



The Planning Board of the Town of Cicero held a meeting on **Monday, September 8, 2014** at **6:30 p.m.** in the Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- Pledge of Allegiance
- Notes from the Chairman
- Approval of the Minutes from the August 11, 2014 Meeting (**approved**)
- Site Plan, Carm's Dog House, 6256 & 6262 State Route 31, Proposed Dog Day Care and Grooming (**return for action by the Planning Board**) (**Exhibit 1-2**)
- Site Plan, Sketch Review, Image Press, 6333 Daedalus Road, Proposed 5,940 +/- sq. ft. Addition (**to return**)
- Site Plan, Mudd Mill, LLC Lay Down Yard, 5718 Mud Mill Road, Proposed Vehicle Storage building (**Approved**) (**Exhibit 1-2**)
- Site Plan, Sketch Review, Uncle Bob's, 8239 Thompson Road, Proposed site expansion, (**to return**)
- Site Plan, Sketch Review, Christopher Close, Thompson Road (Tax Map #027.-05-25.2), Proposed storage building (**to return**)

Board Members Present: Bob Smith (Chairman), Chuck Abbey, Joe Ruscitto, Mark Marzullo and Pat Honors

Others Present: Neil Germain, Planning Board Attorney, Mark Parrish, Planning Board Engineer, Richard Hooper, Director of Codes Enforcement, Don Snyder, Zoning Board of Appeals

Chairman Smith opened the meeting by noting the locations of the three emergency exits, asked that all cell phones be silenced and noted if anyone had difficulty hearing the proceedings please bring it to the Clerk's attention so the audio system could be adjusted.

Mr. Marzullo led the Pledge of Allegiance.

Chairman noted that there will be a coordinated review meeting at the Clay Town Hall with the County on September 9, 2014 to comment on the proposed zone change on Guy Young Road. It is going to involve about 160 lots, they are changing their zoning to allow additional lots to be built. The area of concern by the County is that Guy Young Road is a County road in Clay but a Town road in Cicero. Also the Board received a copy of the letter from Spring Storage Park LLC, they are in the process of building a storage facility and they were obligated to notify us and their next meeting to discuss this is Thursday September 18, 2014 at the North Syracuse Community Center.

Mr. Abbey made a motion to approve the Planning Board Minutes from August 11, 2014. **Mr. Marzullo seconded the motion.** The Chairman called a vote.

In favor: 5 Opposed: 0 Abstained: 0 Motion approved unanimously



**SITE PLAN, CARM'S DOG HOUSE,
6256 & 6262 STATE ROUTE 31,
PROPOSED DOG DAY CARE AND GROOMING,
ROBERT ABBOTT, CARMEN CESTA & MIKE CESTA**

Representative: Bob Abbott, Architect

Mr. Abbott: Mark had a list of comments for us to address, our submission had answers to a lot of them but not all of them.

Chairman Smith: Mark have you had a chance to review these?

Mr. Parrish: I have not had a chance to review them, they were given late Friday.

Chairman Smith: I put this on the agenda because I want to move forward on this so this was an attempt to get everybody together so we can get this taken care of.

Mr. Abbott: I gave the drawings for the curb cut and the driveway to the NYSDOT and they are reviewing them. We have designed it in the same area that is already existing but we have improved it with larger dimensions. We addressed storm water management. They are asking for the easement to be revised and the easement the way we have it designed would be along the property line onto Spera's, we figure it will be about 10 feet wide and run along that property line from the dumpster area out to the front of the street line. Mr. Spera's attorney is working on it and so I don't have that information.

Mr. Parrish: Typically the minimum width of the easement should be 20 feet in total, if there is a storm sewer proposed within that easement.

Mr. Abbott: I didn't indicate that on the plan yet because I wasn't aware of the length and width at this point. We don't have that much room from the property line to the house.

Chairman Smith: Can we coordinate that with the Town engineers also?

