

DRAFT

TOWN OF GEDDES PLANNING BOARD MEETING FEBRUARY 22, 2017

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

IN ATTENDANCE: Jerry Albrigo, Jim Jerome, Mark Kolakowski, Bill Morse, Tom Cerio Town Attorney

Meeting called to order at 7:00 pm

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

SECOND: Marty Kelley ALL IN FAVOR MOTION PASSED

The only thing on the Planning Board agenda is a preliminary look at plans from Fastrac (Genesee St and Terry Rd, Carr's Gas Station).

Comments from members:

George Panarites: (1) Fastrac's proposal for a left turn lane off Genesee, moving existing driveway, and cutting into existing island is questionable. Volume of traffic would dictate length of turn. This would be something that would be controlled by the state.

(2) Dumpster enclosure location too close to Terry Rd. It might be into setback

(3) Drive thru? They are proposing a drive thru for fast food and a few groceries

Vince Bongio: (1) The standing sign should not exceed 6 ft high, in keeping with Res-A zoning.

(2) He computes 60+ parking spaces and (3) handicap spaces required based on their footprint and area uses. They are only proposing 26 spaces and (2) handicap. (3) Overall coverage should be 25% for ResA, but even an allowance to ResC zoning would still require a maximum 50% coverage for all structures AND pavement as a total. (4) Vince would take issue with an alternating function sign being displayed on the standing sign. He believes this should a single function display, with indirect lighting.

Marty Kelley: He looks at the proposal as an enhancement of the property. His (2) issues would be the variances for signage and the hours of operation.

Stuart Spiegel: (1) EAF - there are a number of items that are either incomplete, missing responses, incorrect responses, or internally inconsistent.

(2) stormwater management - The Planning Board will need to review detailed plans and calculations for how stormwater will be managed

(3) Parking - Applicant is asking for a significant reduction in required parking which is problematic.

(4) need to know height of retaining wall, taking trees down, should be putting something else up. (5) need grading plan. (6) more architectural informational be needed including material types, colors, and textures.

Chairman Fanelli: (1) positioning westerly driveway- close to westerly driveway line-might not meet state requirements. (2) Board will need more of a detailed grading, landscaping plan, and location of residential buildings. (3) hours of operation is a concern but ZBA will handle that issue.

Marty Kelley added that the Board will need a more detailed site plan

Chairman Fanelli asked the Board members to formulate a quick email with comments and he will forward all the comments to the ZBA Chairman. The Chairman will then have something to present to Fastrac

when he initially meets with them. Then the Planning Board concerns might be met before they meet with Fastrac.

Bill Morse: Fastrac should have a sidewalk and granite curbs.

Chairman Fanelli told the residents in attendance that at some point the ZBA will hold a public hearing concerning the Fastrac project

MOTION TO ADJORN: George Panarites
SECOND: Stuart Spiegel ALL IN FAVOR MOTION PASSED

Meeting adjourned at 7:36
RSF/dlb

Debra L. Burns
Town of Geddes
Planning Board Secretary