go in, so that will be first and foremost and then thinks they will promote but, haven't decided yet on two (2) to four (4) buildings and then it goes into the bank. The bank is really a partner in this, so they want to see good traction, so they can't overextend themselves with bank loans as that goes through. They are going to want to move quickly into construction when that does start, it may not start tomorrow, but when it goes they're going to be at task to move through rather quickly and that includes the off-site work that they have to do as well, so his vision is that it could be like a quarter, a quarter, a quarter as they move through the eight (8) buildings. A lot of the mass grading will happen first, just to clarify.

Chairman Ken Martin in regards to the phasing work, asked, what the plan was for the staging area, is there something designated for that or is it going to be all the site?

Mr. Sciarabba will need to check the plan, but usually they have the washout area, a temporary hall road to Town and County standards. This is a County Road so they have typical details to make sure the road clean and swept. Once the project has a SWIPP, their goal is to get this vegetated as soon as possible, get the pond in, the grading done, vegetate and get under that five (5) acres of disturbance as soon as possible and he thinks that will go a long way.

Mr. Stuhler, the last time, it was said the Pump Station would be eight (8) feet and now it's fifteen (15), he asked if it's a Pump Grinder?

Mr. Sciarabba, yes, it is.

Mr. Stuhler asked if they are putting some sort of concrete?

Mr. Sciarabba the detail was shown on the manhole cover page. There will be a concrete area around the barrel and also a tank to the east.

Mr. Stuhler, confirmed it's just going to be 6-foot by 6-foot for the pump Station and then a 4 by 4 for the other one.

Mr. Sciarabba, Correct, and they'll have all the required storage emergency backup lines associated.

Mr. Stuhler asked if any type of vegetation could be applied to kind of block around that?

Mr. Sciarabba yes, they have the 6-foot fence that goes along the property line, but if the board feels they need to add arborvitaes, they have no problem doing that in that area right.

Mr. Stuhler, would like to see that happen, then asked if there is a warning light?

Mr. Sciarabba replied, yes.

Mr. Stuhler, that way if it doesn't flash, the arborvitaes is something that will kind of hold that.

Mr. Sciarabba replied, not a problem.

Chairman Ken Martin asked regarding the design of the buildings themselves, what are they looking as far as material?

Dan Thomas, it'll be basically a wood frame building, concrete foundation probably solid poured foundation, stick built, a lot of people do the panelized building but they mostly do stick built, vinyl siding, smart trim exterior they tend to use cedar shades, vinyl windows (grid), right now are white, but possibly change to black.

Chairman Ken Martin asked what the backs look like, are they typically flat?

Mr. Thomas, the back has separate porch areas, so they're in and have a little area and they'll have fences and patios behind them so it'll be really nice.

Chairman Ken Martin asked about breaking the light in the back?

Mr. Thomas, they put a light in the back over the patio and it's on a, so if someone is going out to grill or something, they put the light on. The lights in front are usually dusk to dawn, it just helps out, it's like the lighting for the whole project for the most part, they tend to use the LEDs now they seem to be a lot nicer and cheaper to be honest.

Chairman Ken Martin asked if the fixtures they typically use, are dark sky compliant?

Mr. Thomas, yes and the garage doors tend to be a bit nicer for esthetic purposes. There will be lights over the garage doors. The renderings show them right above the garage door, but they have actually been putting the in the soffit, so it's almost like an LED can that goes over seems to be a little bit nicer.

Chairman Ken Martin, like a recess down light. He confirmed it's stick built and asked what is be done for separation?

Mr. Thomas replied, yes to stick built and they will use demising walls, especially with the new code 2026 code. It goes all the way up to the roof. He thought it could be (but not to quote him) a one-inch piece of drywall. He added the entire building gets sprinklered as well, so the fire suppression code everything gets sprinklered, the second floor on the top units that will get

chipcrete which is fire rated like the Portland cement that they put down to flames and heat. He was pretty sure there will be fire radiation dampers in the first floor.

Side table.

Mr. Minster, saw sidewalks in some of the photos and asked if that being proposed?