Mr. Parrish: Ok

Mr. Germain: The people from Spera's have indicated that they would be willing to grant an easement they just haven't seen it so they don't know what they are being asked to grant.

Mr. Abbott: We show all utilities on the site plan and a lighting plan with photometrics. The lighting is wall packs that are attached to the building, one on each side of the building. There are two goose necks that will go over the wall sign that is located over the entrance. They are all LED, low wattage. The signage is a wall sign and one pylon sign, which I know the Town ordinance says 20 feet from the



property line, but I did 10. If we have to move it we can, but the problem is because they have combined the two lots there is a jog in the property line.

Chairman Smith: The 20 foot setback from the highway rule is not one that the Planning Board can waive. It is a ZBA issue. We can approve signage but we cannot waive that rule.

Mr. Abbott: There was the issue about combining the two lots subdivision.

Chairman Smith: If you are going to remove a lot line, Mr. Hooper with the Codes Office can do that administratively.

Mr. Parrish: That has to be completed before the Planning Board can approve this plan because the building straddles that line.

Mr. Abbott: We put in the drawings the name and address of the owner, a statement of use and we do show the dog waste container located behind the building and I understand that Feher Rubbish Removal that they will pick it up a couple times a week. The plan depicts where the dogs would be allowed outside, in the fenced area. There is also a play area inside the building. There are other details for paving and retaining walls, which were the last items that were mentioned.

Mr. Parrish: I will review this in the next few days and if there are any outstanding items I will notify you.

Mr. Germain: I would suggest that you make sure you get your application in for the lot line so you are set for the next meeting.

Mr. Abbott: We brought in the color sample (Exhibit "1") and sketch of the building (Exhibit "2") It will be a red metal panel for siding and roofing. There will be some gray stone along the front of the entrance and the band around the windows will be a dark bronze.

Mr. Marzullo: Are you going to revise the note about the waste removal to be twice a week?

Carm Cesta: Yes, that is not a problem.

Mr. Marzullo: Where is the statement of use?

Mr. Abbott: It is just used as a dog day care center.

Mr. Parrish: There should be a statement of use on the plan, because I know at one time there were also talks about doing some boarding.

Chairman Smith: That has to be on the plan or it won't be considered complete. The colors are fine with me. Please be clear that I want this moving forward, I want this on the agenda so we can make a determination at the next meeting.



**SITE PLAN, IMAGE PRESS,
6333 DAEDALUS ROAD,
PROPOSED 5,940 +/- SQ. FT. ADDITION
IANUZI & ROMANS**

Representative: Tim Coyer, Ianuzi and Romans

Mr. Coyer: We received our comments from Mark and the Town engineer. We just submitted our revisions back to Mark today. I addressed each of them on the plan except for the architectural elevations, they don't have a colored rendering of what the elevations are going to be, I do have a copy of the architects line drawing, basically their intent is to have everything the same once its completed so that the addition is going to look exactly like the existing building but I don't have anything in color, but I could show you the architectural.

Chairman Smith: Sure show us the architectural.

Mr. Coyer: This shows the 5 garage doors and this is basically cold storage, all they are doing inside the garage area is doing image wraps on cars. They are not going to have any utilities in there except electricity, they don't have any water or sewer going to it they are just using it to do all their wraps for their vehicles that they have for clients.

Chairman Smith: So they are not actually storing anything here, they are just bringing a car or truck in and wrapping it in vinyl. So there is no loading dock or anything like that. I thought it was storage.

Mr. Coyer explained further they do a lot of graphic designs and right now they don't have an indoor facility to do their wraps in so they want to build this to do that.

Mr. Russcitto asked how long the process takes because if it is longer than a day then the cars are actually being stored and having cars parked outside.

Mr. Abbey asked how tall the garage doors are and if they wrap buses.

Mr. Coyer said he thought maybe the doors were 12-15 feet but he would find out the answer to both those questions for the next meeting.

