

LEGAL NOTICE
GATES PLANNING BOARD
September 24, 2018

NOTICE IS HEREBY GIVEN THAT ON MONDAY, SEPTEMBER 24, 2018 AT 7:30 PM, (Pre-agenda meeting 7:00) THERE WILL BE A PUBLIC HEARING OF THE PLANNING BOARD OF THE TOWN OF GATES TO BE HELD AT THE GATES COMMUNITY CENTER, 1605 BUFFALO ROAD. AT THIS TIME THE PLANNING BOARD SHALL HEAR THE FOLLOWING APPLICATIONS.

- 1) The application of Schlultz Associates, PC, as agent for Robert Marcello (Parkview Place, LLC) requesting Final Site Plan and Subdivision Approval for Parkview Place Subdivision – Section 2. This will consist of 34 lots in a (MR) Multi Family Residential Zoning District.

- 2) The application of DSB Engineers, as agent for Giuseppe Mellia, requesting Preliminary / Final Site Approval to construct a 2100 square foot building for neighborhood-business uses. This will be located at 810 Spencerport Road in a (NB) Neighborhood Business Zoning District.

- 3) The application of Robert Fitzgerald, P. E., as agent for Ray Trotta, requesting Concept Review to construct a 2200 square foot building and a 3500 square foot building. They will be located at 2222 and 2232 Lyell Avenue in a (GB) General Business Zoning District.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND. PLANS ARE ON FILE FOR THE ABOVE APPLICATIONS IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AND MAY BE REVIEWED BY THE PUBLIC DURING REGULAR BUSINESS HOURS.

Cosmo Giunta
Town Clerk
Town of Gates

TOWN OF GATES
PLANNING BOARD AGENDA
September 24, 2018

- 1) PARKVIEW PLACE SUBDIVISION – Section 2 FINAL SITE PLAN & SUBDIVISION APPROVAL
- OWNER: Parkview Place LLC- Multi-Family Residential (MR) Zone
Robert Marcello, President 34 Lots
- LOCATION: 3990 Lyell Road
- ENGINEER: Schultz Associates P.C.
- REFERENCES: None
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- 2) GIUSEPPE MELLIA – Commercial Building PRELIMINARY / FINAL SITE PLAN APPROVAL
- OWNER: Giuseppe Mellia Neighborhood Business (NB) Zone
LOCATION: 810 Spencerport Road 1 Lot
- ENGINEER: DSB Engineers
- REFERENCES: None
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- 3) LYELL AVENUE GATES DEVELOPMENT PRELIMINARY SITE PLAN & SUBDIVISION APPROVAL
- OWNER: Caliber Brokerage- General Business (GB) Zone
Matt Lester
- LOCATION: 2222 & 2232 Lyell Avenue
- ENGINEER: Robert Fitzgerald, P. E.
- REFERENCES: None



PLANNING BOARD APPLICATION

Application # 1

MEETING DATE

- 1. Name or Identifying Title Parkview Place, Section 2
- 2. Subdivider: If owner, so state; other so state:
 Name Parkview Place, LLC. Robert Marcello, President
 Address 150 Willow Ridge Trail, Rochester, NY 14624
 Telephone # 585-225-8513
- 3. Licensed Land Surveyor or Engineer:
 Name Schultz Associates P.C., Patrick Laber, P.E.
 Address 129 South Union Street, Spencerport, NY 14559
 Telephone # 585-349-3750
- 4. Location of proposed Subdivision 3990 Lvell Road
 Tax Acct. # 103.14-1-003.1 Number of Lots 34 Zoning MR
- 5. Easements or other restrictions on property, describe generally:
Condominium units
Typical utility easements for residential development
- 6. Names of abutting owners and owners directly across adjoining streets (include those in other towns)
see attached
- 7. Requested exceptions. The Planning Board is hereby requested to authorize the following exceptions to or waivers of its regulations governing subdivisions (attach list of such exceptions with the reason for each exception set forth):
None

The undersigned hereby requests approval by the Planning Board of the above identified Subdivision Plat.

Signature *[Signature]*
 Title President, Parkview Place, LLC
 Date 8/29/30

UBDIVISION ORDINANCE:

- Sketch Layout _____
- Preliminary Plat Review _____
- Final Plat Review xxxxxxxxxxxxxxxxxxxx

ZONING ORDINANCE:

- 3-Man Committee _____
- Pre-Application Sketch _____
- Preliminary Site Plan _____
- Approval _____
- Final Site Plan Approval _____

1104.
 Town of Gates
 Town Clerks Office
SEP 04 2018
 PAID
 Cash _____ check # _____

Note: This application is tentative. If upon review, your application and plans submitted do not comply with the requirements set forth in the Subdivision Ordinance, which case may be, you will not be placed on the agenda.



TOWN OF GATES
PLANNING BOARD

Application # 2
M.C.P.C. 239m 703
Date Sent _____
Received _____

APPLICATION for SITE DEVELOPMENT PLAN APPROVAL

Preliminary Date: 9/4/18 Final Date: 9/4/18 (Check appropriate box)

Name of proposed development 810 Spencerport Road

APPLICANT:

Name Giuseppe Milla
Address 351 Cedar Creek Rd
Rochester, NY 14624
Telephone 429-5410

Plans Prepared by:

Name DSB Engineers
Address 2394 Ridgeway Ave
Rochester, NY 14624
Telephone 271-5230

OWNER (if different):

Name Same
Address _____
Telephone _____

(If more than one owner, provide information for each)

Ownership intentions, i.e., purchase options 2100 sq. ft. building for
neighborhood business uses

Location of site 810 Spencerport Road

Tax map description:

Section 104 Block 09 Lot 4-88
Current zoning classification NB

State and Federal permits needed (list type and appropriate department):
NYS DOT For Driveway

Proposed use(s) of site 2100 sq. ft.
building for neighborhood
business

FEE \$ 650.00

Total site area (square feet or acres) 0.47 ac
Anticipated construction time 6 months
Will development be staged? No



APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Concept Date: _____ Preliminary Date: 9/4/18 Final Date: 3
(check appropriate box)

Name of proposed development Lycell Ave Gates Development - 2222 & 2232 Lycell Avenue

APPLICANT:

Name Ray Trotta
Address 277 Alexander St. Suite 210
Rochester, NY 14607
Telephone No. 585-703-6562
Fax No. N/A

PLANS PREPARED BY:

Name Robert Fitzgerald, P.E.
Address 277 Alexander Street Suite 210
Rochester, NY 14607
Telephone No. 585-281-9897
Fax No. N/A

OWNER (if different)

Name Caliber Brokerage - Matt Lester
Address 1657 East Ave
Rochester, NY 14610
Telephone No. 585-797-8877
Fax No. 585-454-4508

(if more than one owner, provide information for each)

Ownership intentions -i.e. purchase options Purchase Land, Remove Existing Structures
Build Two New Buildings In Their Place

Location of site 2222 & 2232 Lycell Avenue Gates, NY 14606

Tax map description: Section 104.15 Block 2 Lot 56.1 & 53.1
Current zoning classification General Business

State and Federal permits needed (list type and appropriate department):
NYS DOT - Right of Way Improvements, NYS DEC - Stormwater Improvements

Proposed use(s) of site Construction of A
3,500 Sq. Ft. Urgent Care And A 2,200
Sq. Ft. Quick Service Restaurant

Total site area (square feet or acres) 0.98 Acres
Anticipated construction time 6 Months
Will development be staged? No

FEE: \$ _____
12 sets of plans
12 sets of applications
8 sets to MC with referral
Note: plans and application
to be collated in sets