Mr. Sciarabba replied there will not be any sidewalks.

Mr. Ritchie, besides his comment letter had nothing else and like Mr. Sciarabba had said, they're tying off loose ends and doesn't think anything is a showstopper, but I'll coordinate with everyone to get everything addressed.

Mr. Sciarabba replied, he appreciates working together

Supervisor Giunta, his only comment was seeing the different color schemes (**renderings to show**) and asked if that's what will be incorporated in each different building?

Mr. Thomas, they tend to use different colors so, it doesn't look like an Army barracks.

Supervisor Giunta asked if the colors shown will be the colors used?

Mr. Thomas, the renderings are a couple years old so, whatever is in. They actually have a designer that helps them pick the colors and everything, including the finishes so, they tend to give them good advice on that.

Mr. Stuhler, assumed this will be all guard and no curb

Mr. Thomas agreed.

Mr. Ciresi asked when this project will be completed by?

Mr. Sciarabba, it's going to take a year to build, starting small about a year plus.

Chairman Ken Martin asked a year for the first two or four buildings or all the buildings?

Mr. Sciarabba replied, Completion, their goal is that when they start to do the clearing and putting the stormwater management ponds in and start with a couple buildings once they get traction with that, they will naturally have a construction schedule to move through the project. He thinks as courtesy to the neighbors, they probably want to start with the northern line and kind of move towards Lyell to keep those as a buffer as they move through. As we know the market dictates and with what Mr. Thomas has done down the street, has a list of people looking and waiting for this development so, they're very excited about moving through the final.

Chairman Ken Martin, this is a public hearing so, anyone with comments for or against the project please speak.

Open to Public

Michael Thomas, 202 Queensland Dr., just wanted to address some of the landscaping things, and looking at a detailed plan **(used renderings to show)** and looks nice, but asked if there is any way they could do something **(used renderings to show)** because he doesn't want to see the backlights if they're on because right now he see total darkness so, he doesn't want to see somebody 's backyard light and doesn't care if it's just to grill and go back in, but if they're out there doing something to have a light shining in his backyard which he's never had before. He knows there will be the fence, but he's just thinking if it's a little bit higher or even if it's their second story.

Mr. Thomas asked it had been said in the past, he was planning on clearing all that property behind?

Michael Thomas, no **(used renderings to show)** the areas he was referring to. He just doesn't want to see any additional light he doesn't see currently. He was going to wait till they reviewed the property and then clear behind him, but then wanted to get going on some plantings of his own yard. They had talked about doing a walk-through of what trees to keep and what trees to not keep and asked if that is still on the table, because he wants is to try and keep as many trees as possible even if it's on the other side to block **(used renderings to show)** because he has a lot of scrub stuff **(used renderings to show)** it's a really good way to block it at a higher level, but wants to try and keep as much scrub stuff as he has **(used renderings to show)**.

Mr. Dan Thomas there are a lot of mature trees

Michael Thomas, **(used renderings)** to show more areas of trees to keep and others to be cut. The other thing he keeps bringing up is, the water issue and knows Mr. Sciarabba has said that they're going to do whatever you can to even improve it if there is, but right now the only one area that he sees even with all the rain we've had, that generally in that pond area which is probably the lowest point of the project, just wants to make sure that everything is still sloped away from their properties because right now that's the only place that has standing water on the whole property.

Also, the pump station, he understands it still has to be there, but if they could integrate some arborvitaes in that area which would block that a little more

So, that also brings him to the issue, if there is an issue with stormwater that does migrate to their property, if something happens to that pump station where the sewage migrates onto their property and knows everyone's talking about it would be handled, but just wants to make sure years down the future, everyone agrees now and then doesn't move as fast as we need to move for it to be cleaned up on their side as well and what's the incentive to clean up both side?

He also asked about the timing of when the fence would be put up, in the beginning of the project, as they are building or as they clearing or after clearing? He just wants to eliminate any migration of people going on and off the properties. He can see people going from his Queensland section cutting through to get to Lugia's to not have to walk on Manitou

Mr. Stuhler, even putting up a temporary 6-foot fence

Mr. Sciarabba replied Mike Thomas has been very consistent with his questions and they are aware of his issues and buffering has always been top of the list. The plans have shown a 40-foot buffer of vegetated areas of those adjacent neighbors which is going to be deeded to them for them to do what they wish, he suggests they leave it, as is, keep it as a buffer.