Chairman Smith indicated that he was disappointed that there was a miscommunication about this not being a storage facility and that it is actually more of a service area. While it might be still an acceptable use it was on the agenda for determination and at this time it doesn't seem like the Board has adequate information to make any determination.

Mr. Parrish indicated he needs more time to review the revised plan.

Mr. Germain indicated the same and that the new information regarding the use and how important it is for the overall determination.

Mr. Coyer apologized for the miscommunication of the use for the building.



**SITE PLAN, MUD MILL, LLC LAY DOWN YARD,
5718 MUD MILL ROAD,
PROPOSED VEHICLE STORAGE BUILDING
PLUMLEY ENGINEERING**

Representative: Julian Clark, Plumley Engineering and Peter Paragon, Owner and Developer

Mr. Clark: The outstanding issues were providing some landscaping or a berm and we have provided a plan that shows that. We also submitted a building rendering (Exhibit "2") and we received our DOT permit (Exhibit "1").

Chairman Smith: Both outstanding issues of the berm and the permit are satisfied, have any new engineering issues come up Mark?

Mr. Parrish: No, we are set.

Chairman Smith: Neil?

Mr. Germain: We are all set, he owns all the parcels so he couldn't grant himself an easement even if he wanted to.

Chairman Smith asked the Board members if they had anything further and they were all set. He also asked Mr. Hooper if he had anything that the Board should take into consideration.

Mr. Hooper indicated they addressed the issues.

Mr. Ruscitto made a motion regarding the SEQR. He read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. **Chairman Smith seconded the motion** and called a vote.

In favor: 5 Opposed: 0 Abstained: 0 Motion approved unanimously

Mr. Germain: You are going to move for the adoption of a resolution approving the Site Plan application known as Mud Mill, LLC Lay Down Yard, 5718 Mud Mill Road, Proposed vehicle storage building. The Planning Board notes that it has received and considered the County's Referral regarding this matter. This approval is strictly conditioned on the following:

- 1 The color schemes and renderings and/or elevations as presented by the applicant to the planning board in regard to this application shall be incorporated by reference into this site plan and the board's approval thereof. Accordingly the actual project must substantially conform to the original elevations as presented herein.

Chairman Smith made a motion as stated by Mr. Germain above. **Mrs. Honors seconded the motion.** The Chairman called a vote.



In favor: 5 Opposed: 0 Abstained: 0 Motion approved unanimously

**SITE PLAN, SKETCH REVIEW, UNCLE BOB'S,
8239 THOMPSON ROAD,
PROPOSED SITE EXPANSION
BRYANT ASSOCIATES**

Representative: James Fensken, Project Manager, Bryant Associates

Chairman Smith indicated that this has been previously review a number of years ago by the Planning Board, this has to go to the County but I wanted to an opportunity for the members of the Planning Board to see if there were any major changes or concerns by the members.

Mr. Fensken: Sovereign Self Storage is the actual owner /applicant out of Buffalo. I apologize that the owner couldn't make it last minute but he will be here next meeting.

Chairman Smith indicated last time this was approved Mr. Abbey brought up this property is zoned industrial. He also discussed there was an issue about the Board wanted to the applicant to put in sidewalks but when the County expanded Thompson Road they made the decision not put sidewalks in that area so therefore this Board does not feel it fair to require the applicant to do something that the County was not willing to do.

Mr. Honors: Was it a cost factor?

Chairman Smith: Back in those days we knew that Thompson Road was going to be developed and the Boards thinking was that if we connect it up and put the sidewalks down each side with Gillette Middle School being right down the street and then we had the High School and then you had the Northern Onondaga County athletic fields there that if we got the sidewalks in that Onondaga County would but they just didn't figure that it was worthwhile to put the sidewalks down Thompson Road. So it is a cost factor. It seems an unfair cost to the applicant to almost no value.

