

TOWN OF GEDDES
PLANNING BOARD MEETING
DECEMBER 28, 2016

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

IN ATTENDANCE: Dave Balcer, ZBA Chair

Meeting called to order at 7:00 pm

MOTION: George Panarites moved to dispense with the reading of the November minutes and recommended that they be accepted as presented.

SECOND: Marty Kelley ALL IN FAVOR MOTION PASSED

APPLICANT: Affordable Goods and Services 325 Bridge Street

- 7 or 8 items that applicant was correcting on plans from the last meeting
- Chairman Fanelli spoke to Peter Albrigo and was told everything seemed to be in order
- site map- square footage shown, septic tank, easement for overhead lines not recorded per Town Engineer, planters with slats, calculated additional parking for retail space, placement of sign, catch basins (2 needed to be added)
- storage shelter moved 5 feet
- siting plan added

Comments from board:

- Vince Bongio: all concerns were corrected, signing: square footage is correct
- Marty Kelley: no issues with project
- Stuart Spiegel and George Panarites: all good, no issues

MOTION: Stuart Spiegel moved to recommend approval of site plan

SECOND: Marty Kelley ALL IN FAVOR MOTION PASSED

Chairman Fanelli will write letter to the ZBA

APPLICANT: Byrne Dairy, Southeast corner of State Blvd and Bridge Street, Crucible site

- applicant has already gone in front of the Town Board and Zoning Board
- 1.45 acres subdividing from 62 acres
- was Crucible union hall, 6700 sq. ft. building, 234 ft along State Fair Blvd, 230 ft along Bridge St.

- special permit required through ZBA. 4,232 sq. ft. store, 92x46, 1.45 acres, zoned Industrial A, meet or exceed all Town of Geddes zoning laws, no variances that applicant is aware of.
- Vince Bongio: 25 ft setback, Industrial A should be 40 ft setback but ZBA didn't require any special setback
- Applicant having discussions with county DOT (jurisdiction over State Fair Blvd) and NYS DOT (jurisdiction over Bridge St). Applicant waiting for feedback from both
- parking requirement is 24 spaces, they have 27 spaces, all spaces are 10x20
- hours of operation: 365 days, 24/7
- signage: LED and dark sky
- need pedestrian access: waiting for DOT to give comments about sidewalks
- Crucible asked for 2 easements, will only use for maintenance vehicles
- Crucible will move the guard shack to other end, no timeframe as yet for movement
- plantings: 10 ft buffer required for gas station, at board direction applicant will do more plantings. It will be dictated by sidewalk
- Marty Kelley said it would be nice to have plantings and fencing along State Fair Blvd. and Bridge St.
- George Panarites asked about picnic tables and an ice cream window. Applicant said they will have picnic tables and an ice cream window open until 8pm
- George Panarites also asked about traffic control during the NYS Fair. Applicant will probably hire security guards like they do at their Oswego store during Harborfest
- curbing: George Panarites said that the town prefers granite
- Planning Board needs traffic study, they are waiting for DOT comments
- Stuart Spiegel asked about drainage. Applicant will tie into existing storm
- Marty Kelley said that only issue is relocation of guard shack by Crucible.
- Stuart Spiegel suggested that the board table the recommendation for subdivision until Byrne Dairy receives a letter from Crucible concerning the movement of the guard shack.
- Chairman Fanelli; board will need a copy of the lighting plan
- Stuart Spiegel; also need interior plan and landscaping plan
- Chairman Fanelli: everything else in order

MOTION TO ADJORN: Vince Bongio

SECOND: Marty Kelley ALL IN FAVOR MOTION PASSED

Meeting adjourned at 7:58

RSF/dlb



Debra L. Burns
Town of Geddes
Planning Board Secretary