

The Planning Board of the Town of Cicero held a meeting on **Monday, March 12, 2012** at **7:00 p.m.** in the Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- Pledge of Allegiance
- Approval of the minutes from the February 27, 2012 meeting (**approved**)
- Site Plan, Aspen Dental Management Inc., Proposed Dental office, 8057 Brewerton Road (**to return**)
- Sketch Review, Gary's Auto, Proposed auto sales, 6312 East Taft Road (**to return**)
- Discussion: Work Session Meeting Time (**resolved to start at 7:45 a.m.**)

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

Others Present: Neal Germain (Esquire, Germain & Germain), Steve Procopio (Code Enforcement Officer), Mark Parrish (P.E., O'Brien & Gere), Doug Wickman (C&S, Town Engineer), Jessica Zambrano (Town Board Member) and Tonia Mosley (Clerk)

The meeting opened with the Pledge of Allegiance. The Chairman noted emergency exits and asked that cell phones be turned off.

APPROVAL OF THE MEETING MINUTES FROM FEBRUARY 27, 2012

Mr. Smith made a motion to approve the Planning Board meeting minutes from February 27, 2012. **Mrs. May seconded the motion.** The motion was **approved** with the following vote:

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

**SITE PLAN, ASPEN DENTAL MANAGEMENT, INC.
PROPOSED DENTAL OFFICE, 8057 BREWERTON ROAD
EXCEL ENGINEERING, INC.**

Representatives: Todd Phillips, Aspen Dental
Jason Daye, P.E. Excel Engineering, Project Manager
Jay Johnson, Excel Engineering, Project Manager

Mr. Johnson noted the project was an approximately 4,000 square foot Aspen Dental clinic with a possible future expansion of 2,000 sq. ft. We would use the current wing road and traffic for this Target subplot. There is ample parking and handicap parking on the site. Storm water was worked out with Wayne Dean last January. There is an existing catch basin towards the rear parking area that captures all of the water and directs it back to a detention pond behind Target. All utilities are located in the front along Brewerton Road.

Mr. Smith asked for details about the site's operation including the number of patients and employees the clinic would have.

Mr. Phillips explained that this would be the re-location of their Northern Lights Shopping Center site that is currently located behind the Christmas Tree Shop in North Syracuse. I believe there are 15 people who work there. On busy days they see 40-50 patients, 5-6 new patients.

Mr. Smith wondered how much of that space would be used for patients or administrative offices.

Mr. Phillips noted there would be one office for the doctor, room for 11 chairs (operatories), x-ray rooms, bath rooms, etc.

Mr. Johnson added there were 49 standard parking spaces and two handicap parking spaces.

Mr. Smith felt that was a lot of impervious pavement asking if those numbers included the potential expansion.

Mr. Phillips responded we wanted to make sure that the parking was appropriate. I expect it to be a very busy facility. We have more than 30 facilities around the country. The one in North Syracuse is our oldest.

Mr. Smith: When we did the Target stormwater, did we incorporate enough stormwater capacity for those buildings in the front? There is another parcel to the north that could be developed.

Mr. Parrish responded yes.

Mr. Abbey: The only entrance to the parking lot is on the west side?

Mr. Johnson: Yes. You would come into the entrance and come through the back.

Mr. Abbey: And if you expanded you could potentially expand to the south?

Mr. Johnson: Yes, from the south end of the building.

Mr. Honors: How far back from Route 11 are the parking spaces in the north-east corner?

Mr. Johnson: 20' back due to the right-of-way easement.

Mr. Smith: Are you going to line up your building with the Verizon building?

Mr. Johnson: It is fairly close, within a foot or two. The parking spaces line up because we had to follow the same easements along Route 11.

Mr. Marzullo: Is there something that delineates the total square footage that you are using for signage?

Mr. Johnson: There is signage on the front of the building, along the far side of the building and a monument sign. Target has restrictions on the amount. The two building signs combined are about 162 sq. ft. They are internally lit. The monument sign is 21 sq. ft. per face. It is internally lit also.

Mr. Smith asked about the potential expansion. Are you going to own the building?

Mr. Phillips: We would own the Aspen building and lease the ground. So the potential expansion would be ours too.

