

TOWN OF GEDDES
PLANNING BOARD MEETING
JULY 31, 2019

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

IN ATTENDANCE: Greg Sgromo (Town Engineer) Ed Weber, Dave Tortora (Chairman Zoning Board of Appeals) Don Doerr (Town lawyer) Marty Kelley, Dave Balcer (Code Enforcement Officer)

Meeting called to order at 7:05

MOTION: Vince Bongio moved to dispense with the reading of the June minutes and recommended that they be accepted as presented.

SECOND: Stuart Spiegel NO DISCUSSION ALL IN FAVOR MOTION PASSED

APPLICANT: Sardo Property Jim Coyer, Ianuzi & Romans Mark Sardo, owner

- Mr. Coyer wants to address board concerns from the June Planning Board meeting
- existing easement down the middle of the property, done in 2013, fully ingress, egress utility easement, 60 ft wide
- goes from road to road, paper street to Lakeside
- easement is directly for property owners
- 2 tax parcels to 2 tax parcels simple subdivision now going through subdivision
- Chairman Fanelli- creating lots that could potentially be built on. There is a note on one lot that says there is no building. The applicant has no problem having the same thing done for the 2nd lot.
- applicant wants to give one lot to a cousin. Uses it more for recreation.
- neither lot can be built on because there is no road
- Mr Sardo had to extend the road when he built his house
- Stuart Spiegel - if approved, put same notice on both properties
- Vince Bongio - if the applicant wants to give a lot to someone that is fine but with the understanding that it can't be built on.
- Mr. Sardo is not intending to go to the ZBA for a variance
- if they ever wanted to build, then they would have to get a variance
- Chairman Fanelli - Is it feasible to create these 2 parcels running on a paper street? Don't want to create headaches down the road.
- Vince Bongio - 2 dead lots now
- Chairman Fanelli - To stick to code - require him to create a road or post bond to create the road. Ask the Town Board to waive that portion since they are looking to shift lot lines.

- Greg Sgromo and board members - have concerns if someone comes around in 10 years and wants to build. It could be a problem.
- Greg Sgromo and Don Doerr will come up with language to add to the map, language for recommendation to the Town Board for the planning board's resolution. They will get language together and send it to Chairman Fanelli. He will in turn send the language to the members. Then the project can move forward to the August 13th Town Board meeting. The Town Board can schedule a public hearing for September.

MOTION: Mark Zoanetti moved in favor of moving the subdivision forward to the town board after the information be written up appropriately by the attorney and the engineer as discussed .

SECOND: Stuart Spiegel NO DISCUSSION ALL IN FAVOR MOTION PASSED

Chairman Fanelli reported on a meeting he attended on July 16th concerning 241 Farrell Rd. If they (Marco Marzocchi) comes back to the board for site plan, these are the minimum requirements that Peter Albrigo said he was responsible for.

- delineation of interior
- parking for employment vs trailer park
- identify interior traffic flow
- identify and show surrounding uses and storage on parcel
- plan must show existing drainage and proposed drainage
- green planted buffer at fence line
- traffic study
- building plans depicting elevations, number of loading docks and uses

MOTION TO ADJORN: George Panarites

SECOND: Stuart Spiegel NO DISCUSSION ALL IN FAVOR MOTION PASSED

Meeting adjourned at 7:55
RSF/dlb

Debra L. Burns
Town of Geddes
Planning Board Secretary