The lighting is going to be all residential in nature, so the subdivision going down the street except the cul-de-sac houses back up to houses so it's going to be the same lighting scheme and as Mr. Dan Thomas pointed out, there will be a light over the patio and if someone needs go out there, they would turn the light on and live their lives.

Also, as a member of the PB mentioned, for extra screening at the pump station, they have no problem doing that with arborvitaes. He also mentioned drainage and things like that, so drainage is always a concern. Town Engineers looked at it very closely and their stormwater management plan is very detailed in nature. Everything basically slopes from West to East and goes into the wetlands. They are pretty confident that they're not going to have any water migrating to the North and the plans do show that. They do not show any grading or disturbance off their site. The pump station is a pretty robust duplex system although, this is a private property and private pump station it's not dedicated to the town it's almost built to town specs it's very robust and if there's a failure and somehow sewage gets pumped and comes out of the ground somehow, that's a public health issue and is sure Mr. Dan Thomas will get a knock on his door by a higher power than us, but doesn't foresee that happening and the beautiful thing about that is that if there is a problem there's one entity and you're not dealing with 23 people that live over there so it'll be handled quickly and efficiently.

The timing of the fence, that leads to construction, as he mentioned earlier, they will stake for clearing, put up a construction fence which is a 2-foot fabric fence, that basically sets their limits of disturbance. That fence will be in place until the ground is stabilized. The fence will be installed prior to C of O if that is a contingent of approval for them on that. He couldn't really define a time better than that.

Chairman Ken Martin assumes the final fence to be completed afterwards just because of the level of grading, especially stuff that is right next to the actual property line.

Mr. Stuhler suggested, when they put up the silt fence, use the 4-inch red or orange border construction right behind it, to help deter anyone more from crossing it

Mr. Sciarabba agreed, no problem and he failed to point out, they'll go out and stake that line as far as setting that silt fence serves to mark that property line every 50 feet but likes the suggestion of the orange construction fence and assumes it'll be good for his client as well, so they'll do that.

Chairman Ken Martin just as a Peace of Mind, one of the reasons he asked about the lighting being dark sky compliant and reduce any kind of glare that would come off of that. Obviously, with lighting it's not going to reduce to absolutely nothing like it is currently, but to keep it to absolute minimum is best.

Mr. Mike Thomas asked about the potential of the arborvitaes on the southside of the fence behind building #5 & 6 (**used renderings to show**) he didn't want to speak for the others, but assumed all would want.

Eleni Christopoulos Grammaticus, 190 Queensland Dr. asked, if the road off Manitou (**used renderings to show**) could be moved farther from the residents? She knows there will be a fence and arborvitaes, but her house is right there and with heavy traffic, how will that be fair to her?

Mr. Stuhler, it's going to be too close to the corner it's already heavy traffic where they are there right now. They can't put it on the corner.

Mrs. Christopoulos Grammaticus they can move everything over and shift the road farther from these homes **(used renderings to show)**

Chairman Ken Martin, unfortunately with any property your property, my property, in the town every property has setbacks in a buildable area. With the limitations of this site, they have done their best to work with the town and work within the constraints of the site.

Mrs. Christopoulos Grammaticus, they have exhausted all options and they now have to put up with this road.

Chairman Ken Martin, the town and the board have actually had a lot of meetings with them going over different options. Obviously, as everyone knows, with the town, the whole goal is to create a space where they can build something like this and make it beneficial to the town and obviously keep safety and keep impact on neighbors to the minimum. The site will limit what they can and can not do.

Mrs. Christopoulos Grammaticus, added that's why the board shouldn't have agreed to this project because it's affecting the whole neighborhood that's been there for years. How will she be able to sell her house later? She trusts them and knows they will do a good job, but it makes no sense, who's going to buy a house with a road and high traffic. That's ten (10) families going in and out and their driveways are facing other residents. She knows they are going to do whatever they want at the end of the day but, feels this is not fair to the residents.