Mr. Smith: My main concern is that the expansion would serve Aspen Dental and that you are not looking to subdivide the building into other businesses.

Mr. Phillips: Normally, it would expand into some other medical space, perhaps a subsidiary.

Mr. Marzullo: Generally, the Board doubles the frontage for signage. We will have to look at that. The southwest elevation will have a decent view from Route 11. But the view for north bound traffic seems plain.

Mr. Johnson: That concerned us also. We wanted to have three signs, but Target restricted us to two. We also have the potential for expansion there.

Mr. Marzullo suggested adding more landscaping, perhaps trees, on that side.

Mr. Smith suggested adding something architectural. How soon would you be looking to start construction?

Mr. Phillips responded as soon as we get our approvals. We would be looking for completion in October.

The Chairman asked that the site plan be sent to the County for their review. The applicants could be ready for the Board's first meeting in April.

Mr. Parrish: I will get comments out to them this week. They will need to review their square footage for signage.

More discussion occurred.

**SKETCH REVIEW, GARY'S AUTO
6312 EAST TAFT ROAD, PROPOSED AUTO SALES
GARY HEITKAMP**

Representative: Gary Heitkamp

Mr. Heitkamp introduced himself. I own Gary's Auto on Fly Road and have been in business for roughly 30 years. I have a repair shop where we do a lot of fleet repairs. I also have a car lot in the front of that building. There is not a lot of exposure on Fly Road and so I wanted to get permission from you to sell cars on East Taft Road in front of Hiawatha Fasteners. My wife owns that property.

Mr. Honors: Are you changing any of the current parking?

Mr. Heitkamp: I am not really changing anything. We tried to show the Board where we would put our used cars, and what is already there.

The Chairman asked about signage.

Mr. Heitkamp: My step son has a building. He has a small sign and my wife's sign. I would put my sign underneath. Basically the sign is 4' x 3', which is a little smaller than the Hiawatha Fastener sign. It would be on the same pole, in the same area.

Mr. Abbey asked if the signs were lit.

Mr. Heitkamp: Yes with exterior lights.

Mr. Card: For the record, will you do any repairs at the Taft Road site?

Mr. Heitkamp: No. Anything that has to be fixed I would bring to my shop on Fly Road.

Mr. Card: Would all of the display cars be on pavement?

Mr. Heitkamp: No, but the area is all ready graveled.

Mr. Card: We did require a paved display area from a previous auto dealership. But, we gave him a little time to do that. That might be a consideration here.

Mr. Heitkamp: Okay. Most of the lot is paved. It only has gravel along the out skirts.

Mr. Marzullo: How many display cars do you expect to have at most?

Mr. Heitkamp: Roughly 12. They would be parked along Taft Road.

Mr. Parrish: This plan will need to have some additional information added to it before it will conform to the Town's code requirements for site plans. It does show parking and the layout of the site but it does not have other information such as where the car display would go, where the sign is located, etc. I propose to get them a list of comments and things that do need to be addressed on the plan to meet those requirements. Essentially, this is just a survey of the site. This also will need to be sent to the County.

Mr. Smith: Isn't the Town Board looking at speed limits and traffic out there? The County will definitely want to look at this.

The Chairman asked the Board's engineer if the plan was complete enough to be sent to the County now.

Mr. Parrish: It's tough because it really doesn't show what he is proposing to do. I think that we should wait.

Mr. Marzullo: In your comments mention that the plan needs to be presented to the County by a specific deadline. Mr. Heitkamp needs to have those revisions to us before that. Otherwise, the application's return to this Board would be pushed back to a later date.

Mr. Parrish agreed.

DISCUSSION: WORK SESSION MEETING TIME

The Board talked about changing the session's starting time. **Mr. Smith made a motion** to change the work session's meeting time to 7:45 a.m. **Mr. Card seconded the motion.** The motion was **approved** with the following vote:

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

Mr. Germain noted that this time change should be advertised.

After some discussion regarding various sites within the Town, **Mr. Marzullo made a motion** to adjourn. **Mrs. May seconded the motion.** The motion was **approved** unanimously.

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 7:35 P.M.

Tonia Mosley, Clerk