

DRAFT

TOWN OF GEDDES PLANNING BOARD MEETING NOVEMBER 28, 2018

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

IN ATTENDANCE: Jerry Albrigo, Susan LaFex, Tom Donovan, Marty Kelley, Ed Weber, Don Doerr

Meeting called to order at 7:00 pm

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

SECOND: Mark Zoanetti ALL IN FAVOR MOTION PASSED

APPLICANT: 1200 State Fair Blvd. Old P&C warehouse

- building expansion
- a few items needed to be adjusted after the October meeting
- added the location map to the site plan
- looked at drainage with Bill Morse. As the applicant goes along with the project they will replace any existing pipe that requires it.
- a few revisions were made on the SEQR form as per Bill Morse's comments.
- Mark Zoanetti asked where the fire hydrant is to be relocated. It will be in the same proximity, lower side of retaining wall instead of upper side. They will be putting bollards around it.
- Vince Bongio commented that the applicant did a very good representation

MOTION: Stuart Spiegel moved to recommend approval of the site plan labeled "proposed addition 1200 State Fair Blvd", C-101 dated 11/13/18

SECOND: George Panarites ALL IN FAVOR MOTION PASSED

Chairman Fanelli will write a letter to the Town Board for recommendation of the project.

APPLICANT: 2522 W. Genesee St., Old West Genesee Sales. Robert Germain- lawyer

- Dan Wolnik, owner, lakeland car dealer
- Mr. Wolnik is proposing an auto sales and detailing shop
- the property was a Toro dealership designated a 455 dealer non auto
- a special permit and variance to allow this type of use is pending with the zoning board
- there was a 6 month lapse so the property reverted back to residential. it has never been a residence
- the applicant gave an appraisal to the zoning board which said to convert this property to a residence is cost prohibitive, they cannot practically do it

- the owner is looking for assistance to turn the property into something that everyone can live with. He understands that residents are worried about what the property might be used for. If the property is forced to be a residence, it renders the property useless. Mr. Germain is looking for alternative commercial use from the Planning Board.
- If the owner does receive a use variance, they will come back with specifics and a site plan.

COMMENTS AND QUESTIONS FROM THE BOARD:

- Chairman Fanelli: The Planning Board will be looking at the variance for a car dealership at this point. That is what is in front of them and that is all they have to go by at this juncture. They will be making a decision and comments on an appropriate use of the land. The board is not in the development business, the owner needs to come in with ideas. Mr Germain said that his client is open to other possibilities for appropriate land use.
- Vince Bongio: Didn't the purchaser know the conditions of use before he bought the property? Mr Germain said he thought it was commercial. He bought it after the 6 month period when it reverted to Residential. Vince said the property is grossly undersized for a car dealership. the property is not connected to sewer system. Onondaga County will require the owner to hook up to sewers. Vince said that the property is not a good fit for auto sales and deficient in many aspects of the code.
- Mark Zoanetti: Mark asked if it is the owner's intent to move his dealership in the city to the West Genesee St. location. Mr Germain said he is not aware of that.
- Stuart Spiegel: Stuart said that the Planning Board is looking at it from a planning perspective. He said he thinks of the property as more of a professional office, something more consistent with the residential nature, with the past overlay district as a guide, even though it is not in force. Stuart is not saying NO commercial use, just something more appropriate. He would also be worried for the next use since the use variance goes forever.
- George Panarites: George asked about the type of cars the owner would be fixing. Would they be wrecks? Mr Germain said they would be doing light duty repairs no pulling of engines. He also asked if the owner would be putting in an overhead door on the west side. Mr Germain doesn't know the answer to that.

Chairman Fanelli said that the site is going to need multiple area variances in order to function. The site is too small. This use is too intense for this site. Inadequate parking, across from a church, not in keeping with the character of the neighborhood and many additional variances. The Planning Board does not want to see a vacant building, something of lower intensity and more of a professional use at this site would be acceptable. The entire board agrees.

Mr Germain asked if Chairman Fanelli could recommend a lower intensity, leaning toward more professional for this site to the ZBA. Chairman Fanelli will write a letter in that regard.

APPLICANT: Clarion Hotel

- hotel separation, had the approval back in 2017
- they never started the project- modified the site plan
- shortened the driveway, originally it went all around

- smaller entryway, fire truck access changed
- same ownership, 2 hotels, medium scale extended stay and mid-grade hotel
- eliminating 3 additional rooms for a total of 8
- they have not received any comments from Bill Morse yet
- George Panarites asked about granite curbing. The planning board and the applicant will check to see what the decision on curbing was in 2017.

This was an informal look. All plans have been submitted to Peter Albrigo's office. Planning Board has to receive the full package from Peter Albrigo. A new application is needed because of the time limit. On December 11th, the Town Board will receive all the materials from Peter Albrigo and they will refer everything to the Planning Board for their December 19th meeting.

MOTION TO ADJORN: Stuart Spiegel
SECOND: Mark Zoanetti

Meeting adjourned at 8:13
RSF/dlb

Debra L. Burns
Town of Geddes
Planning Board Secretary