

The Planning Board of the Town of Cicero held a meeting on **Monday, December 20, 2010** at **7:00 p.m.** in the Town Hall at 8236 South Main Street, Cicero, New York 13039.

Agenda:

- Pledge of Allegiance
- Approval of minutes from November 15, 2010 (**approved**) (The December 1, 2010 Planning Board meeting was cancelled.)
- Site Plan, Cicero Family Dental Care, 8382 Elta Drive, Proposed one-story dental office building, J.S. Hagan Architect, P.C. (**approved**)
- Informal Discussion: Mandatory Board Member Training
- Informal Discussion: 2011 Planning Board Meeting Schedule
- Informal Discussion: Resolution honoring Richard Cushman
- Informal Discussion: Former Marble International Location on Route 31
- Informal Discussion: Former Flamingo Car Wash Location on Route 11

Board Members Present: Mark Marzullo (Chairman), Greg Card, Patrick Honors, Chuck Abbey, Robert Smith, Richard Cushman and Sharon May

Board Member Absent: Scott Harris (Ad Hoc Board Member)

Others Present: Wayne Dean (Director of Planning & Development), Neal Germain (Esquire, Germain & Germain), Mark Parrish (P.E., O'Brien & Gere) and Tonia Mosley (PB Clerk)

The meeting opened with the Pledge of Allegiance. The Chairman noted the three fire exits.

**APPROVAL OF THE PLANNING BOARD MINUTES FROM NOVEMBER 15, 2010**

**Mrs. May made a motion** to approve the Planning Board minutes from November 15, 2010.

**Mr. Cushman seconded the motion.** The motion was **approved** with the following vote:

Mr. Card:	Abstain
Mr. Honors:	Yes
Mr. Abbey:	Yes
Mr. Smith:	Yes
Mr. Cushman:	Yes
Mrs. May:	Yes
Mr. Marzullo:	Yes

**SITE PLAN, CICERO FAMILY DENTAL CARE**  
**8382 ELTA DRIVE, PROPOSED ONE-STORY DENTAL OFFICE BUILDING**  
**J.S. HAGAN ARCHITECT, P.C.**  
(SEE ATTACHMENT A: OBG LETTER DATED 12.16.10)

Representative: J.S. Hagan Architect, P.C.

Mr. Hagan noted a number of changes to the site plan. The first drive has been moved back. There will only be one driveway coming directly off Elta. It meets the 150' setback requirement. We have also eliminated anything coming out onto the cul-de-sac area.

We have reconfigured parking. Parking in this location faces the building. There are 10 spaces across the front of the building including the handicap space. There is an additional 10 spaces on the north side of the building.

Paving has been extended into this area to provide for turn-around space for delivery vehicles. That area will be striped and signed as a no-parking area.

We still show the proposed future addition that would come off the drive. For now we do not show a connection to the drive, but it would come across the southern edge of the property into the 15' access utility easement. We show that the site can accommodate the addition and the parking.

We are showing three light poles on the site. They are 20' poles with 250 watt, shielded fixtures. A full photometric plan was submitted. There is also one wall sconce on the back of the building with 100 watts to light the entrance way.

The dumpster enclosure was relocated, bringing it closer to the building. More shrubbery has been added around that. The enclosure would be made of the same materials used for the building, same style and color configuration.

The plan shows two signs, one facing Route 31, one facing Elta Drive. The total area for both signs is 34.9 square feet. We meet the signage requirement.

Mrs. May: Will the sign on the building have flood lights?

Mr. Hagan: Yes.

The property disturbs less than one acre. A SWIPP plan is not required, but we are preparing an erosion control plan for construction.

The sidewalk has been moved out toward Route 31, running parallel to the property line within the State's right-of-way. It will have to jog around the sign.

The County requested information regarding the availability of sewer services to the property. I have a letter from them stating that there is adequate sewer capacity. I also have an email from the Onondaga County Water Authority about water capacity.

More discussion occurred.

Mr. Marzullo asked if the 150' from the property line to the center of the drive is good without a designated variance.

