

DRAFT

Town of Geddes Planning Board Meeting May 30, 2018

PRESENT: Chairman Bob Fanelli, Vince Bongio, George Panarites, Stuart Spiegel, Mark Zoanetti

IN ATTENDANCE: Bill Morse, Town Engineer, Susan Lafex and Marty Kelley, Town Councilors, Don Doerr, Cerio Law Firm, Dave Balcer and David Tortora, ZBA

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

SECOND: Stuart Spiegel ALL IN FAVOR MOTION PASSED

APPLICANT: Gaworecki Subdivision

- minor subdivision, Longview Rd, subdividing a lot that is 3/4 of an acre into 2 lots. One lot has an existing house that belongs to Mr Gaworecki.
- applicant wants to build a new house on the lot
- no environmental, stormwater or utility issues
- setbacks - side setbacks will be 70 ft, rear setbacks 60 ft
- creating a conforming lot for existing house 145 ft deep
- second lot within lot requirements size
- will not be creating any non conforming lots, house will be a 2,200 sq.ft ranch
- Stuart Spiegel - a few items on the EAF are incorrect. Stuart will give them a copy and the applicant will make the necessary corrections and resubmit
- Bill Morse - water hookup available
- Chairman Fanelli - Town Board will schedule a public hearing

MOTION: Stuart Spiegel moved to make a positive recommendation for subdivision subject to Chairman Fanelli receiving a corrected EAF.

SECOND: George Panarites ALL IN FAVOR MOTION PASSED

APPLICANT: D.E.Tarolli, owner Zach Plonka, Engineer 300 Smelkoff

- corner of Smelkoff and State Fair Blvd.
- layout remains generally the same as the last discussion with the Planning Board
- 2 buildings, 7,500 sq. ft. each building, 2 access points
- dumpster shifted slightly to accommodate ease of pulling into
- applicant added landscape fence along the perimeter to screen for the residents
- 6 ft stockade with decorative stone along the base
- utility plan - largely the same, stormwater directed to underground stormwater sewer system
- talked about two phases -provided a phase 2 plan. They would like to get commitments first, potentially will not be 2 phases if they get commitments before finishing site.
- landscape plan - provided screening trees along the southern property line, spruce, flowering apple and pear trees scattered along the front

- Chairman Fanelli - asked about stockpile area. The applicant explained that it will only be during construction.
- Chairman Fanelli asked why the fence stops where it ends along the South side. Applicant did not want to cut trees down. They will fill in where needed. Chairman Fanelli wants to see the fence extended a bit past the parking.
- applicant provided utility details
- dumpster adjacent to fencing,
- signage for one ways and accessible parking signs as needed
- building material - split face block
- photometric plan - wall pack units, 8 1/2 ft tall, 6 ft fence, very minimally visible, mounted 90 degrees, dark sky compliant
- provided information on a 40' fire truck getting in an out with no issues
- Vince Bongio said that 75 parking spaces are needed, only see 74 spaces. Applicant explained that if tenant does not need the overhead doors the area will be used for parking spaces. Board would like to see the one extra parking space
- Stuart Spiegel said there are 2 corrections to be made on the EAF
- nothing negative has been heard from residents on the project
- George Panarites is ok with concrete curbs and Mark Zoanetti is OK with the fire information.
- Items needed : SWPPP, add 1 parking space to make 75 actual shown spots, EAF corrections, extend fence

MOTION: George Panarites moved to recommend approval to Town Board upon receipt of the 4 corrected items

SECOND: Vince Bongio ALL IN FAVOR MOTION PASSED

APPLICANT: Solvay Bank

- no one showed up from Solvay Bank
- the Board discussed some discrepancies on the plans which include the sidewalk on West Genesee St and the monument sign which is too high. Also the Board is missing some items that the applicant has not provided. Need traffic study. Vince said a photometric projection is still needed.

MOTION TO ADJORN: Vince Bongio

SECOND: Stuart Spiegel ALL IN FAVOR MOTION PASSED

Meeting adjourned at 8:05

RSF/dlb

Debra L. Burns
Town of Geddes
Planning Board Secretary