

The Town of Gates **Planning Board** held a Public Hearing for one (2) two Items on Monday, August 24, 2026 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd. beginning at 7:30PM.

MEMBERS PRESENT:

Ken Martin	Chairman
Kirk Kettinger	
Brandon Stuhler	
Angelo Ciresi	
Rick Campoli	

Steve Palmer	Deputy Town Attorney
Randy Minster	Superintendent of Public Works
Mike Ritchie	Costich Engineering, P.E
Cosmo Giunta	Town Supervisor

ABSENT:

Juan Ruiz	Alternate
Joseph Argenta	Alternate

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

Chairman Ken Martin motioned to approve the July 27, 2025 Planning Board Minutes as sent to the Board.

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

The Deputy Town Attorney, Steve Palmer verified that the Legal Notice was properly published as required by law.

St. Theodore's Catholic Church Preliminary & Final Subdivision Approval

Owner: **St. Theodore's Catholic Church**
Engineer: **Costich**
Location: **168 Spencerport Rd.**
District: **R-1-8 Residential One Family**

Chairman Ken Martin added, per the applicants request the application is to continue to be **TABLED** and moved to **Monday**, September 28, 2026.

This application is **TABLED**.

Gatewood Heights Subdivision Phase II, Section 4C Final Site Plan & Subdivision Approval

Owner: Arek Enterprises, Inc
Location: Geraldine Parkway & Kaye Park Terrace

Identifier: 119.06-1-1.111
Engineer: Marathon Engineering
District: R-1-11

Chairman Ken Martin asked if the applicant was present?

Pete Gorman, Marathon Engineering representing Arek Enterprises, Inc. with the project of Gatewood Heights Subdivision Phase II, Section 4C on Geraldine Parkway which originally received Preliminary overall Approval at the August 23, 2022 meeting as well as receiving Final approval for the first eight (8) lots.

This section will be completed under new ownership, Arek Enterprises and consists of eight (8) Single-Family lots at the Northwest corner of the overall subdivision and this is lots 32 through 38 and lots 41 on the subdivision map. The lots range in size from 12,000 square feet to 33,000 square feet construction and completion of the road will finalize the loop intended for Geraldine Parkway, which will make it easier for plowing and emergency vehicle response. New homes will all be connected to Public Water and sanitary services. The water main was installed at a much earlier section of the subdivisions so that work is already completed. The sanitary main installation will continue where section D left off about midway through the Geraldine Parkway section of the road. They have already received overall approval from the Health Department and have approval for the individual water services from the Monroe County Water Authority and they have submitted for Final Approval to the Monroe County Pure Waters and are waiting for final comments from them. The Stormwater Management Facility was constructed in part of section 4B, so that is already installed. The pond was designed in anticipation of these lots being built so, there are no modifications necessary.

The SWIPP and Storm Water Permit coverage will be transferred to Arek Enterprises prior to construction which is required by the DEC.

They did receive a comment letter from the Town Engineer which was pretty minor and have no issues addressing any of them and will coordinate with Mr. Ritchie.

The project requires no variances so, they are requesting final Subdivision Approval for the remaining 8 lots and happy to answer any questions or concerns.

Chairman Ken Martin clarified the lighting plan for the project will be similar to the rest of the subdivision with no alterations to lights or any added signage?

Mr. Gorman, no and street trees are in accordance with the Town standards.

Chairman Ken Martin asked if anyone on the board had questions? None

Side Table

Randy Minster, none

Town Engineer Mike Ritchie commented, not necessarily for the current developer, but for this project in general, the Town has been interacting with the previous developer on the last Phase

and there are outstanding items associated with that Phase, and requested that the Letter of Credit if the work isn't completed by the Previous Developer, that a **New** Letter of Credit be incorporated for those incomplete items like Street Trees and Final Stabilization and those types of items, but on behalf of the Town, we want to ensure that those items are completed, whether by the previous developer and have that completed before the Letter of Credit is posted or the Town has sufficient financial backing to ensure that this project is complete as it was originally approved.

Mr. Gorman, their preference would be for that Letter of Credit to be separate for obvious reasons and wouldn't want the current developer to be responsible for the work of the previous developer unless they get paid out of the previous Letter of Credit to complete that work and not out of their pocket for previous unfinished work.

Mr. Ritchie agrees as long as the old letter of credit can still stay in and remain open. He added, there have been requests from the previous developer to have their Letter of Credit closed, so it can be a little confusing, when there are two (2) separate developers' kind of working in the same area. He sees no reason to think the new developer will not do a good job. He just want to ensure the project gets completed the way it should.

Arek Bartoszewicki asked Mr. Ritchie if she could be sent a copy of whatever is not completed by the previous developer directly to her? She has already spoken with Marathon Engineering about this, but she would like to know ahead of time, before they start moving forward what the expectation is and what has been finished?

Mr. Ritchie, absolutely, he can provide essentially a punch list letter they provided to that developer. He added a lot of the big-ticket items have been completed, but it's the smaller stuff that get ignored, so he is happy to provide that.

Chairman Martin, clarified it wasn't something to make as a condition?

Mr. Ritchie, just a general comment, no need to make as a condition, just a reminder to the Board and the Town in general to make sure that everything gets done and the project is completed.

Supervisor Giunta, none

Open to Public

None

Executive Session

7:39pm-7:40pm

Chairman Ken Martin SEQR has already been previously done and is on record.

Chairman Ken Martin motioned to **GRANT Final Site Plan Approval and Final Subdivision Approval of Gatewood Heights Phase II, Section 4C in a Residential Zone District (R-1-11)** with the following conditions:

- All Conditions of the **Previously Approved Preliminary Site Plan** are to be Incorporated into the Final Site 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 **Second** (separate from the original) Letter of Credit, sufficient to cover drainage and landscaping along with certified as-builts, and all town owned dedicated infrastructure must be submitted to the Superintendent of Public Works.
- 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.
- Subdivision Approval must be Granted prior to the Planning Board Chairman's signature.
- 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.
- 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.

Brandon Stuhler ...seconded.

In Favor...Aye

Opposed...None

MOTION PASSED: FINAL SITE PLAN AND SUBDIVISION APPROVED

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

Kirk Kettinger seconded.

All in Favor...Aye

Opposed...None

The meeting was ADJOURNED at 7:46PM

Respectfully submitted,
Lily Alberto
Recording Secretary