Mr. Fensken: The northwest corner of Thompson Road and South Bay Road, the parcel is actually quite large it is 13.62 acres and although it is very large the upper portion a lot of it is swamp. There is an existing facility and parking area. Uncle Bob's is proposing to add a controlled climate building at the corner of Thompson and South Bay, which is currently trees and brush. What they would like to do is to add in this new building. This building is a two story building, it is a bit larger than the old submission. The plan is to make it asphalt on three sides and one area be grass. So you won't have complete asphalt around the building. There are two exit doors that are exit only. Moving from the building outwards we are going to have a 6 foot high wrought iron fence and then we are going to extend the existing concrete wall about 70 feet down for screening purposes. We will have some landscaping in front of that and a small swale to collect the water coming off the site. Then the remaining area will be restored to grass and then this area was going to be the sidewalk, which apparently we don't need. The building has two existing signs, there is a sign on a post and then an existing sign on an existing wall. This area they are adding a lighted sign on what they are referring to as "the tower", there will be a lighted sign on each side of the tower facing out towards the roadway. The simulated photos provided we tried to show what it would look like if someone was parked at the light, from Thompson Road going north, South Bay Road going northerly and southerly. We tried to provide existing and proposed to see what the view is



going to be. We are trying to save as many trees as possible. We went back and surveyed all the trees so figure out how to save as many trees and foliage as possible.

Chairman Smith: One of the concerns we had was part of your business was storage of RVs and vehicles and they were in the back of the lot. I see there is some parking along South Bay Road. Would those spaces be used for storage?

Mr. Fensken: I think the plan is to take a few of them out to add in parking for the storage building maybe taking out about 5 spaces but the remainder would be still left available for long term storage

Chairman Smith: Would those spaces be visible to South Bay?

Mr. Fensken: We have tried to hide them. From South Bay Road I think you can see a slight sliver of it. The far back lot under the power lines is hidden by some of the other structures.

Chairman Smith: I understand it is a needed service. The ones in the back aren't visible but moving that right up near South Bay we would need to shield it.

Mr. Fensken: We have tried to shield it as much as possible. It is a very limited view where you would actually see the vehicles. With our landscaping up front we are really try to block that off.

Chairman Smith: What are the hours of operation?

Mr. Fensken: Monday thru Saturday 9-6 and Sunday 12-4. We really don't anticipate a lot of extra traffic generated by this site because a lot of it is come in and drop off and leave. It isn't like everyone goes to the facility at once so the increase in traffic if any would be pretty negligible.

Chairman Smith: Will you be increasing retail sales at all or is that area going to stay the same?

Mr. Fensken: The area would stay the same, I don't think the retail sales will change.

Mr. Honors: What is in the "tower"?

Mr. Fensken: Stairs.

Chairman Smith asked Mr. Parrish and Mr. Germain and Mr. Hooper if they had anything from the discussion that would concern them.

Mr. Parrish, Mr. Germain and Mr. Hooper indicated they had nothing.

Mr. Ruscitto: The climate controlled do you have an intent on what you want to have in there or is it up to the customer.

Mr. Fensken: When I say climate controlled, I think they will have heat in it. The other structures are all non-heated metal structures with a garage door on it, like a typical storage facility. This one is going to be more climate controlled in the sense that you will have heat in the winter and you walk through a main door and then go to your locker.



Mr. Ruscitto: Will there be AC in the summer?

Mr. Fensken: I would say yes. The facility only has a normal size door and it can only be accessed from inside the building, there is no external entrance to the locker. The owner will be here next time and he can more specifically answer any questions on what they plan to use that facility for.

Chairman Smith: Is there any additional paving because a lot of it is gravel now?

Mr. Fensken: No

Mr. Ruscitto: I thought you said that one side you were going to pave.

Mr. Fensken: Some of the area is asphalt now and the rest is trees and grass. We are taking out a little bit of asphalt with the building and adding a little bit.

Chairman Smith asked to be sure those changes are noted what is going to be gravel and what is going to be paved as the Board is very concerned about storm water runoff now.

