

# DRAFT

## TOWN OF GEDDES PLANNING BOARD MEETING DECEMBER 18, 2019

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

IN ATTENDANCE: Marty Kelly, Dave Balcer, Don Doerr

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 No discussion All in favor Motion carried

APPLICANT: 3355 West Genesee Street, Tully's Restaurant, site plan review, proposed 487 sq.ft addition, Randy Coogan, Schopfer Architects, LLP

- resubmitted items to address the comments from the previous meeting
- revised elevations showing the dumpster enclosure. Changed to cement fiber board siding and trim to match the building
- they clarified the building area being used for prep, service and drink. Narrative revised to show 4,790 square ft.
- they added one handicap space totaling 4 spaces
- also shown on revised drawing is new pedestrian walkway to shared Wegmans area. Will have NYS DOT compliant curb ramps, crosswalk and striping. Will connect existing Tully's sidewalk to existing crosswalk to the southeast. They enclosed the letter from the property owner approving the work.
- EAF- corrected 5B
- 487 sq ft addition- corrected on plan
- Vince Bongio said all concerns are corrected and everything is complete. All board members agree
- Don Doerr does not have any issues with the project

MOTION: Stuart Spiegel moved to recommend approval of the project to the Town Board so the project and the applicant can move forward.

SECOND: Mark Zoanetti No discussion All in favor Motion passed

APPLICANT: 3400 West Genesee St. Proposed Chase Bank, Alex Wiesnewski, LJR Engineering, existing Speedway Gas Station, site plan review and update

- new concept plan. Driveway offset will now be further from Rt. 5. It was a point of concern when you consider stacking on Westlind Rd. They will support the plan with updated traffic study.

- they had a conversation with NYState DOT. They are pushing for cross connection along with County Planning Agency and the Town of Camillus
- the bridge will align with the side of a house on Westlind Rd not the Burger King driveway.
- reoriented the building so the narrower dimension fronts on West Genesee St. This will allow the edge of the development away from Geddes Brook. Now they will be able to provide an 8 ft landscape strip around the perimeter that is required by special permit that they will seek for the drive-thru.
- Stuart Spiegel asked about tree removal. He was told that tree removal is allowed as long as there is no disturbance. There will be disturbance (establishing bridge abutment ) so they will need to seek a permit from the DEC for installation. Stuart said that the DEC will want to know everything about the bridge over Geddes Brook. They will need to file an article 15 joint application because the bridge will cross a protected stream.
- Stuart Spiegel also said that they will need to provide a drainage study since they will be removing a lot of pervious surface and changing to impervious surface.
- Applicant is looking for support from the board for the new layout before they proceed.
- they would like to have complete set of drawings by the January meeting.
- Stuart Spiegel asked the if the tanks are being left or dug up. Alex Weisnewski said that he assumes they will be taken out. Stuart said that when the formal packet is submitted, any information on the tanks should be in there. Stuart would like to know about contamination.
- they will be willing to put up a privacy fence or bushes if the resident across the street has any concerns.
- Chairman Fanelli said that their new plan is a much better situation. Now it will be further from the intersection and it reduces conflict with Burger King and Dunkin Donuts. The new plan is also better for Taco Bell, Aspen and Monroe Muffler.
- Vince Bongio said they presented a great layout, big improvement, the bridge is wider and the bridge location is much better.
- they will proceed and may be back for the January meeting. If not, at least they may get the plans to Greg Sgromo (Town Engineer).
- George Panarites asked if there is a date of purchase of the site (Speedway). No date yet.

MOTION TO ADJORN: Stuart Spiegel

SECOND: Vince Bongio    No discussion    All in favor    Motion passed

Meeting adjourned at 7:40

RSF/dlb

Debra L. Burns

Town of Geddes

Planning Board Secretary

