

TOWN OF GEDDES
PLANNING BOARD MEETING
DECEMBER 19, 2018

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

ABSENT: Stuart Spiegel - excused

IN ATTENDANCE: Bill Morse, Jerry Albrigo

Meeting called to order at 7:00pm

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

SECOND: Mark Zoanetti NO DISCUSSION ALL IN FAVOR MOTION PASSED

APPLICANT: Clarion Hotel Name brand hotel separation

- applicant first came in 2017
- nothing in building has changed
- site plan- 1 missed utility pole, a little grading, nothing major
- granite curbs - applicant went through the minutes from 2017. at that time, the board agreed that concrete curbs would suffice
- they are not touching the curbing at Farrell Rd...only the area at the entrance and around the circle.
- Chairman Fanelli said he would like to see granite between buildings and on the circle since this is a tight area for maneuvering. The only thing to hold up is granite. Along back parking lot concrete is fine. Main areas and high traffic areas should be granite. The Board agrees.
- Mark Zoanetti asked if there is a sprinkler system only in the hallways. The applicant did not know the answer but will get the answer and check it out with Peter Albrigo and the Town code.
- Vince Bongio asked how many total rooms in the 2 buildings. There are 145 rooms now which will change to 133 rooms. Required parking is 166 spaces. the applicant shows 324 spaces but that includes parking for the restaurant which is 9,500 sq.ft.
- Vince Bongio also asked if a parking variance is needed. Chairman Fanelli recalled the letter to the Town Board from 2017 that required a parking variance.
- there were outstanding drainage issues that came up during the last review. Bill Morse has some questions on drainage. if there is an increase in impervious, drainage detention is always required. If there is no increase in impervious, then not required. The applicant is overparked so will be looking to remove some parking, decrease impervious.

These items are needed:

- parking variance
- granite curbing
- satisfaction of stormwater, decrease impervious or outlet structure

MOTION: George Panarites moved to recommend approval of the project with satisfaction of 3 factors...a revised site plan showing granite curbing, resolution of previous Town Engineers stormwater run off requirements, and parking variance.

SECOND: Vince Bongio

NO DISCUSSION ALL IN FAVOR MOTION PASSED

Applicant must give Chairman Fanelli the revised plan with revision date as soon as possible, then he will write a letter to the Town Board.

APPLICANT: Widewaters Marco Marzacchi

- campus building #1, low building office west of Dunkin' Donuts
- proposing to demolish building and put another building in the exact same footprint, no larger, probably a bit smaller
- small appendage (bump out) which is the boiler room, will not be replaced.
- nothing in parking lot or roads
- new building which meets todays needs.
- talked to Bill Morse. They will provide erosion control during demolition. No modification to existing drainage system
- no tenant yet. To be determined what the building will look like
- Mark Zoanetti and George Panarites said that he would like to know what is going in the building. What hazards? fire protection?
- Mr Marzocchi said that the applicant has a right to build on speculation. What it will be is what is within the town code. He said the town is protected with zoning code.
- Applicant needs to have a permit to demolish
- Vince Bongio said that the board is a 'referral vehicle" and this is an informal review in advance of a formal referral.
- Chairman Fanelli said that the Board does not know what will be going in the building so they have to look at high intensity use. The Board will need a full traffic study. They want to look at it as a whole site and how the traffic will fit in the area from one end of Farrell Rd to the other. The character of the area has changed in the decades since it was GE. Conditions are not the same as decades ago. Chairman Fanelli would like to avoid future problems with traffic.
- Chairman Fanelli said that the Board needs something more to work with. They need as much detail on the site plan as they can give.

MOTION TO ADJORN: George Panarites

SECOND: Mark Zoanetti ALL IN FAVOR MOTION PASSED

Meeting adjourned at 8:10

RSF/dlb

Debra L. Burns
Town of Geddes
Planning Board Secretary