

TOWN OF GEDDES
PLANNING BOARD MEETING
NOVEMBER 30, 2016

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

IN ATTENDANCE: Bill Morse, Town Engineer, Dave Balcer, Chairman Zoning Board of Appeals

Meeting called to order at 7:00pm

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

SECOND: Stuart Speigel ALL IN FAVOR MOTION PASSED

APPLICANT: Affordable Goods and Services, 325 Bridge St

- Vince Bongio- focus of applicant is on vehicle repair and sales, so it should not be an issue with special permit. Applicant needs to clarify what is on property. Board needs full size paper in proper scale, site placement
 - need location plan (overall location within the town)
 - applicant had full site plan with him and gave the plan to board members, location plan still needed
 - Marty Kelley- previous owner probably had vehicle maintenance permit so not a different use.
 - Chairman Fanelli- basically updating everything, have to look at bringing it up to current standards (codes)
 - Marty Kelley- No problems with business going in. proper paperwork is needed
 - Stuart Spiegel- He is ok with everything but have to stick with requirements
 - Bill Morse- applicant is adding a temporary structure. 30 ft by 65 ft structure. Chairman Fanelli asked how will the structure be "temporary". Dave Balcer said that if structure is up more than 6 months than it's not a temporary structure (building code). Chairman Fanelli added that the board may require a yearly inspection on the structure.
 - Vince Bongio- setbacks on side yard are 5 ft. Should be 10 ft. Applicant will shift to 10 ft
 - No dumpster on site- only regular trash pick-up is needed. Existing fence is ok
 - Stuart Spiegel- any fluid changes? potentially but incidental fluids, no bulk storage
 - Chairman Fanelli- looking at landscaping along Bridge St. Applicant will put low level bushes or planters. Also, they will have slats in the fence
 - Vince Bongio- list square footage on sheet. Parking spaces are fine for a vehicle repair and sales.
 - Stuart Spiegel- some blanks on EAF form. Re-sign and re-date form
 - George Panarites- asked about retail space. Applicant might rent space in yard. Would only be for storage, not retail.
- Bill Morse- overhead power line (back of property). Should be an easement for it. Show easement on drawing. Show location of septic tank. Applicant will show vent. There are 3 catch basins that should be shown on drawing.
- Bill Morse- corrections on EAF. #13A should be "yes", 13B should be "no", #11 should be "no", and #20 should be "yes"
 - Vince Bongio- 4x8 sign. Industrial A can put up a 105 sq.ft. sign. Show where sign is located on the drawing. Down lighting on sign
 - Applicant's goal is to be back for the December meeting.
 - place everything on larger main drawing (all inclusive)

DISCUSSION: Byrne Dairy is another project which will be coming in December. The location is State Fair Blvd and Bridge St

MOTION TO ADJORN: Stuart Spiegel
SECOND: Marty Kelley ALL IN FAVOR

MOTION PASSED

Meeting adjourned at 8:00
RSF/dlb

A handwritten signature in cursive script that reads "Debra L. Burns". The signature is written in dark ink and is positioned above the printed name.

Debra L. Burns
Town of Geddes
Planning Board Meeting