

TOWN OF GEDDES  
PLANNING BORD MEETING  
NOVEMBER 20, 2019

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

IN ATTENDANCE: Greg Sgromo, Ed Weber, Dave Balcer, Dave Tortora, Don Doerr

Meeting called to order at 7:00pm

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

SECOND: Stuart Spiegel NO DISCUSSION ALL IN FAVOR MOTION PASSED

APPLICANT: 3355 W. Genesee Street Tully's Restaurant, Schopfer Architects, LLP  
Randy Coogan

- 487 sq.ft rear addition.
- It will be located on southside of building
- expanding takeout business, need additional storage, kitchen space and staff area
- existing dumpster enclosure moved 6 ft
- new exit stairs will be constructed off from the new addition
- one pole light that has 2 fixtures on it will be relocated adjacent to the new stairs - dark sky compliant
- minimal changes to parking, currently there are 40 spaces on site, additional 187 spaces are available with shared agreement with Wegmans
- exterior finishes will match existing building
- no additional signage and no changes to existing signage
- doorway goes to the basement area, access will be maintained within the new addition (has steps to that level)

COMMENTS AND QUESTIONS FROM THE BOARD:

- Chairman Fanelli asked how the new addition will be broken up. There will be a staff break room, a few lockers, liquor storage room, unisex restroom, and a storage room.
- stairway off the back eliminates a parking spot which is not in the parking count
- Chairman Fanelli would like the dumpster exterior to match the building sides, match the color of the building. The gate will be something sturdier.
- Vince Bongio pointed out that the project narrative cites the square footage is 4,274. Page 1 says 4,790 (drawing set). Applicant needs to clarify actual area. Vince also said that if the square footage is 4,790, 4 handicap spots are needed not 3. Chairman Fanelli said that the last bump out of the building brought the square footage to 4,790 so 4 handicap spots are needed.
- Stuart Spiegel said that the EAF needs to be corrected. Item on the top of page 2 should be "yes" since the Town now has a Comprehensive Plan.

- Some discussion of crosswalks from the Board and Greg Sgromo.

Changes and corrections that will be completed by the next meeting on December 18th

- 4 handicap spots
- dumpster materials
- crosswalks and sidewalks
- EAF correction
- clarify exact square footage on plan

Chase Bank:

Chairman Fanelli spoke to Alex Weisnewski, LJR Engineering. They are looking at reworking the plan in regards to cross easement with Aspen, sliding the access to the back property line of Speedway. They are still working on plans and may have something for the December meeting.

MOTION TO ADJORN: George Panarites

SECOND: Mark Zoanetti NO DISCUSSION ALL IN FAVOR MOTION PASSED

Meeting adjourned at 7:45

RSF/dlb

Debra L. Burns  
Town of Geddes  
Planning Board Secretary