## TOWN OF GEDDES PLANNING BOARD MEETING APRIL 30, 2014

PRESENT: Chairman Bob Fanelli, Vince Bongio, George Panarites, Marty Kelley

IN ATTENDANCE: Mark Kolakowski, Ed Weber, Bill Morse, Town Engineer

Meeting called to order at 7:03

MOTION: George Panarites moved to dispense with the reading of the March minutes

and recommended that they be accepted as presented

SECOND: Marty Kelley ALL IN FAVOR

APPLICANT: McDonalds, Bohler Engineering

- revisit from previous appearance, Western Lights site

- worked with Town Engineer and Board to get through items talked about at last meeting
- protection around dumpster
- lighting will be adjusted to meet code per Vince Bongio's request
- stacking- must notate on plans that 3<sup>rd</sup> window is for overflow use only (minimal use)
- 1,300 sq ft available for service- they meet requirement for parking
- George Panarites inquired about a variance for signage. They are on Zoning Board agenda for May

MOTION: Vince Bongio moved to recommend approval of McDonalds site plan with stipulation that lighting be adjusted to meet code and that McDonalds add a note to plan that 3<sup>rd</sup> window is for overflow use only and not full service

SECOND: Marty Kelley ALL IN FAVOR

Chairman Fanelli requested revised plan by May 6th

APPLICANT: Dunkin Donuts, Bob Abbott

- resubdivision of larger parcel
- corner of Farrell Rd and John Glen, 1 1/4 acres, new construction
- 2,500 sq ft for Dunkin Donuts bldg
- addition next to Dunkin Donuts but no tenant yet, same architecture as Dunkin
- drive-thru on Dunkin
- no variances needed
- LED lighting
- created swale, all drainage diverted into county water system..submitting drainage plans to town
- 29 seats inside and outdoor patio
- expecting it to be more of a drive-thru facility

- George Panarites inquired about the dumpster- they will use fractured block and additional landscaping around it
- George Panarites also said that exterior signage not exceed amount of signage for area
- they will be improving the main driveway that is already there
- Planning Board is only looking at subdivision for parcel.

Bill Morse's Comments:

- -topography will be waived
- name of subdivision: Widewaters-Syroco Subdivision Section 2
- sheet size- requesting them to put it on 2 sheets

Chairman Fanelli's concerns to keep in mind- left turn out of driveway and right turn in, County may raise issue

MOTION: George Panarites moved to recommend subdivision of parcel on John Glen and Farrell Rd into 2 lots and recommended that they get in touch with Paul Curtain, Town Attorney to make sure that they have all the documentation needed SECOND: Vince Bongio ALL IN FAVOR

Chairman Fanelli will write a letter to ZBA with comments

DISCUSSION: St Charles Church (no one in attendance)

- hasn't been sent to Planning Board yet
- separating school from church, requesting subdivision, 2 existing buildings and 1 parcel that they want to split
- need to get variances
- proposed elementary school (charter school)
- parking and school operate for the most part at different times
- building does not need many renovations better to see the use of the facility than left vacant
- will be called Orchard Road Heights Amended
- should show existing utilities
- Planning Board would recommend subdivision pending any approval of any variances

MOTION TO ADJORN: George Panarites

SECOND: Marty Kelley

Meeting adjorned at 8:20

Delra L. Burns

RSF/dlb

Debra L. Burns Town of Geddes

Planning Board Secretary