

# DRAFT

## TOWN OF GEDDES PLANNING OF MEETING JUNE 26, 2019

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

IN ATTENDANCE: Don Doerr, Greg Sgromo, Dave Balcer, Marty Kelley

Meeting called to order at 7:00

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

SECOND: Stuart Spiegel      NO DISCUSSION      ALL IN FAVOR      MOTION PASSED

APPLICANT: subdivision of Sardo Property    Corner of Ontario Ave, Lakeland    Pat Reynolds

- no changes to map
- take 2 existing lots and create 2 new tax parcels, switching the line from east/west to north/south
- purpose: the lines were split incorrectly, trying to correct. the applicant is proposing to correct the lines to the way they were supposed to be divided. Applicant is trying to correct what he has to what he thought he had.
- Chairman Fanelli asked if the owner has any plans for the lots. He would like to give the westerly parcel to a family member. No plans to build at this time.
- Lot 1 has 70 ft of frontage (75 ft is the standard). Buildable lot if they proceed with a variance for frontage. It would be up to the ZBA if they want to go forward. Lot 2 The owner wants to hang onto it.
- Not buildable lots. Sitting on paper street.
- Further investigation needed to see what right of way is for. May have been paper street also.
- Vince Bongio: Even if the subdivision takes place as described, this isn't an issue because if it remains 2 lots or 4 lots, all lots are a required size and there would be a whole other subdivision process to put it into effect.
- Chairman Fanelli: No problem with subdividing it and if the ZBA wants to grant the owner a variance to build on Lot 1, but the Board needs to safeguard the Town from him selling off the property under the assumption it's buildable property.
- Don Doerr: If the applicant comes with plans to build a house the Code Enforcer will say that it is not a buildable lot because 75 ft of frontage is needed and it is only 70 ft. A variance would be needed.
- Mark Zoanetti: he would have liked the applicant to attend the meeting so some questions could be answered.
- Don Doerr: Could go back to the client and tell him the issue that has come up. In the meantime, could find out if it looks like it's a street right of way in the middle of the two properties. Even by subdividing it, he will have 2 non buildable lots at the moment. They would need a 5 ft variance to be able to build on Lot 1. They could start the ZBA application process at the same time getting subdivision approval.

- Dave Balcer: would not ever advise to create the 2 lots that do not conform. Doesn't make sense. Solve the problem now.
- Chairman Fanelli: The board will leave it now. They are going to go back and find out what the easement is. Greg Sgromo: on right of way, it would help everyone out. Consideration given if the Planning Board wants to give a recommendation for something like this to happen without ZBA action.

MOTION TO ADJORN: Stuart Spiegel

SECOND: Vince Bongio      NO DISCUSSION    ALL IN FAVOR    MOTION PASSED

Meeting adjourned at 7:31  
RSF/dob

Debra L. Burns  
Town of Geddes  
Planning Board Secretary