Chairman Ken Martin, understands her concerns and again like he said earlier, they have exhausted all the options.

Town Engineer, Mike Ritchie added, in a large part what dictated the location of that driveway with the DOT with sight distance and trying to maximize the distance from the intersection so, sliding that driveway closer to Lyell, would be shortening that distance and making it a less safe access.

Mrs. Christopoulos Grammaticus doesn't understand how this has been approved.

Mrs. Christopoulos Grammaticus added, for the record this has not been approved yet, which is the point of the meeting.

Mrs. Christopoulos Grammaticus understands, she has been to every meeting the past two (2) years, and also wants it over with.

Chairman Ken Martin, like with any other project, they do their due diligence to make sure that the impact on neighbors is as minimal as possible at the same time, not wanting to limit what property owners and developers can do with the property in the town. It's a fine balance between allowing as much as we can for the town to grow, without obviously like she said, driving

property down, so people don't buy houses anymore. He understands the concerns and again that's part of the reason for these meetings, to find the balance, find something that works for the property owner or the developer and also the neighbors.

Mrs. Christopoulos Grammaticus understands and asked if there has already been a traffic study completed for Manito Rd?

Chairman Ken Martin believes so, they have one set there and that was also part of the reason for some of the other meetings, was like the residents, they were also worried about the entrance onto Lyell. The Manitou one, they looked at moving that one, but again, when it comes to safety pulling that north kind of reduced the danger on Manitou, but also just based on comments from the public, Manitou tends to back during rush hour all the time, so when you have people that are trying to get to their residents inside this part and getting out of it then there would be issues on Manitou as well.

Mr. Stuhler likes the way they did Lyell Rd., One-Way In, One-Way Out.

Mrs. Christopoulos Grammaticus could they do the same thing on Manitou?

Chairman Ken Martin, unfortunately they can't there.

Mrs. Christopoulos Grammaticus no one is thinking of the residents and doesn't understand how that's getting missed. Her house and the people next to her are going to have a road going in.

Mr. Stuhler, it could have been something else, like an industry right there and have a gigantic parking lot with tractor trailers.

Mrs. Christopoulos Grammaticus, but she's asking for them to something about this

Town Engineer, Mike Ritchie, in the most recent plans they updated the amount of landscaping along that North line, maybe requesting that be beefed up a little bit more. He thinks they show about four (4) Pines and about sixteen (16) arborvitaes. That could be a compromise.

Mrs. Christopoulos Grammaticus, if they could so that, right now there's a gaping hole. She doesn't know what's going on if it's between the new neighbor or them, trees have fallen into her yard and she has cleaned them up herself and now there's a gaping hole. She was expecting someone to go by and take a look since the neighbor behind her told her that.

Mr. Stuhler pointed out to remember, when they clear the site they're going to be clearing up all that

Mrs. Christopoulos Grammaticus added they have already been there once and cut some trees back, but just doesn't know what's going on and looking for some insight.

Supervisor Giunta believes, they did that as a courtesy because trees had fallen

Mrs. Christopoulos Grammaticus, but they were his trees, should she have just let them there on her property the whole time, she was confused.

Supervisor Giunta was trying to explain that Dan was just cleaning up some of the stuff that had fallen as a courtesy.....He will clear everything once they get approved. He also asked her if she had any damages from the fallen trees?

Mrs. Christopoulos Grammaticus replied, No, but there is the gapping hole and they had to cut the trees themselves

Mr. Stuhler asked her if there were no plans for that whole corner and all the trees fell into her yard and no one knew who owned the property or no one owns it

Mrs. Christopoulos Grammaticus replied that's happened before and she tried to send a letter to the previous owner, but he ignored it so, she thought the relationship was better now.

Mr. Stuhler, Mr. Dan Thomas has committed to cleaning some stuff and believes he will.

