

DRAFT

TOWN OF GEDDES
PLANNING BOARD MEETING
JUNE 27, 2018

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

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

Meeting called to order at 7:00 pm

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

SECOND: Mark Zoanetti No Discussion All in Favor Motion Passed

APPLICANT: Solvay Bank John Sczcech, builder 3201 W. Genesee St.

- signage- revised 2 logos, corner sign (West Genesee and Terry Rd) reduced to 6ft by 4ft, on a 2 ft berm
- 3 directional signs 1 on Terry Rd (coming in), 1 on West Genesee (right in) 3 ft by 2 ft, maximum 5 ft high, 1 exit sign (right out) on Terry Rd
- Vince Bongio said that sign design standard from code book mandates usage of internally illuminated signs. Would need variance from ZBA
- directional signs would be lit 24 hrs (for ATM night usage). very low to the ground, impact for neighbors should be non-existent. Applicant said they have very low intensity, do not put out a glare.
- Vince Bongio said the board is still waiting for a photometric projection plan. Chairman Fanelli gave the applicant an example of a photometric plan that the board would like. It would show lumens throughout the site and at property lines. The builder will ask his architects to provide a plan and to call Bill Morse to discuss what the board wants on lighting.
- Chairman Fanelli said that the entrance and exit signs seem a bit overpowering. The code allows 2 sq. ft. not 6 sq ft. Chairman Fanelli also said that he did not think the monument sign at the corner needed to be on a berm, too obtrusive. Builder agreed to cut the berm in half. The building signs will be part of a variance. According to the code, they are not where they should be and oversized. Wall signs are 14 sq ft. OK with code. Vince said they are fairly benign and board agrees
- Chairman Fanelli said that the entrance and exit sign should be 2 ft sq and the berm should be cut in half. Also the applicant must check the possibility of dropping illumination back in off hours. the photometric plan will show the brightness of the lights. They might not have to change it at all.

- drainage report - They received Bill Morse comments and their engineer will address the comments and get back to Bill.
- a new sidewalk on West Genesee St. would cost the applicant \$50,000 - \$70,000 depending on the state requirements (crosswalk, signals, signage). There is a blacktop sidewalk there now. After much discussion applicant asked if the board would agree to them having a sidewalk on their property. The board doesn't have a problem with that. They agreed that if the state holds them hostage about the sidewalk on their property the board would eliminate the sidewalk. The board does not want to hold up the project for a sidewalk.
- Chairman Fanelli discussed the builder having granite curbs , not concrete. The board agreed.
- Stuart Spiegel asked what was happening with site soil. The tanks are clean, double walled, not leaking. The soil around the tank will be removed to a landfill
- traffic study: did it include a build out of the gas station across Terry Rd? Yes it did.

These are the items that need to be completed:

- Photometric Plan
- Berm reduce by 1/2 on monument sign
- entrance and exit signs reduced in size
- add sidewalk on the property
- granite curbs
- respond to drainage report to Bill Morse

MOTION: Stuart Spiegel moved to make a positive recommendation to the ZBA of the Solvay Bank project pending receipt of the above mentioned items.

SECOND: George Panarites

No discussion All in Favor Motion Passed

The applicant will get the corrections to Chairman Fanelli by July 6th. He will then send a letter to the ZBA.

MOTION TO ADJORN: Stuart Spiegel

SECOND: George Panarites

NO DISCUSSION ALL IN FAVOR MOTION PASSED

Meeting adjourned at 8:10

RSF/dlb

Debra L. Burns
Town of Geddes

Planning Board Secretary