

TOWN OF GEDDES
PLANNING BOARD MEETING
JANUARY 30, 2019

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

IN ATTENDANCE: Dave Balcer, Gregory Sgromo, Town Engineer

Meeting called to order at 7:00

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

SECOND: Mark Zoanetti NO DISCUSSION ALL IN FAVOR MOTION PASSED

APPLICANT: 241 Farrell Rd Marco Marzocchi

- demolition of existing 160,000 sq ft building and reconstruction of proposed 152,000 sq ft warehouse/storage. The building is obsolete. looking to modernize the site.
- changing the use to warehouse distribution/ ceiling heights of 32 ft.
- can accommodate up to 1,074 parking spaces. exceeds requirement
- traffic analysis- question on intensity from the Board at the last meeting. Revised letter concluded that changing from office use to warehouse use will reduce traffic from 25% -85%.
- applicant has not decided what the building will look like. The building is smaller because the hallway from building 1 and 2 is being taken out. Also the boiler room will be taken out.
- new building will be masonry/metal sided, support columns , open trusses
- Mark Zoanetti asked about fire protection. Applicant said that they will meet building code, to be determined depending on occupancy.
- They will be putting up the outside of the building without occupancy. They will modify depending on use.
- Chairman Fanelli- One problem is that the applicant is piecemealing the site. The board would like a general concept of the entire site. Traffic problems could compound. Chairman Fanelli asked what the applicant will be doing with the vacant land on the site. They said that there would be nothing more intense than what is there now.
- Stuart Spiegel asked about asbestos. It has all been remediated

Applicant will provide for Board:

- formal site plan to scale
- location plan
- lighting plan
- landscaping plan
- revision dates

New Town Engineer Greg Sgromo will be supplying comments. Applicant will be coming back to the Planning Board next month

APPLICANT: 2522 W.Genesee St. Dan Wolnik owner, Robert Germain, lawyer

- proposed auto sales (former West Genesee Sales/Toro dealer
- the owner has operated in the Town of Geddes for many years
- originally the applicant proposed a car sales/service. Planning Board said that it was too intense for the site
- the applicant scaled down and eliminated the service part. Now they are proposing an auto sales office , two or three employees , the parking is pushed back to the side of the building so there can be perimeter landscaping. there will be 8 parking spots with limited hours of operation.
- they will need a use variance from the Zoning Board
- Mr. Wolnik bought the property without the knowledge that the property was zoned Residential. The previous owner let the use variance lapse for more than 6 months
- Vince Bongio asked Mr. Wolnik about his not knowing that the property would require a variance. Mr. Wolnik explained that he acquired the property under a 455 (commercial sales and service). His tax bill this year says 455.
- Chairman Fanelli stated that the property will be required to be connected to the sewer. He also said that parking is still inadequate. They are showing 3 display spaces so those are not parking spaces. The owner will need 7 parking spaces plus the 3 display spaces. that will be an issue because they will need to cut into the hill, then a retaining wall might be needed.
- Chairman Fanelli's opinion: Even with the removal of car repair, a car dealership in this area, on this site is an over intense use of the property. It is not in keeping with the character of the neighborhood. The last meeting that the applicant attended the Planning Board said it would be acceptable for a professional building...accountant, attorney, not limited to these. Something that is low impact would be acceptable.
- Stuart Spiegel agreed with Chairman Fanelli. He does not see a significant decrease in intensity. He said that the car business is what the owner is in but it is not the only thing that can be done with the property.
- Mark Zoanetti asked why the owner would move forward if, as he says, he cannot get a reasonable return on his investment. Mr. Germain said Mr. Wolnik is stuck with it.
- Vince Bongio said that a variance stays for the life of the property

MOTION: Vince Bongio moved to recommend back to the Zoning Board against a use variance for these reasons: over intensity and inconsistent with the character of the neighborhood. Based on revision date 12/13/18.

SECOND: Stuart Spiegel NO DISCUSSION ALL IN FAVOR MOTION PASSED
Chairman Fanelli will write a letter to the ZBA

DISCUSSION: 103 Third Street St Cecilia's School Building,

- proposed apartments
- Solvay giving the Town of Geddes Planning Board a heads-up
- senior and market rate apartments
- village business, applicant is Richard P. Aupperle

McDonalds: West Genesee St

- referred for February meeting
- renovations to building

Planning Federation meeting: Chairman Fanelli will send around the form in a few days

MOTION TO ADJORN: Stuart Spiegel
SECOND: George Panarites NO DISCUSSION ALL IN FAVOR MOTION PASSED

Meeting adjourned at 8:15
RSF/dlb

Debra L Burns
Town of Geddes
Planning Board Secretary