Mr. Parrish responded that is correct. The 150' mark is the cut off point. We have been interpreting that as to the center line of the road.

Mr. Marzullo asked if there were any other questions. There was no response.

**Mrs. May made a motion** regarding SEQR. She 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. **Mr. Smith seconded the motion.** The motion was **approved** with the following vote:

Mr. Card:	Yes
Mr. Honors:	Yes
Mr. Abbey:	Yes
Mr. Smith:	Yes

Mr. Cushman: Yes  
Mrs. May: Yes  
Mr. Marzullo: Yes

**Mr. Smith made a motion** to approve the site plan as presented with the latest revision date of December 8, 2010 for Cicero Family Dental. **Mr. Cushman seconded the motion.** The motion was **approved** with the following vote:

Mr. Card: Yes  
Mr. Honors: Yes  
Mr. Abbey: Yes  
Mr. Smith: Yes  
Mr. Cushman: Yes  
Mrs. May: Yes  
Mr. Marzullo: Yes

#### **INFORMAL DISCUSSION: MANDATORY TRAINING FOR BOARD MEMBERS**

Mr. Marzullo reminded Board Members of the training requirements. This information needs to be given to the Town Clerk. Anything that you do for example formal training, code book review, training material review, etc.--those types of activities should be included on the form.

#### **INFORMAL DISCUSSION: 2011 PLANNING BOARD MEETING DATES**

Mr. Marzullo noted we currently meet on the first Wednesday and third Monday of the month. We have available to us the second and fourth Mondays of each month. I wanted to see how everyone feels about that. Those dates give us more of a balance between meetings. Is there anyone here that has a conflict with those days?

The Board agreed that the second and fourth Mondays of the month would be okay as well as Mr. Dean, Mr. Germain and the Clerk.

Mr. Germain noted those dates could be set at the Board's Organizational Meeting which is the Board's first meeting of the new year---January 10, 2011. That information would then be advertised.

Mr. Marzullo: It was an amazingly fast year. It was my first year as Planning Board Chairman. It has been a pleasure to work with everyone on the Board and with all of our professionals. I thank all of you for your help.

**INFORMAL DISCUSSION: RESOLUTION HONORING RICHARD CUSHMAN**

Mr. Smith noted that Mr. Cushman's term is up on the 31<sup>st</sup>. Dick has served from 1999. He has been a valuable asset because of his knowledge and his history of what is going on. In a Planning Board that is uniquely important. Frequently we have to look to someone with a few years of experience. **I would like to offer a resolution** to thank Dick Cushman for his service from 1999 through some very tough decisions by this Planning Board. **Mr. Marzullo seconded the motion.**

The resolution was **approved** by the following vote:

Mr. Card:	Yes
Mr. Honors:	Yes
Mr. Abbey:	Yes
Mr. Smith:	Yes
Mr. Cushman:	Abstain
Mrs. May:	Yes
Mr. Marzullo:	Yes

Various members asked if Mr. Cushman was retiring. Mr. Cushman responded we do not know. Mr. Smith noted that is up to the Town Board. We hope that you do come back.

**INFORMAL DISCUSSION: FORMER MARBLE INTERNATIONAL SITE ON ROUTE 31**

Mr. Smith: Wayne, when we approved the old Marble International site originally, there was a lot of discussion about color. It has changed to a dog kennel/grooming facility and has been painted a bright red.

Mr. Dean noted that it was a dog grooming facility. But, I have not driven by the site to note its' color. There is nothing in the Code that prohibits a color. Is that something we should be taking into account?

Mr. Marzullo added that they did come to a work session meeting. We did not discuss the color

of the building.

Mr. Germain: Color was not discussed. Whether or not the applicant had to come to the Board for site plan approval was discussed. You would have to go back and look at what was approved at that site. I don't think that you are going to really find anything that is definitive on color.

More discussion occurred.

**INFORMAL DISCUSSION: FORMER FLAMINGO CAR WASH LOCATION ON ROUTE 11**

Mr. Smith noted the neon signage down the side of the building, questioning if that was a part of their approved signage package.

