

TOWN OF GEDDES
PLANNING BOARD MEETING
OCTOBER 24, 2018

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

IN ATTENDANCE: Marty Kelley, Bill Morse

Meeting called to order at 7:00 p.m.

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

SECOND: Stuart Spiegel All IN FAVOR MOTION PASSED

APPLICANT: 1200 State Fair Blvd. Old P&C Warehouse, James Ranalli, President, United Auto Supply

- preliminary presentation, building expansion, headquarters formally in the city, moving the warehouse and headquarters to this location on State Fair Blvd.
- Applicant is looking for comments and feedback from the Planning Board
- Chairman Fanelli said that the Planning Board is giving them a head start on any corrections that need to be completed. The Planning Board needs a formal referral from the Town Board which will probably be the next meeting.
- Straightforward addition, Planning Board will give comments now so the applicant will have a plan that is set and ready to go at the next meeting.
- location is upwards of a half million square ft. Proposal is to add a 3,000 sq.ft. addition to the loading dock side. Submerged docks for trucks to back into.
- minimal site work, adjustments of grades that will be necessary low point since docks are submerged. Drainage collects in corner where building will be. They will reroute drainage to create new low point to correct the collection of runoff from raising the grade.
- Chairman Fanelli: since they have a big building and they are working with a small area, a location plan is needed on site plan. Applicant needs to show where the addition is located in relation to the rest of the building.
- Stuart Spiegel: Any additional lighting? lights on bay doors, 1 over each door. A full lighting plan is not needed.
- Mark Zoanetti: fire protection? Building will be heated, wet system.
- Chairman Fanelli: On site plan should they show all zoning, parking requirements? Bill Morse: they are not adding more retail space, not changing impervious space, no additional employees, so no additional parking needed.
- A few items need to be adjusted by applicant. then it should be all set at the next meeting.
- The Board agrees that the applicant can start the masonry work now since there are no major adjustments. Chairman Fanelli will notify Peter Albrigo.

Discussion: 2522 W.Genesee St. / Former West Genesee Sales

- Owner was not ready with the paperwork. Inconsistencies with their plans at the Zoning Board meeting. Final version will be forthcoming.
- Will be referred to the Planning Board for consideration from a planning aspect. Will this be a good planned use for the area?
- cannot operate under a septic system
- there are no rights grandfathered in from the previous owner. after 6 months of non use, the property reverts back to Residential 1.

MOTION TO ADJORN: Vince Bongio

SECOND: Mark Zoanetti

ALL IN FAVOR MOTION PASSED

Meeting adjourned at 7:45

RSF/dlb

Debra L. Burns

Town of Geddes

Planning Board Secretary