

TOWN OF GATES  
PLANNING BOARD MINUTES  
JULY 22, 2019

The regular meeting of the Gates Planning Board was called to order at 7:30 PM by Chairman Wall.

PRESENT MEMBERS: M. Wall, Chairman; D. Chamberlain, T. May, J. Ruiz,  
K. Rappazzo, Dir. Of Public Works; L. Cordero, Councilman; M. Ritchie, Costich Engineering

ABSENT MEMBERS: J. Argenta, L. Sinnebox, G. Lillie, D. Schum, J. Wilkinson (Resigned)

The first matter on the agenda was approval of the May 28, 2019 and June 11, 2019 Planning Board Minutes. Ms. May made a motion to approve the minutes as received. Mr. Ruiz seconded the motion. All were in favor; **the motion carried.**

**GIZZI REAL ESTATE HOLDINGS, LLC**  
**OWNER: Gizzi Real Estate Holdings, LLC**  
**LOCATION: 3035 Buffalo Road**  
**ENGINEER: Schultz Associates**

**CONCEPT SITE PLAN APPROVAL**  
**Neighborhood Business (NB)**

Kris Schultz of Schultz Associates was here to speak about the project. Joe Gizzi was also present.

Mr. Schultz went on to say that what they would like to do is mirror the existing building next door. The new building will not have the same width as that of the east. One of the key things why they came this evening is because they need to go to the Zoning Board to get some relief from them before they can come jump in and do a full site plan.

The color plans are all the same. Key thing they wanted to talk about was the Shmeg's Building. They want to replace that building with a new building. Not many changes in the frontage. Stormwater will be out back.

Mr. Schultz went on to say they already have a storm sewer system in place. He also stated that they should have sufficient parking. He went on to say that this building will have the same use as the existing building to the east. This meeting is basically to get some feedback from the Planning Board before they go over to the Zoning Board.

Mr. Wall stated that the Code has been updated since the last building was built. Maximum Building Density allowed is 15% for the commercial District.

Ms. May had a concern about a large building on a small piece of land. She is concerned of the density. Is this a true representation of what the reality will be? She is concerned with the look of the building. Wants to make sure there will be landscaping. Mr. Shultz asked Ms. May what she thought of the existing building to the east. Ms. May replied that she likes the building. She does not like what it looks like behind the building. Looks like an alley. Need to do something to make it more appealing to the eye.

Mr. Shultz stated that one of the things that is a little different with this site is they are not as close to existing neighbors. He stated, if the board recalls, that they did do extensive landscaping on the south side of the building. And again they will be keeping with the same type of detail.

Ms. May asked about the back alley and if there is anything they can do with it. Mr. Shultz stated that they want to stripe it. No parking just room to get around the building.

Mr. Wall stated that looking at the plan, where the dumpster is in the back needs to mirror the other building. He understands that the building has to be a certain depth to have rentability but looking at the building to the east, it has foundation plantings. It does not look that they will be able to with this new building. Mr. Wall asked that they take a look at it.

Mr. Wall asked how the grades worked on the new property. Mr. Schultz stated very well. Very similar in elevation and grading to the existing building to the east.

Mr. Wall asked about the front of the building. There needs to be a safe means for the pedestrians to walk across the parking lot. The recently constructed building has the protection by the curb and sidewalk. The new building needs to have the same level of protection.

Mr. Wall asked about the rentability of the existing building. Mr. Joe Gizzi stated that they have two tenants going into the building to the east; a café and a dental office. They have been getting a lot of phone calls for rentals but they screen the tenants to make sure they will be long lasting. Mr. Gizzi talked about trying to fix the existing building but said the building is a mess. Shmeg's was asked to stay when the new building is built. They have not committed.

Mr. Wall stated that with the new building there seems to be a better blending of traffic flow between adjacent properties.

Mr. Rappazzo asked about the grades. He wanted to know what Mr. Schultz envisioned.

Mr. Ritchie stated that a comment letter was sent. With concept review, there is a lot to flush out yet.

Mr. Cordero wanted to know if they are moving the building back? Mr. Schultz stated that this was his initial attempt to do concept. This has not been sent to an architect yet.

Mr. Chamberlain stated that by keeping building flush with the existing building to the east, done away with access for delivering. Re-subbing the site. How are you getting around that?

Mr. Shultz stated that there will be a paved area in between.

At this point the board was declared in Executive Session.

After discussion among the Board Members, Mr. Wall stated that this was a Concept Review and that there will be no decision made.

Mr. Wall told Mr. Schultz that a letter would be sent out to them.

Mr. Wall made a motion to ADJOURN the meeting, Ms. May seconded the motion, all were in favor, the motion carried.

The meeting was ADJOURNED at 8:05 PM.

Respectfully submitted,

Linda M. Saraceni  
Recording Secretary