

TOWN OF GEDDES
PLANNING BOARD MEETING
MARCH 26, 2014

PRESENT: Chairman Bob Fanelli, Vince Bongio, George Panarites, Marty Kelley

IN ATTENDANCE: Ed Weber, Town Councilman; Mark Kolakowski, Zoning and Planning Committee; Bill Morse, Town Engineer

Meeting called to order at 7:00

MOTION: Vince Bongio moved to dispense with the reading of the February minutes and recommended that they be accepted as presented

SECOND: Marty Kelley ALL IN FAVOR

APPLICANT: Linda Fabian Goodrich, Dennis Goodrich
Fabian Property, 847 State Fair Blvd.

- subdivision of parcel @ 847 State Fair Blvd
- family land
- looking to keep in family
- purpose of subdivision is to protect interest
- area is residential and commercial
- family has held onto it and would like to keep the empty lot
- more than adequate for size
- Chairman Fanelli noted that State Fair Blvd is a County Rd so the plans would have to be submitted to city/county planning for their review
- requirements for utility and topography will be waived
- applicants must comply with all requirements of Town Attorney
- there will be a public hearing through the town

MOTION: Vince Bongio moved to approve the subdivision with stipulations mentioned

SECOND: Marty Kelley

George Panarites recused himself

MOTION PASSED

Chairman Fanelli will send a letter to the Town Board recommending approval of subdivision with stipulations mentioned. The applicant should contact the Town Attorney, Paul Curtin, to make sure that he has all the information they will need

APPLICANT: Paul Evak Jr., McDonalds, Owen Speulstra, Bohler Engineering

- McDonalds on Onondaga Blvd
- were here a few months ago..proposing a slightly different project

- remodeling the interior and exterior of the bldg
- new exterior will be stucco block
- relocate dumpster to back
- want a 24 hr service @ site to compete with other business that are 24 hr in area
- agreement from plaza to relocate parking spaces and repave
- proposing a 3rd drive-thru non full service window used for customers that are waiting for their orders to be completed.... Will result in faster customer service
- signage - getting variance

COMMENTS FROM BOARD:

- Chairman Fanelli said that new dumpster enclosure should be the same material as bldg. also well lit (include on plan)
- Vince Bongio said to stay within a one ft. candle projection of light at the property boundary lines
- Bill Morse noted that if they go to a 24 hr operation he will need a study for any increase in water usage
- Chairman Fanelli said that with modifications that the board is looking at McDonalds needs to make revisions and resubmit for final review. The Board need the revisions by April 20th for the April 30th meeting
- McDonalds need to distinctly identify on plans that the 3rd drive-thru is not intended to use for each car

APPLICANT FROM FEBRUARY MEETING: 505 Newcastle, public hearing will be @ April 8th Town Board meeting

NEW DISCUSSION: Bill Morse said that the Syracuse Transportation Council is looking for projects for improved pedestrian access. Some discussion about area around Western Lights (Hillside) or Wegmans. They will only be doing 3 projects in the Syracuse area

MOTION TO ADJORN: George Panarites
 SECOND: Marty Kelley ALL IN FAVOR
 Meeting adjourned at 7:45
 RSF/dlb



Debra L. Burns
 Town of Geddes
 Planning Board Secretary