

DRAFT

TOWN OF GEDDES  
PLANNING BOARD MEETING

APRIL 26, 2017

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

ABSENT: Vince Bongio

IN ATTENDANCE: Susan LaFex, Bill Morse, Scott Cerio; Cerio Law Firm

Meeting called to order at 7:00 pm

Motion: George Panarites moved to dispense with the reading of the March minutes and recommended that they be accepted as presented SECOND: Stuart Spiegel ALL IN FAVOR MOTION PASSED

MOTION: Stuart Spiegel moved to dispense with the reading of the February minutes and recommended that they be accepted as presented SECOND: Marty Kelley ALL IN FAVOR MOTION PASSED

APPLICANT: Clarion Hotel, Jason Young

- Board received updated plans dated 3/22/17
- intent of project has not changed, combine 2 lots into 1 (subdivision)

COMMENTS FROM BOARD:

Chairman Fanelli: applicant has to make an application for subdivision and go through process. Also, the hotel will be two separate buildings but will not be able to be sold as separate entities because of setback restrictions. Has to stay under 1 ownership. Dumpster enclosure should match the building materials.

Marty Kelley: no issues with plan

George Panarites: Board requires granite curbing

Stuart Spiegel: asked about drainage study. Applicant gave copies to Board members. Site notes on #5: applicant will put "all agencies"

EAF: some areas incomplete or unclear. #3,#13,#14: not complete at all. #18: detention pond (need size). #5B: should be N/A not "yes"

Bill Morse: some minor issues: existing hotel hangs over the Town of Geddes property, Bill will talk to Jerry Albrigo. Retaining wall closed: applicant will look into it with Town since Town doesn't use it anymore. Applicant can avoid the cost.

Applicant will take care of the few items and be back at the Planning Board meeting in May.

APPLICANT: 3111 W. Genesee St. Tom Piazik

- brought copy of lighting plan
- remodel of former gas station to a gas station/mini-mart
- reduction of amount of asphalt pavement
- exterior modifications
- new canopy and lighting, new driveway entrance, landscaping, grids in windows
- new granite curbing around exterior islands
- all trees will remain
- construction will be 2-3 months - canopy will just show "fuel brand" name

COMMENTS:

George Panarites: canopy peaked roof? No. they are doing a square roof. Tractor trailer deliveries can't fit under the existing canopy so applicant will purchase a new one. George asked about fencing: Applicant is repairing the existing fencing near the trash enclosure. George asked about hours of operation: applicant said 5am-11pm.

Stuart Spiegel: asked about signage: will use existing pole sign but would raise it up so sign is not a site obstruction

Chairman Fanelli: lower sign on pole and put it a bit to the south so it will not be an obstruction

Bill Morse: demolition plan: protect existing drywall. Applicant has already checked and cleaned it.

MOTION: Stuart Spiegel moved to recommend approval of site plan back to the ZBA subject to variance for non compliant signage

SECOND: Marty Kelley      ALL IN FAVOR      MOTION PASSED APPLICANT: Heavenly

Glass 100 Stinson St. (stained glass studio)

- 2 small change
- parking: parking all up against the building now. Before change, cars would need to back out into the road

- Also they will be removing the wire fence , putting in a wood fence
- no other changes to existing building or landscaping

Comments:

Stuart Spiegel: asked about issues of tow trucks and cars parked there. existing building has been used for storage. People have been coming there to take their cars, motorcycles etc. out of storage. Auto repair operation no longer in use. Now it will be used exclusively for a stained glass studio with classes if there is interest

George Panarites: signage? No freestanding sign. small sign on door

Marty Kelley: storage and clutter has to be gone when intended use is approved.

Chairman Fanelli: He told applicant that utility trailer will have to be removed. Also, any outside landscaping would enhance the area

Stuart Spiegel: EAF needs corrections. Stuart will give them a copy of EAF with corrections

MOTION: George moved to recommend approval to ZBA with stipulation that there be no outdoor storage or mechanical repairs on site

SECOND: Stuart Spiegel                      ALL IN FAVOR                      MOTION PASSED

MOTION TO ADJORN: Stuart Spiegel

SECOND: George Panarites                      ALL IN FAVOR                      MOTION PASSED

Meeting adjourned at 8:05

RSF/dlb

Debra L Burns  
Town of Geddes  
Planning Board Secretary