Mr. Marzullo stated that was not permitted.

Mr. Germain responded that was an enforcement action.

**Mr. Cushman made a motion** to adjourn. **Mrs. May seconded the motion.** The motion was **approved** unanimously as the Board wished everyone happy holidays.

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 7:25 P.M.

Dated: January 1, 2011

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Tonia Mosley, Planning Board Clerk

ATTACHMENT A: PAGE 1

December 16, 2010

**Planning Board**

Town of Cicero  
P.O. Box 1517  
Cicero, New York 13039-1517  
Attention: Mark Marzullo, Chairman

RE: Cicero Family Dental Care/Elta Business Park Site Plan Review

FILE: 0101/25439.394

Dear Board Members:

We have reviewed the following materials in regard to the above referenced project for compliance with Town Code requirements relative to Site Plans and effect on Town utilities and roads:

- 1) Site Plan dated October 1, 2010 last revised December 8, 2010
- 2) Site Details dated October 1, 2010 last revised December 8, 2010
- 3) Preliminary Elevations dated October 1, 2010 last revised December 8, 2010
- 4) Photometric Plan dated December 7, 2010

J.S. Hagan Architect, P.C. prepared Items 1 to 3 and Phillips Gardco prepared Item 4.

The 0.899 -acre site is located at the southwest corner of New York State Route 31 and Elta Drive and is a lot in the Elta Business Park. The lot is currently vacant. It is proposed to construct an approximately 3,603 square feet building for a dental practice along with associated parking, landscaping and other site improvements. The site is zoned GC, General Commercial. Our comments on the Site Plan are as follows:

- 1) The site has frontage on New York State Route 31, which is a State highway under the jurisdiction of the New York State Department of Transportation (NYSDOT) and Elta Drive, which is a Town highway. Access to the site is proposed from an entrance onto Elta Drive with no direct access to Route 31. The Board should review the access, parking and site circulation with the Applicant. An ingress/egress easement located across the south side of the site will provide access to the lot west of the site. The Plan shows a sidewalk is to be provided across the Route 31 frontage.
- 2) Stormwater runoff from the site is tributary to a stormwater management area constructed as part of the development of Marra Meadows Section No. 1. The stormwater management area was designed to accept stormwater from this site and provide the required water quantity and quality mitigation. As the project results in the disturbance of less than 1-acre of land a NYSDEC SPDES Permit for Stormwater Discharges from Construction Activities is not necessary for the project but appropriate erosion and sediment control measures should be implemented for the site.
- 3) The Board should review the landscaping, lighting, signage and architectural elevations with the Developer. The following are comments regarding these issues:
  - a) The proposed lighting appears reasonable for a site of this type.
  - b) Signage is to consist of building mounted signs with a total area of 34.9 square feet. For the Board's information the frontage of the building along Elta Drive is 50 feet. Additional signage will also be provided on the common subdivision sign located in the northeast corner of the site.

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- 4) The site is located within the Cicero Sewer District Extension No. 3. Sanitary sewer service is to be provided by a lateral from the 8-inch Town sanitary sewer constructed as part of Elta Business Park. The Plan indicates that an existing lateral that was provided for the lot will be utilized for the sanitary sewer lateral.
- 5) The site is located within the Cicero-Oneida Lake Water District Extension No. 5. Water service is provided by a water service from an 8-inch water main located along the south side of New York State Route 31. The Applicant should contact OCWA to coordinate provision of the water service.
- 6) The site does not contain a State Wetland as identified on the New York State Freshwater Wetland Map or a Federal Wetland as identified on the National Wetland Inventory Map.
- 7) The site is not located within a 100-year floodplain as identified on the 1994 FEMA Flood Insurance Rate Maps.

If you have any questions or comments, please do not hesitate to contact us.

Very truly yours,

O'BRIEN & GERE ENGINEERS, INC.



Mark C. Parrish, P.E.  
Managing Engineer