Chairman Ken Martin he explained, if something like this was to happen and she cannot get a hold of the property owner or doesn't have a way to communicate with the property owner, she can certainly contact the Town, directly to the Building Department and or even the Code Enforcement Department and put in a complaint with them. There is also a link on the Town Web page to digitally list issues and someone will get back to her with a phone call directly. The Town does have Codes to protect residents from neighbors' trees and dangerous trees that lean over property lines, so he would say that would be the correct path forward from now on. He is sorry they fell on her property and understands it's not great for anyone, especially if you have a manicured lawn and something falls like that, you don't want your property to be destroyed because of someone else's.

Mrs. Christopoulos Grammaticus asked if anyone is aware of the trees that have fallen on the water, she can't remove those herself

Supervisor Giunta, yes, they are aware

Mrs. Christopoulos Grammaticus doesn't want to cause problems and thinks the work that they're doing is beautiful, that's not the concern but, just is asking to be conscious of the residential homes that are there and know they're going to be introducing all this noise and traffic and guesses everyone is OK with that and it doesn't matter about the residents so she's done and doesn't have any other comments.

Mr. Stuhler, the Town of Gates does have noise ordinance that is also for construction. It's from a certain time to a certain time. They can't be working super late disturbing.

Mr. Sciarabba, just to touch base on several comments. They understand it's been a long process for the neighbors and they started this back in 2003 and went through an incentive rezoning process and thinks if the board looks back at this plan, it is generally consistent with what the Town rezoned back then.

They will continue to work in the neighborhood. Mr. Dan Thomas has proven time and time again of his willingness to help. The houses that were there, were raised and taken away at his cost before he even owned the property.

He goes and tries to do what he can, but he can't actively go to the site because they don't have a building permit or anything so, they can't mobilize in good faith to do any work out there so, the little thing he did was just to try to keep everyone calm as they go through this process.

Mr. Ritchie did a good job that they access to Manitou Rd and both Lyell Rd are controlled by Monroe County DOT and they've been reviewed and approved in those locations.

So, they'll just have to keep going and work with the neighbors like Dan said tonight to Mike Thomas, they'll walk the property line and take selected trees out or dead trees that are laying halfway in his property and they can pull those out when they have equipment mobilized. They appreciate everyone's time and asked them to bear with them.

Jane Jaksitis, 198 Queensland Dr. just wanted to echo what Mike said with keeping as much shrubbery and protection on that one strip that goes right behind their house which is the one that you were showing here **(used renderings to show)**.

She is a little worried about the construction noise, they have a dog that goes into panic attacks when there's noises and has never had something built to this magnitude right next to her so, she doesn't know how much noise it's going to be and how much buffer there will be and how loud will it get.

Mr. Stuhler there's a pretty good buffer of woods there. He works construction and is a heavy equipment operator. The first week just moving in equipment will be the loudest and then once in a while they may hear the nail guns, but they've got a good buffer of woods right there so, that's going to block a lot of that noise.

Ms. Jaksitis asked, the shrubbery that's going up to help protect, will it be going up before the construction?

Mr. Stuhler they are going to have to go through and clear what needs to stay and what needs to go. You really don't want to plant any shrubbery until everything 's set in stone and the buildings are up and the landscaping goes in, they would want to keep the shrubbery and everything to the last so it doesn't get ruined from everything else.

Gus Grammaticus, Queensland Dr., when they met with Supervisor Giunta a while back, they were told 25- feet from the property line and that there would be berm, trees/fence to avoid any lights and so forth and it was all agreed. Again, if you hear Manito Rd. there's lots of noise, so he asked if there could be a speed bump or something put in place so if somebody lives in here **(used renderings to show)** can hear people driving 100-mph especially at night.

Chairman Ken Martin understands what he is saying, but feels he radius of that curve itself is going to limit the speed at which anybody can actually enter the property. He also pointed out the rendering image shown isn't quite up to date, but based on their current landscape plan that he has in front of him here has shrubbery all along that north side **(used renderings to show)** there and into the crooked corner where there will be larger trees planted there.

Mr. Grammaticus asked about the 60-foot gap.

Chairman Ken Martin clarifies it's 60-feet to the actual building.

