

DRAFT

Town of Geddes
Planning Board Meeting
January 31, 2018

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

IN ATTENDANCE: Bill Morse, Jerry Albrigo

Meeting called to order at 7:00 pm

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

SECOND: Stuart Spiegel ALL IN FAVOR MOTION PASSED

APPLICANT: AAV Electric Paul Billing, Architect

- vacant lot, zoned Highway B, Brantford Path subdivision
- proposing a 4680 sq. ft. office/parts/storage, commercial electrical supplies
- currently served by public utilities
- reviewed drainage with Bill Morse
- no variances or exceptions needed
- buffer required on north side of site
- site improvements: parking area with curb cut, side door for small electrical vehicles, gravel area in rear of property which abuts residential area,
- no outside storage, only used for staging
- overhead door in front of building, exit doors in front, side and rear of the building
- size of building is 52x90
- no post or pendant lighting, lighting is dark sky
- applicant is looking for site plan approval to start in late spring/early summer, to be completed by 2019
- location plan is needed per Chairman Fanelli
- memo from county says that an offset plan needs to be provided (condition for a plumbing permit)
- 3 people employed from 7:30-3:30, not a public building, extremely low usage
- AAV collects the trash and disposes of it themselves, stored inside, mostly electrical debris
- no stored vehicles
- adding Colorado Spruce plantings. Chairman Fanelli would like to see more plantings to shield the parking lot at the entrance to the residential area
- the fence is adequate at 6'6"
- no freestanding sign, oval sign over the door, will apply for a sign permit
- 4 items to be completed: revise seeker, location map, add landscaping, provide sanitary offset

MOTION: Stuart Spiegel moved to recommend approval of the site plan, subject to the completion of the 4 items to be submitted to Chairman Fanelli

SECOND: George Panarites ALL IN FAVOR MOTION PASSED

Completed items must be submitted to Chairman Fanelli by Friday, February 2nd or Monday February 5th.

REVISIONS TO 690 Overlay District Don Doerr, Cerio Law Firm

- code book requires any text (amendment) changes to be referred to the Planning Board
- 500 ft. offset changed to 450 ft offset
- Vince Bongio asked about an explanation as to the reason behind the 50 ft change.
- originally the changes never came before the Planning Board
- Don Doerr (Cerio Law Firm) not the attorneys involved at the time the law was enacted (January 2016). The amendment came in July 2016. Deliberated by the Town Board at the time and passed it. The 20 day window was missed . The Planning Board is being asked to recommend the changes that the Town Board has already passed
- Vince Bongio questions the change from 500 ft to 450 ft because it seems like spot zoning. He needs an explanation as to why the change.
- Chairman Fanelli: no consensus of opinion by Planning Board to make a recommendation without explanation
- If there is not a recommendation by the board, then after 30 days it's an approval by process

MOTION: Stuart Spiegel recommended that a letter be sent to the Town Board on this issue saying that the Planning Board acknowledges the changes absent the information regarding the basis for some of the changes, consequently, the Board has no comment on the proposed action.

SECOND: George Panarites

DISCUSSION: Vince Bongio has an issue with the 50 ft change. Rationale or hard documents not delivered. That is why he will go along with a neutral finding

ALL IN FAVOR MOTION PASSED

MOTION TO ADJORN: George Panarites

SECOND: Stuart Spiegel ALL IN FAVOR MOTION PASSED

Meeting adjourned at 8:05

RSF/dlb

Debra L. Burns
Town of Geddes
Planning Board Secretary