

Town Of Geddes
Planning Board Meeting
April 25,2018

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

IN ATTENDANCE: Bill Morse, Don Doerr, Jerry Albrigo

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

SECOND: Stuart Spiegel ALL IN FAVOR MOTION PASSED

APPLICANT: D.E. Tarolli - owner, Zach Plonka, Engineer 300 Smelkoff Rd.

- intersection of Smelkoff Rd and State Fair Blvd
- proposing an office/warehouse development, 7,500 square ft.
- in compliance on setbacks
- 4 overhead doors, (which can be used or not depending on tenant) , not designed for large trucks
- 75 parking spaces
- 10 ft buffers along residential properties
- dumpster provided - services both buildings. Chairman Fanelli said that the board likes the same materials as the buildings. The applicant will provide plans at the next meeting for the dumpster.
- No outside storage is allowed
- Chairman Fanelli requested that they provide more buffering on the westerly and southerly sides. The applicant will submit a landscaping plan.
- George Panarites asked about lighting: dark sky compliant on the building, no pole mounted light
- hours of operation: mostly 6am - 5pm, working hours
- Stuart Spiegel- SWPPP? it will be provided
- Mark Zoanetti asked what the type roof is. It will be a wood truss roof
- Vince Bongio said that 75 parking spots are fine but the applicant is looking to reduce those spots to get more green space. A variance would be required if 75 spots were reduced.
- George Panarites commented that the curbing should be granite , concrete will get damaged by the plows.

Needed by the applicant: Landscaping plan, dumpster details, buffer details, lighting plan, SWPPP, endorsement from the fire authority (accessibility)

APPLICANT: John Szczech, 3201 West Genesee St.

- site at Carr's gas station
- proposed 2210 sq ft building which will house Solvay Bank.
- in and out on Terry Rd (right in and out only)
- eliminating 2 curb cuts

- drive thru area with ATM, 2 drive thru lanes
- no dumpster on site
- brick building with wood structure, very residential looking
- proposing to install a fence with a landscaping plan on southern border
- existing water and sewer facilities being used.
- George Panarites inquired about signage. Proposing 2 signs on Terry and Genesee, 2 logos on the building. Board said they will be limited to low monument sign on the corner, 4 or 5 ft high, eliminate the 2nd sign. the signs on the building are fine. Small entrance sign with the Solvay bank logo is fine. Maybe a small berm with monument sign would be ok.
- Chairman Fanelli said that he would like to see the sidewalks on Genesee St replaced with a concrete walk across the frontage of the property. Black top walk there now. Bill Morse said that there is an asphalt walk along Terry Rd also so applicant will look into it.
- they will consider a 6 ft fence and denser plantings on the south side of the property.
- Vince Bongio comments: On the applicants drawing entitled "AERIAL SITE PLAN", dated 4/23/2018 without any revision, the "Site Data Chart" needs to be revised to meet the district regulations for Residential A use, specifically section 240-11 D(1) and D(2) for non-residential lot and structure requirements.
 - Minimum area should be 20,000 sq ft (not 10,000 sq ft on drawing)
 - Minimum lot width should be 100 ft (not 75 ft on drawing)
 - Maximum lot coverage should be 25% (not 50% on drawing)
 - Front Yard setback should be 40 ft (correct, same as drawing)
 - Side Yard setback should be 20 ft (not 10 ft on drawing)
 - Rear Yard setback should be 20 ft (not 10 ft on drawing)
- peak hours for drive thru stacking is 11:30 am - 1:30 pm. The board agrees that there shouldn't be too much of a backup and lights on the cars will not be an issue during the day when the drive thru is mostly in use.
- Mark Zoanetti comments: the applicant should consider a lockbox fire detection for access into the building
- Stuart Spiegel asked about the underground tanks. The applicant had 30 holes drilled . There was a small amount of contamination which will be cleaned up. Documentation will be given to Chairman Fanelli before the next meeting. Also 6 tanks will be removed.

Needed by applicant at the May meeting: Traffic study, lighting plan, grading plan, landscaping plan, sidewalks added, DEC documentation

MOTION TO ADJORN: Vince Bongio

SECOND: Mark Zoanetti ALL IN FAVOR MOTION PASSED

Meeting adjourned at 8:17

RSF/dlb

Debra L. Burns
 Town of Geddes
 Planning Board Secretary