Mr. Sciarabba **(used renderings to show)** There is there's 21.4 feet from the edge of gutter to the property line along this road driveway that comes in. As the chairman pointed out they are having a 6-foot vinyl fence that's running along the length of the property line and that will be a significant impediment to sound and light also, looking at the current landscape plan they have added numerous trees and vegetation as additional buffering. The berm, everyone loves the word berm, if you look at the grading plan closely it's actually forming Swale to take water and divert it down that area and so putting a berm anywhere in that location would be a negative impact not only on their project, but the neighbors as well. So, that is why they're not doing a berm. It was mentioned, building number #5 is 40 feet from the property line and building #6, which is the eastern most building is 70-feet from the property line.

Mr. Grammaticus added they were told 25-feet not 21.4

Mr. Sciarabba, so 25-feet at one point in the project or maybe conceptually or during rezoning was shown, but obviously things change a little as they get into engineering. The roads change and reminded them that this is a 26-foot Private Drive, not maintained by the Town, but built basically the Town specs and the Fire Marshall has input on that. He also pointed out, being 57 years old and doing this career for 30-years, this is the first time a client of his had given property to a private Entity, it's a very unique situation.

Mrs. Christopoulos Grammaticus commented it wasn't given to all the residents, only two residents, she wasn't given property

Chairman Ken Martin directed that People talking speaking out from their seats needed to go to the podium, speak one at a time, directing questions and comments to the board.

Mr. Grammaticus, his neighbor received 40-feet he was told at least 25 and asked why they couldn't get more than 25 they said they couldn't do it, but commit to 25 and now it's changing to less than 25 feet based on plans. Cosmo was there, the board of investors. It was all agreed to

Chairman Ken Martin confirmed his address being 192 (it was) and he was scaling off the drawing and is actually appears to be more, it's this well over the 25-feet plus that corner radius actually pulls it back even further from the 21.

Mr. Sciarabba explained what the chairman was talking about **(used renderings to show)** it's 25 in one area, 21.4 in another and even more at the corner.

Mr. Grammaticus was ok with the explanation.

Mr. Stuhler asked where will they actually put then construction entrance, on Lyell?

Mr. Sciarabba they are not fully vetted on that and if the board has an opinion they're willing to go either way. He thought, to possibly build the north line first, to create a buffer with the buildings as the project moves forward that would be the first to be completed, but they're open to any suggestions or contingencies.

Mr. Stuhler thinks they should hold your main construction entrance on Lyell. They could have an entrance on Manitou, but use that sparingly, maybe construction vehicles just coming in that way, but have exit at Lyell.

Mr. Sciarabba appreciated that point and will hold to that for the pre-con meeting and make sure they go that direction.

Supervisor Giunta asked, if they do start North first, would they start planting stuff sooner rather than later?

Mr. Sciarabba there is two (2) ways to look at it so, it's a really good question. If they put those buildings along the north property line (area that wants to be buffered), the sooner those buildings are in, the buildings themselves are going to buffer the neighbors, then that whole area of the rear yards will be vegetated, the fence will be up, the shrubs in front of the lift station will be in and that will get to be the new normal, sooner than later. If they start on the Lyell Rd side and work their way towards the north then the neighbors are going to be exposed to construction and lighting until those buildings get that built.

Chairman Ken Martin asked if there was an updated drawing that showed the landscaping plan because the current one shows almost nothing and it's black and white.

Mr. Sciarabba **(used renderings to show)** plantings, pines, and the fence and mentioned a PB member suggested more arborvitaes in front of the lift station which they can do. Also, there is landscaping throughout the project, but this was the area that was understood had issues.

Chairman Ken Martin wanted to make clear the renderings were not complete in showing all.

Josh Osgood, 29 Sun Grove Lane had two (2) questions for the Town. One, at the town board meeting last month there were some residents that talked about sewage backup. It is not in this part of town, more northeast, but at that meeting it was mentioned that Pure Waters is responsible for sewage and in the case, with their properties, Pure Waters had supposedly irresponsibly allowed for hook up to the sewage despite knowing it was over capacity so, when he heard that there were capacity issues with this area, in adjacent properties, (he thought he heard that) the peak right here, so he wanted to know if the town feels like the mitigation done in this case is sufficient and the town is cool with that and have given it some real thought?

