

TOWN OF GEDDES
PLANNING BOARD MEETING
FEBRUARY 28, 2019

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

ABSENT: Mark Zoanetti

IN ATTENDANCE: Don Doerr, Marty Kelley, Rick Maar (Town Engineer)

Meeting called to order at 7:00

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

SECOND: Vince Bongio 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
- Mr. Marzocchi noted that he had received the letter with comments from the Town Engineer dated February 28,2019. the submittal would be revised and resubmitted based on the Town Engineer's comments
- Modifications would be made to the project based on revised plans submitted to the Planning Board
 - * Additional landscaping will be installed as submitted for this meeting
 - * Lighting - a lighting plan was submitted, including additional wall packs on the new building; New poles will be installed in the parking lot with new light fixtures and and LED lamps; they will be the same locations as at present, mounted on the same bases.
- Discussions between the Planning Board over curbing and whether it needs to be granite. Chairman Fanelli requested that granite curbing be placed at the western driveway entrance off Farrell Road since it would see heavy use, and Mr. Marzocchi agreed.
- Stuart Spiegel asked for a clarification about whether the existing slab would be reused. Mr Marzocchi explained that the slab and footers would be removed, pulverized, and spread if possible or removed from the site, as would be found to be appropriate.
- Vince Bongio asked if the parking lot would be re-striped. Mr Marzocchi said that it would be. Mr. Bongio then noted that the project would require 20 parking spaces striped for handicapped users in accordance with the code dimension requirement of 13 ft x 18 ft. After further discussion by the Board and Mr. Marzocchi, it was agreed that, given the number of parking spots on the property, he should have least as many parking spots striped as is required for the size of the building, plus the handicapped spots. Also, an area for snow storage would be indicated on the revised plan.
- Don Doerr asked whether the signage would be in accordance with code. Mr Marzocchi indicated that decisions related to signage would be dependent on the specific tenant(s).

- It was noted that comments from SOCPA on the proposed development project have not been received.
- Chairman Fanelli asked the Board members whether they were satisfied with the additional
No members indicated any issues.

MOTION TO ADJORN: Stuart Spiegel

SECOND: George Panarites NO DISCUSSION ALL IN FAVOR MOTION PASSED

Meeting adjourned at 7:36

RSF/dlb

Debra L. Burns
Town of Geddes
Planning Board Secretary