Mr. Abbey: How big are the signs on the tower?

Mr. Fensken: 12 foot x 16 1/2 and they will be internally illuminated. The other two existing signs will remain, the one on the pole is 8 x 14 and another 6 x 6 wall sign. Exterior lighting surrounds the building. There is a lighting plan and I think all the heights are between 8-10 feet so we don't have anything on the top of the building coming down it is all in between the first and second stories where the lighting will be.

Chairman Smith indicated that Mr. Parrish will do an extensive review of the photometrics and that all the lighting for the whole site should be shown.

Mr. Marzullo: This is a very busy intersection and aesthetics are very important and when I look at the new structure when you see mostly rod iron it has a nice appeal but the wall, I have never been a big fan of that wall.

Mr. Fensken: Previous comments from the previous time people were against the landscaping and the wrought iron and wanted more of a wall, so that is why we added more wall for screening.

There was further discussion between the Board and the applicant about the option of the wall verses wrought iron with landscaping for screening. The Board seemed to feel that maybe a little less wall would be better and less expensive for the applicant. Also they thought that maybe there could be more done with the building like fake windows or more architectural treatments to make it look a little nicer. The applicant said he would bring the comments to the owner.

Chairman Smith said he would have to send this to the County for review because the Board can't take action until the County Planning Board reviews it because it is a County Road.



**CHRISTOPHER CLOSE,
THOMPSON ROAD (TAX MAP#027.-05-25.2)
PROPOSED STORAGE BUILDING
CHRISTOPHER CLOSE**

Representative: Christopher Close, Owner / Applicant

Mr. Close: I am here representing my wife, she actually owns the property. The property is located right next to Battles Garage, this is Service Master, and I have been there 24 years. So what happened was we didn't get a building permit, because I thought she was and she thought I was. So a little bit of the structure is up and when I found that out I stopped and said wait we have to get a building permit. So I came and got paperwork for a building permit for storage of my own personal stuff. Much to my surprise getting a building permit is quite a process today as compared to 10 years ago when I put the other building up because I didn't have to do any of this with the 6,000 sq. foot facility that I have there. So here we are and I am learning and I have spent some time and asked for help to get through this. I have applied for an area variance because they tell me it is supposed to be 50 feet off not 30 feet.

Chairman Smith: Those issues that you are trying to address is the reason is why the Town Boards have improved the process because the process was somewhat flawed. The process was there and we weren't doing the best job. The Town has made an effort to ensure that all the property owners that there is a clear path that is consistent and we are doing it the right way. And they are working with you because he brought it to our attention.

Mr. Close: I am trying, tell me what I have to do. I will try and do the best I can to make this work. That is why I have really been hustling to get a lot of things done.

Chairman Smith: Our ZBA is very experienced at handling these kinds of things.

Mr. Close: I am looking to find out is there more things I have to get, is there some more questions I have to answer. I want to make that happen.

Chairman Smith: A large part of what you will be doing is working with, our engineer, Mr. Parrish, so it is important that we get everything into Mark so that he can do the necessary reviews and get them to the Board we that we have a chance to digest them and do that sort of stuff. Richard do you have anything specific, we brought this in for sketch review to see if we were going to have anything as he is moving forward to the ZBA, I think he is on their agenda. Are we headed in the right direction here?

Mr. Hooper: We are now, yes. It's for personal use.

Mr. Germain: That should be noted on his plan, that it's for personal use.

Chairman Smith: Neil will review it and be pretty specific on that, what is the zoning on there?

Mr. Parrish: It is noted as agricultural on the plan.

Chairman Smith: The site plan should note what the zoning is.



Mr. Close: I have applied for an area variance and the size of the building is on the site plan.

Chairman Smith: The zoning has to be correct. Neil will get an opportunity to take a look at that and if because the Planning Board we have to adhere to the zoning, so if there is a zoning issue you might as well get it taken care of at the same time you are dealing with the other issues.

