

TOWN OF GEDDES
PLANNING BOARD MEETING
APRIL 24, 2019

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

ABSENT: Vince Bongio

IN ATTENDANCE: Don Doerr, Greg Sgromo, Marty Kelley

Meeting called to order at 7:03pm

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

SECOND: Stuart Spiegel No discussion All in favor Motion passed

APPLICANT: 241 Farrell Rd.

- application has been withdrawn
- applicant did not want to make basic requirements available that were requested by this Board and County Planning Board under town law. The applicant has not supplied this board with a site plan
- Don Doerr suggested that Chairman Fanelli request a formal letter from the applicant of withdrawal of the application. Greg Sgromo also said to keep the application open until the formal letter is received.
- the applicant only has a demolition permit. They will continue demo and clean up the site. The Codes will make sure it's completed.
- If the applicant would like to do any development, they will need to provide a site plan.

APPLICANT: Sardo Plan Corner of Ontario Ave.

- not formally referred to Planning Board
- re-subdivision of 2 lots, create 2 new tax parcels
- the road is not developed (paper street) Will need to develop Townsend Rd. Applicant has to have a dedicated road
- extend any utilities to surface lots
- board assumes the applicant either wants to sell off the lots or build homes
- no issue with curb cuts
- Chairman Fanelli will let the applicant know what the board has discussed, that it is not a simple subdivision. The applicant will need to take care of the construction the road and utilities along the front of the properties (if sewer does not exist).

SOLVAY BANK: Dave Balcer (new Codes Officer) is in the process of reviewing the plans. Mr Szczech said that the reason for non action is that they found some asbestos in the roofing shingles. They are in the process of hiring a contractor to remediate. It should be finalized in

the first week of May. Mr Szczech is ready to go when the remediation is completed. When the slab is torn up they will make sure there are no contaminants under it.

OLD SUNOCO: The applicant's loan was approved. the bank is waiting to get an appraisal on the property in order to close the loan.

AFFORDABLE GOODS AND SERVICES: Bridge Street

It has come to the Planning Board's attention that they are displaying cars in the front of the business. The Board did not give approval with displays in front. Planters were approved for that area. Chairman Fanelli talked to Peter Albrigo (before he retired) and Dave Balcer. Dave has it on his list to check.

MOTION TO ADJORN: George Panarites

SECOND: Mark Zoanetti

Meeting adjourned at 7:33

RSF/dlb

Debra L. Burns
Town of Geddes
Planning Board Secretary