

DRAFT

TOWN OF GEDDES
PLANNING BOARD MEETING
MAY 31, 2017

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

In Attendance: Scott Cerio: Cerio Law Firm, Bill Morse; Town Engineer, Dave Balzer; ZBA Chairman; Susan LaFex; Town Board

Meeting called to order at 7:00

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

SECOND: Marty Kelley ALL IN FAVOR MOTION PASSED

APPLICANT: Byrne Dairy Bridge Street and State Fair Blvd

- met with State and County in regards to State Fair. They had to incorporate the Bridge Street changes into their plan.
- DOT asked the applicant complete an extensive traffic study which they submitted on May 4th
- found water connection, working on utilities

Changes:

- granite curbing
- landscaping package, planting trees per code
- crosswalk, required to have signalized crossing
- submitted lighting plan, dark sky friendly compliant, 100% LED lighting
- 4 ft split rail fence
- Byrne Dairy will be helping with security during the NYS Fair, work with State Troopers

Comments and questions from Board:

- Chairman Fanelli: dumpster facility, applicant will have chain link fence with slats to match the side of the building. The dumpster is buried in the back, shielded quite well, not visible and in an industrial area, not residential. Outside storage? 2 picnic tables, 1 ice chest, 1 propane cage. window signage? Byrne Dairy does not allow it, complies with zoning
- Stuart Spiegel: Are they stripping the site? Yes, Geo technical also.
- Vince Bongio: Stormwater detention? Bill Morse hasn't seen the report yet. They are reducing impervious surface
- Chairman Fanelli: Received traffic study, very comprehensive, He does not see any problems with the site. He will need the revised plan showing the new property lines for his letter for subdivision.

MOTION: Marty Kelley moved to accept Byrne Dairy's plan contingent upon west property line changing 8 ft to maintain proper setbacks.

SECOND: Stuart Spiegel ALL IN FAVOR MOTION PASSED

MOTION: Stuart moved to approve subdivision ,1.449 acre parcel from Crucibles 62.5 acre entire site . Lot 1 from Lot 2

SECOND: George Panarites ALL IN FAVOR MOTION PASSED

George Panarites asked about construction time. They will not start until after the NY State Fair and will be able to work through the winter.

APPLICANT: Clarion Hotel

- all paperwork has been received, answered comments
- dividing building into 2 buildings. They can never sell one part of the building. It always has to be single ownership.

Board questions and comments:

- Marty Kelley said that nothing they are proposing has any impact on neighboring parcels
- Vince Bongio asked about the amount of rooms for each building. the main building has 99 and the 2nd one has 43. 177 parking spaces are needed for the hotel only. Then add for the banquet center and business center. Vince said the the applicant should seek variance for parking.
- George Panarites asked about granite curbing. Clarion would prefer to use concrete. Granite would cost \$20K. Better to use the money for the remodeling of rooms. Board agreed.
- Chairman Fanelli: grading plan: looks like they are creating a berm. Seems quite high. Applicant says it stops noise and the lights from the highway.
- dumpster is fine. they have another dumpster enclosure just for the restaurant
- Bill Morse has not had time review the plans. minor comments

MOTION: Marty Kelley moved to recommend approval for subdivision (2 parcels) 017-02-11 and 017-02-05.

SECOND: Vince Bongio ALL IN FAVOR MOTION PASSED

- site plan: need a variance for parking and Bill Morse still has some outstanding issues with drainage

MOTION: Stuart Spiegel moved to recommend approval of site plan subject to Bill Morse's comments on drainage be satisfied and requested variance for parking be approved

SECOND: Vince Bongio ALL IN FAVOR MOTION PASSED

Chairman Fanelli received an official letter from Fastrac to withdraw their plan

3111 W. Genesee St. (Sunoco). Went to ZBA . Approvals from DOT not received at this point. 2 things still missing. Heavenly Glass: Ok for them to do indoor storage but no car repair is allowed

MOTION TO ADJORN: George Panarites

SECOND: Stuart Spiegel ALL IN FAVOR MOTION PASSED

Meeting adjourned at 8:30

RSF/dlb

Debra L. Burns
Town of Geddes
Planning Board Secretary

