

TOWN OF GEDDES
PLANNING BOARD MEETING
MARCH 27, 2019

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

IN ATTENDANCE: Don Doerr, Greg Sgromo (Town Engineer)

Meeting called to order at 7:03

Minutes of the last meeting : Action deferred until next meeting

APPLICANT: 241 Farrell Rd. Marco Marzocchi

- Demolition of existing 160,000 sq ft building and reconstruction of proposed 152,000 sq ft warehouse/storage
- Letter from Town Engineer dated March 26, 2019 presented to Planning board at meeting noting items that still need to be addressed by applicant.
- Applicant reviewed for the Board the requests for additional information or modifications to plans, and presented how they were addressed; he used a set of revised plans that was as yet unavailable to the Board in a letter from RZ Engineering dated March 27, 2019.
- Discussion over parking on south side of building: Mr. Fanelli and Mr. Sgromo indicated that this area is not adequate for parking, even though it may have been used in the past. It was agreed that this will be used for drop-off and pick-up only, and granite curbing will be installed to protect the turn radii.
- Mr. Sgromo noted that the survey of the site still is incomplete and that has presented a difficulty in full evaluation of the proposed plan. Mr. Marzocchi indicated that he had forwarded an electronic version of that survey to the Town Engineer that day.
- Letter from Onondaga County Planning Board dated March 13, 2019 was circulated to the Board members. It "recommends" that the "municipality and applicant must submit copies of the drainage and traffic reports to the Department. The applicant must contact the Department to discuss any additional traffic requirements for the proposed project. " This provision was the focus of considerable discussion by the Board, the applicant and the Town Engineer. It was noted by several parties that the reason for this requirement by the OCPB is not explained or substantiated in the March 13 letter. The question over whether a response to the OCPB provisions is a requirement or a recommendation was discussed without conclusion.
- It was agreed that the Applicant will address the remainder of the Board's comments and provide a set of drawings for the Board to review prior to the next Board meeting on April 24. The Applicant indicated that he does not intend to contact the OCPB during this time. Stu

Spiegel requested that the Town Engineer do so to learn the basis for its recommendations in the March 13 letter, and it is agreed that he will.

- Vince Bongio reminded the applicant that the handicapped parking space are required to be 13'x18' in size, and that he had requested a drawing of a typical parking space be included in the submittal; additionally, he indicated that handicapped parking must be in proximity to the building entrances, not dispersed in the parking lot, and the drawing should be modified appropriately. The applicant indicated that these changes would be made for the next submittal.
- The potential for additional landscaping was discussed, including the conversion of a strip of asphalt along John Glenn Blvd for plantings. The applicant indicated that he was uninterested in removing paved areas but would consider additional plantings.

MOTION TO ADJORN: George Panarites

SECOND: Vince Bongio NO DISCUSSION ALL IN FAVOR MOTION PASSED

Meeting adjourned at 8:14
RSF/dlb

Debra L. Burns
Town of Geddes
Planning Board Secretary