Town Engineer Mr. Ritchie, knows they presented this years ago and they initially wanted to tie in much closer and much cheaper and they work with Pure Waters and said No there's no capacity so, he thinks they've done their due diligence and they are spending a lot of money to ensure that they can get sewage where Pure Waters is happy with it. The Town of Gates doesn't run the sewer for this area so, it's Pure Water 's responsibility that it's conveyed where it needs to go and thinks they're somewhere around 3000 feet between force and gravity sewer to get it where Pure Waters deems it acceptable and if they do, believes the Town will be OK with it.

Supervisor Giunta added they won't be connecting any storm sewers to that either.

Mr. Osgood's second question, what he's hearing is, these properties value, may be impacted by the close road to the neighborhood adjacent, so he's wondering if the Town typically does a

reassessment of those properties after a development like this, to maybe reflect that impact and potentially give them some compensation in the form of a tax reduction from that?

Mr. Stuhler, well we must remember, they are actually getting land.

Mr. Osgood, not all of them are

Mr. Stuhler, yes, but there's still people getting land, their taxes might go up because they're getting land, just the actual property is going to offset, what they think is going to be devaluing their property. Townhouses go up everywhere or houses everywhere and it doesn't really devalue anything.

Mr. Osgood, thanked for the reply, it was essentially what he was asking.

Chairman Ken Martin can't speak on timelines for assessments, but the Town does regular reassessments on schedule, but that would be something to call the Town Assessor and ask.

Chairman Ken Martin asked if anyone else wanted to speak? None
Hearing none, closed the Public Hearing

Executive session 8:24-8:26

Chairman Ken Martin before any motions are made, regarding the lights on the back of these buildings, for the patio spaces and for the second-floor verandas, just sort of clarification will they have a roof over them?

Mr. Dan Thomas replied, he believes so.

Chairman Ken Martin, if that's the case asked if they could use recessed lights there as well instead of something wild?

Mr. Stuhler that way takes care of all the lighting for the neighbors and everything.

Chairman Ken Martin then there wouldn't be any worry about LED glare or anything.

Mr. Sciarabba, thought that was very reasonable.

Chairman Ken Martin motioned this is an Unlisted Action and this board has determined this project will not have an adverse impact of the environment and will make a negative declaration and no further SEQR action is required, 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 Ken Martin motioned to **GRANT Sub-Division, Preliminary & Final Site Plan Approval of Parc West** located at **4280 Manitou Rd** in an **Incentive Zone District** with the following conditions:

- All mounted light fixtures to be dark sky compliant, with the added recessed cans.
- Increase landscaping in the outdoor spaces behind buildings #4 and #5 as well as the pump station for more landscaping buffer.
- 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 Superintendent 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 Site Plan.
- The Applicant must pay particular attention to the maintenance and cleanliness of the bordering roads and to the bordering properties during the construction phase, to the satisfaction of the Town's Department of Public Works.
- The applicant must submit (if not already done) the Final Site Review Fee to the Town of Gates prior to the Planning Board Chairman's signature on the Final Plan.
- No outside storage of vehicles and/or materials will be permitted on the property
- Compliance of with conditions set by 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.
- All signage is to conform to the Town of Gates standards.
- A detailed lighting plan must with catalogs and photometrics must be included in the Final Plan prior to the Planning Board Chairman's signature
- All comments from the Town Engineer must be incorporated into the Final Site Plan prior to the Planning Board Chairman's signature

Brandon Stuhler...seconded.

In Favor...Aye

Opposed...None

MOTION PASSED: SUB-DIVISION, PRELIMINARY & FINAL SITE PLAN APPROVED

Approval of April 27, 2026 Planning Board Minutes were **TABLED** for the June 22, 2026 meeting.

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

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

The meeting was ADJOURNED at 8:40PM

Respectfully submitted,
Lily Alberto
Recording Secretary