

TOWN OF GEDDES
PLANNING BOARD MEETING
OCTOBER 30,2019

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

IN ATTENDANCE: Dave Tortora, Dave Balcer, Marty Kelley, Joe Ranieri, Don Doerr

Meeting called to order at 7pm

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

SECOND: Stuart Spiegel NO DISCUSSION ALL IN FAVOR MOTION PASSED

MOTION: George Panarites moved to change the November meeting to the 20th and the December meeting to the 18th so the meetings will not conflict with the holidays.

SECOND: Mark Zoanetti

NO DISCUSSION ALL IN FAVOR MOTION PASSED

APPLICANT: 1127 Grand Ave. Tiffany School of Dance and Performing Art Center LLC
(formally Jerry's Carpet) Proposed change of use, site plan review
Bob Eggleston architect, Tiffany and Justin Maher

- revised site plan and narrative
- met with Greg Sgromo and Dave Balcer
- provided copies of flood maps. The drawing shows a 2% of 1% chance of flooding, 1 in 500 chance of flooding annually. The building itself is not in the flood plain
- change of grade, adjusting grade on west side of building, no more than 3% cross slope
- provided driveway detail, adding trees along Grand Ave
- parking: 18-22 spaces along east side. Will provide sign for staff parking..." Staff Parking Only". Handicapped parking will have sign and logo on pavement.
- sewer laterals - not changing any services
- on a well, will have a sign in the bathroom which says..."Do not use for drinking"
- water usage testing not needed as per Dave Balcer
- All Board members are in agreement that all changes requested are fine

MOTION: Stuart Spiegel moved to recommend approval of the project to the Town Board.

SECOND: George Panarites NO DISCUSSION ALL IN FAVOR MOTION PASSED

APPLICANT: 3400 W Genesee St. Proposed Chase Bank (existing Speedway Gas Station)
Site Plan review Robert Germain, Lawyer, Alex Weisnewski, EJR Engineering,
Christine Biachi, traffic expert

- proposed 3000 sq ft Chase Bank with ATM in rear of bldg. 24/7 No teller, property falls mostly in the Town of Geddes, small portion in the Town of Camillus

- Geddes Brook on Westlind Rd - client engaged with environmental consultant
- 2 full size access drives
- intersection (Genesee and Westlind) under the jurisdiction of the State DOT
- 4/10 impervious and drains to Geddes Brook
- all public utilities are available to serve the sight.
- proposing a new driveway at Westlind Rd, which will align with the Burger King driveway
- dumpster enclosure details given, same materials as the building
- detailed landscaping plan included
- proposed drainage improvements: 7 dry wells proposed, all will direct stormwater into infiltration, overflow discharge out to Geddes Brook
- site lighting plan submitted to board
- Two abutments on either side of flood way and a bridge span across it.
- traffic study supports site plan, less intensive use
- building elevations submitted
- applicant understands that a special permit is required for drive thru ATM
- perimeter granite required
- no exterior tellers, teller windows inside only

Comments and suggestions from Board:

- George Panarites asked if trees will be removed along Westlind. Yes, trees will be removed or trimmed back for site line. Site line distance will be measured. Stop sign at end of bridge
- Mark Zoanetti asked if there will be a significant change in traffic. There will be less trips as on the site now. Dunkin Donuts and Chase Bank will have different peak hours. Will add more "green time" to southbound approach and Westlind left turn.
- Vince Bongio said that lighting plan shows casting in excess of what is allowable. Should be 1 ft candle..showing 2 1/2. Might have to reposition the pole
- Chairman Fanelli asked about the lights on the building. They are actually security cameras. the only lights are on the front and rear entrances of the building.
- Stuart Spiegel asked about stormwater flow. he said that the engineer might want more detail. He asked about the dry wells. They are the kind that can be opened and cleaned out. Stuart also suggested that they try to keep to NY native species for vegetation.
- Vince Bongio said to add signage to the package
- Chairman Fanelli said that they need to submit a closure report on the removal of tanks to the town.
- outstanding issues: need to hear from the County and State DOT. Also, waiting to receive letters from the Town and County engineer.

MOTION TO ADJORN: George Panarites

SECOND : Vince Bongio NO DISCUSSION ALL IN FAVOR MOTION PASSED

Meeting adjourned at 8:19

RSF/dob

Debra L Burns
Town of Geddes
Planning Board Secretary

