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Members Present: Mark Esposito (C), Joe Calandra (VC), Brittany Fumarola, Eric Gonzalez, David Smith

Members Absent:

City Representatives: Garret Wyckoff, James Rizzo, Danielle Salisbury

Petitioners: Julian Clark, Arthur Kerr, Carol Isnicker, Ed Keplinger, Michael Malda

Others:

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### **PLANNING BOARD AGENDA**

1. Board Chair Esposito called the meeting to order at approximately 7:00 PM
2. **Agenda Item 1:** Review and approval of the August 13<sup>th</sup>, 2024 meeting minutes
3. Board Member Fumarola made a motion to approve the August 13<sup>th</sup>, 2024 meeting minutes. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (5-0).
4. **Agenda Item 2:** Upcoming meeting dates: October 1st and November 5th.
5. Informational only, no action was taken.

### **OLD BUSINESS:**

### **NEW BUSINESS:**

6. **Agenda Item 3:** Subdivision Review (Final Plat – Major) of a request by BK Realty Development LLC for an approximately 46-unit townhome development on Gifford Road (Tax ID# 220.016-1-15).
7. **Agenda Item 4:** Site Plan Review of a request by BK Realty Development LLC for an approximately 46-unit townhome development on Gifford Road (Tax ID# 220.016-1-15).
8. Julian Clark (Project Engineer) came forward to provide a progress update on the project since preliminary plat approval was granted one month prior, and to answer questions from members of the Board. Arthur Kerr, developer, was also present to answer questions.
9. Board Chair Esposito asked if there were any comments from members of the public. No members of the public came forward.
10. Board Chair Esposito asked if there were any comments from the Department of Community and Economic Development.

11. Staff Comment:
12. *SEQR was previously completed for this project at the August 13<sup>th</sup> Planning Board meeting. A staff review memo was issued to the applicant on 8/26. There were only two minor items applicable to the final plat, both of which are listed as suggested conditions below. We recommend conditional approval of the Final Plat.*  
  
*The applicant is still working on addressing site plan related items and thus we recommend that site plan approval be tabled to allow for further revisions.*
13. Mr. Clark noted that the outstanding items for Final Plat had been addressed in the updated drawings he brought to the meeting.
14. Board Chair Esposito asked Mr. Wyckoff if the Department of Community and Economic Development still felt conditional approval was necessary with the aforementioned revisions already made.
15. Mr. Wyckoff stated that the Department of Community and Economic Development did not feel conditional approval was necessary now that the revisions were made.
16. Board Member Gonzalez made a motion to approve the Final Plat as presented for Agenda Item 3. It was seconded by Board Vice-Chair Calandra. A vote was taken and the motion was passed unanimously (5-0).
17. Board Vice-Chair Calandra made a motion to table Agenda Item 4. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (5-0).
18. **Agenda Item 5:** Site Plan Review of a request by Brew Team NY, LLC for a revision to a previously approved site plan for a project at 202-225 Erie Boulevard West.
19. Carol Isnicker, representing the applicant, came forward to present the project and answer questions from members of the Board.
20. Board Chair Esposito asked if there were any comments from members of the public. No members of the public came forward.
21. Board Chair Esposito asked if there were any comments from the Department of Community and Economic Development.
22. Staff Comment: *Applicant is seeking a revision to move a handful of employee parking spots to the left side of the project area. This is a relatively minor adjustment and aligns with the previously approved site plan otherwise. The Department of Community and Economic Development therefore recommends approving the proposed site plan revision.*
23. Board Vice-Chair Calandra asked that it be noted for the record that although he was in favor of approving the proposed site plan revision, he felt that the applicant should review their plans for deliveries to the site to confirm they had adequate space.

24. Board Vice-Chair Calandra made a motion to approve the proposed site plan revision for Agenda Item 4. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (5-0).
25. **Agenda Item 6:** Site Plan Review of a request of by Nascentia Health for a revision to a previously approved site plan for a project at 7900 Turin Road.
26. Ed Keplinger and Michael Malda, project architects, came forward to present the project and answer questions from members of the Board.
27. Board Chair Esposito asked if there were any comments from members of the public. No members of the public came forward.
28. Board Chair Esposito asked if there were any comments from the Department of Community and Economic Development.
29. Staff Comment: *Applicant is seeking revision based on advice from SHPO. The proposed revision moves previously approved building square footage from the primary building to new outbuildings, but otherwise is in alignment with the previously approved site plan. Proposed outbuildings will be on the rear of the building and have minimal visibility from the road. Therefore the Department of Community and Economic Development recommends approving the proposed revision.*
30. Board Chair Esposito called three times for any members of the public wishing to comment on the proposed subdivision. No members of the public came forward.
31. Board Vice-Chair Calandra made a motion to approve the proposed site plan revision as presented. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (5-0).
32. Board Vice-Chair Calandra made a motion to adjourn the meeting. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (5-0).
33. The meeting was adjourned at approximately 8:00 PM.