

TOWN OF GEDDES
PLANNING BOARD MEETING
MAY 29, 2019

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

IN ATTENDANCE: Susan LaFex, Marty Kelley, Jerry Albrigo

Meeting called to order at 7:03

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

SECOND: Mark Zoanetti NO DISCUSSION ALL IN FAVOR MOTION PASSED

UPDATES AND STATUS OF EXISTING PROJECTS:

SOLVAY BANK

Carr's Gas Station is down and the tanks are removed. The project was held up slightly with the issue of the roof shingles having asbestos. The asbestos was taken care of and the building came down quickly. Next, the slab was torn up and soil testing is being completed. It could take up to a month to get the analysis back, then the project will start moving again.

OLD SUNOCO STATION / MINI MART 3111 W. Genesee Street

The Town Attorney is in contact with the owner, his attorney and his financial institution. He is in negotiations with a fuel company which will determine how much financial assistance he will qualify for. So right now the financials are holding the project up. The Town Attorney is keeping an eye on it.

COMPREHENSIVE PLAN

The plan is going through the formal process and the committee is tweaking it. There has been one public hearing already. A second public hearing will be held in late June (possibly the 25th). There have been many questions, controversy and comments concerning the Comprehensive Plan. Chairman Fanelli explained that it's a plan that shows the direction that the Town wants to go. It can be changed. It is a tool to use for planning purposes. Proposals will still be submitted to the Town, still will be acted on in the same way. With a Comprehensive Plan in place, the Town will use it in the application process for grants.

CLARION HOTEL 100 Farrell Rd

Stuart Spiegel asked if they are making any changes to the hotel that was to be subdivided on Farrell Rd. Mark Zoanetti was by recently and it does not appear that anything has been done.

241 FARRELL RD

Demolition is completed. They will probably be coming back to the Planning Board with plans after they secure a tenant.

TOWNSEND RD SUBDIVISION Ianuzi & Romans Tim Cower

- informal presentation
- 2 existing tax parcels
- rotating 90 degrees to create the 2 parcels to sell to 2 adjacent property owners on east and west side of property
- not intending to build or construct anything on the property
- Chairman Fanelli said that the lots can never be built on. There will have to be something on the map or deed showing that. The Town Attorney will need to look at that.
- All paper streets
- applicant will come back to the Planning Board on June 26th and then the Town Board on July 9th

QUESTION FROM RESIDENT:

A resident asked about lighting, hours of operation and sound on the Old Sunoco/Mini-Mart which they live across from. Chairman Fanelli explained that the lighting is downward focus, low light level. The hours of operation is limited, not 24 hours. They are also limited on sound.

MOTION TO ADJORN: Stuart Spiegel

SECOND: George Panarites NO DISCUSSION ALL IN FAVOR MOTION PASSED

Meeting adjourned at 7:28

RSF/dlb

Debra L. Burns
Town of Geddes
Planning Board Meeting