Mr. Close: My understanding is that I can have a storage on this at this point, no one has told me any different, that is my understanding so far.

Chairman Smith: Mr. Germain is the attorney for the Planning Board and he will take a look at that too.

Mr. Marzullo: What kind of use?

Mr. Close: Well I have a lot of toys.

Mr. Marzullo: One man door?

Mr. Close: Yes a one man door but there is an overhead door there too. I have lots of toys. I do a lot of hunting and I store 4-wheelers and trailers.

Chairman Smith: And this is for your personal use?

Mr. Close: Yes this building is for my personal use.

Mr. Germain: That is kind of key because you are going to say that on the plan you are going to be specific that is it for your own use, it's to store your own things you are not going to sublet it or anything and you are not going to have customers coming to it or anything. The only person storing stuff in there will be you for your own personal use.

Chairman Smith: Service Master won't expand in there?

Mr. Close: No, no.

Mr. Parrish: If you have other operations on the site that other building that you use for something different you should note that too. So you need to spell out what is being done on the site, not just with the new building but with the existing.

Mr. Close: On the existing that was when I got that way back 10 years ago.

Chairman Smith: That helps protect you so

Mr. Close: The reason for that building, when we did that back then, we put drainage in the floor, the Town had me put drainage because I was storing my vehicles in there. I was all transparent with all that back 10 years ago. But I can do it, I can put that on there.



Mr. Germain: The issue is that anything that appears on that site plan that you are asking for approval of you really need to explain what it is and what the use is and have all that information on you plan.

Chairman Smith: To a large part what they are saying is this is going to protect you because the situation you are coming from in 10 years from now there is a code or a complaint you have an approved site plan that the Town's Planning Board has approved and you can say yes, that was always being used for vehicle storage and it is on the site plan as such. So it is in your best interest to make sure that all the current uses are documented on the site plan.

Mr. Germain: I think that what you are really looking at is don't focus on just the little thing that you are building you have to remember that there are other things on that plan. But that will be reviewed and we will provide comments on.

Mr. Close: Ok, well I want to get it done so I am not back 3 or 4 times.

Mr. Marzullo: How about the open patio areas, I mean the overhang, what will be under those.

Mr. Close: Trailers, I have three trailers of my own.

Mr. Ruscitto: That is what the 12 x 30 is on each side?

Mr. Close: Yes they are just overhangs. It is really a 30 x 30 building. Cold storage not putting any heat in that building.

Chairman Smith: It is very important that when you bring the site plan in that all the uses or anything be delineated because the Town is enforcing site plans and if they did get a complaint they are going to pull this out of the file and so if everything you have on there is approved you're golden. And if you come in and want to change it down the road you have a site plan so you are not starting from scratch.

Mr. Close: Ok, any other comments.

Mr. Parrish: I will do a thorough review of the plans by next week or so and I will send them to you.

Chairman Smith: He will send you a review letter, just so you know the process, Mark will look at it, he will raise his concerns, that review letter will come to us also. Thompson Road, do I have to send this down to the County, is that section of Thompson road County road, we need to send that also and I will take care of that tomorrow.

Mr. Abbey: The existing metal building what is that being used for now?

Mr. Close: That is Service Master, storage of my vehicles.



Chairman Smith: How long have you been here?

Mr. Close: 25 year, the building has been there 10 years.

The remaining Board members are all set and had nothing further at this time.

Mr. Marzullo asked about the gas station with the dumpsters on Thompson Road. Mr. Hooper said that he will get in contact with them again. Chairman Smith indicated that the Codes Office has been involved in a number of enforcement actions and they are doing a good job. The office is operating pretty well. There was further discussion between the Board members and Mr. Hooper.

Mr. Marzullo made a motion to adjourn. Mr. Honors seconded the motion. The motion was approved unanimously.

Next Scheduled Regular Meeting: September 22, 2014 at 6:30 PM.

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 7:46pm.

Submitted by Kristin Ryder
Planning Board Clerk