TOWN OF GEDDES PLANNING BOARD MEETING SEPTEMBER 28, 2016

PRESENT: Chairman Bob Fanelli, George Panarites, Stuart Spiegel

ABSENT: Marty Kelley, Vince Bongio

IN ATTENDANCE: Bill Morse, David Balcer

Meeting called to order at 7:10

MOTION: George Panarites moved to dispense with the reading of the August meeting and

recommended they be accepted as presented.

SECOND: Stuart Spiegel ALL IN FAVOR MOTION PASSED

APPLICANT: VISION DEVELOPMENT

- no one showed up from Vision Development for the meeting

- Received plan, board voted on them in July. Stuart Spigel and Marty Kelley had concerns about the project. Board put conditions on the project at that time. They were supposed to get updated plans to the Planning Board. They were required to take care of a detention basin before Chairman Fanelli would be writing a letter of approval to the Town Board (not written due to lack of response). They never gave the information to the Board or did the required maintenance on the detention basin, so approval was never granted by the Town Board. The applicant proceeded with improvements anyway. Notice was given to the codes officer and he notified them to stop work.
- the detention basin is not in conformance with their plans. It needs work before they csn proceed with work on their parking lot
- Bill Morse: applicant needs to regrade and clean the existing detention area to get basin into compliance
- Bill Morse will request the original drainage report from the Town of Camillus.
- Board will give them a week to show that they are working on the detention basin and start to regrade. Then Chairman Fanelli will write letter to Town Board.

DISCUSSION: 3111 West Genesee St. mini-mart/gas station

- discussion to get Chairman Fanelli up to speed on this project
- Stuart Spiegel: Board spent lots of time working with the applicant, a very positive meeting, Board gave many ideas to make the look of it consistent with the corridor
- the 2 main issues: lot coverage and signs
- The Board suggested that they talk to counsel on the sign matter
- the color on canopy will represent the supplier but supplier signs are not accepted. Gas prices just on pumps , not on a sign
- Stuart Spiegel said that the overlay regulations are silent on this issue
- placard signs will not be accepted by Board
- Board will also discourage signs in the windows (requesting they add grids to the windows)

- Chairman Fanelli received an email with new building elevations. It shows the building with dormers, canopy with peak on it and peaked roof. They are making an effort to meet the requirements
- George Panarites asked about the fencing in the back. Applicant thought it was in good shape . Stuart Spiegal agreed. He said it was weathered but physically in good shape. There is 120 ft behind the rear fence to the property line. Side property is only 15ft.
- George Panarites said that since this will be a mini-mart and a gas station, customers may just be in to buy items and not buy gas. He worries a bit about the traffic pattern.
- 2 outstanding issues: signage, what gets included. The Planning Board does not want to read the ordinance incorrectly. Lot coverage: how to get them to meet it.
- Chairman Fanelli will sit down with their engineer and the town attorney to sort things out
- George Panarites asked how the Town Board feels about this first project. Chairman Fanelli said that they want this project to be the" gateway to the corridor". They want it done right and all regulations have to be met.
- George Panarites suggested that the next meeting that the applicant attends, the town attorney should attend also.

Stuart Spiegel asked about any new projects that the board may be getting soon. Chairman Fanelli said that he hasn't seen anything new.

MOTION TO ADJORN: George Panarites

SECOND: Stuart Spiegel ALL IN FAVOR MOTION PASSED

Meeting adjorned at 7:50 RSF/dlb

Debra L. Burns Town of Geddes Planning Board Secretary