

The Planning Board of the Town of Cicero held a meeting on **Monday, March 14, 2011 at 7:00 p.m.** in the Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- Pledge of Allegiance
- Approval of the February 28, 2011 Planning Board meeting minutes (**approved**)
- Minor Subdivision Preliminary Plan Re-Approval, Recommendation to the Town Board, Island Hollow, Island Road, 70 Lots, (**recommended**)
- Informal Discussion: 2011 Planning Board Meeting Date Conflicts

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

Board Members Absent: Chuck Abbey and Bob Smith

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

The meeting was opened with the Pledge of Allegiance. Mr. Marzullo noted the three emergency exits and asked those present to turn off their cell phones.

APPROVAL OF THE FEBRUARY 28, 2011 PLANNING BOARD MEETING MINUTES

Mrs. May made a motion to approve the Planning Board minutes from February 28, 2011. **Mr. Honors seconded the motion.** The motion was **approved** with the following vote:

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

**MINOR SUBDIVISION PRELIMINARY PLAN RE-APPROVAL
RECOMMENDATION TO THE TOWN BOARD
ISLAND HOLLOW, ISLAND ROAD, 70 LOTS
ISLAND ROAD ASSOCIATES, IANUZI & ROMANS**

Representatives: Hal Romans, Surveyor and Planner, Ianuzi & Romans
Michael Bragman Jr., Island Road Associates

Mr. Romans introduced himself, giving a brief re-cap of the application. Originally, there were 80 townhouse lots plus a lot for apartments. We have reduced the number of lots via a new density plan. The site was zoned RM, Residential Multiple Family.

The major change that we are going for is, we are going to take the 80 townhouse units and do detached lots, reducing that number of lots to 69. We would like to do this through 278 Clustering. We are here tonight to get the Planning Board's referral for this to the Town Board.

The only road configuration change occurs with a stub street here. The previous Planning Board issued their approval with us constructing this cul-de-sac. The intention was that if this adjacent area changed from Industrial to residential, there would be the ability for a connection. If that area remains Industrial, the Board might not want that connection. As it stands now, we have it as a right-of-way.

So, we are reducing this from 100 townhouses to 69 single family units. There would be a reduction in sewer and water levels. We still show 72 apartments within 6 buildings. The applicant would be able to covenant and put a restrictive easement on a large portion of the apartment lot in order to make sure that this greenspace stays undisturbed.

The apartments are still in the area here. They are subject to site plan approval. There is a large NYSDEC wetland in this area with a 100' adjacent buffer area. There is a substantial amount of land space here. We still show three storm water facilities. There is an Army CORPS wetland area that does not contain a buffer. This project still minimizes the impact to the wetlands. We are under 1/10 of an acre of disturbance.

The road access points remain the same. Again the only change is the positioning of that stub street.

Mrs. May: The proposed length of the cul-de-sac is 910.65 feet?

Mr. Romans: Yes it is consistent with the last preliminary plan. At that time the Planning Board allowed us to have that length, knowing that it would be an exception to the 500' rule. And, by switching to single family detached units, you will have a significantly lower number of units on that portion of the cul-de-sac. That 910' is from the built intersection here. If you were to measure it from the second intersection it would be approximately 240' less.

Mrs. May asked about possible stop or yield sign locations.

Mr. Romans: There will be stop sign locations to be reviewed by this Board as we head towards a final plan. You will have the opportunity to tell us where you would like to see them. We would probably have stop signs where Road B tees into Road C and where Road A tees into Road C. We have not finalized road names with the County yet.

More discussion occurred.

Mrs. May asked if there would be land available for a park.

Mr. Romans: There is not. As we head towards the final plan, traditionally this Board leaned towards accepting 277 fees in lieu of park space.

Mr. Marzullo: Typically, that is the direction that the Town Board has given. In the past the concern was having a bunch of pocket parks that are expensive to maintain.

Mr. Romans: Any convenient, request or requirement by the Town Board for greenspace would be on apartment property. That would be a good thing. Everything would be their responsibility.

Mr. Germain: The developer has asked for clustering. According to Town Code, clustering is left open as to how it is handled. It is not specifically given to the Planning Board to vote on. The Planning Board does have the power to make its' recommendation to the Town Board, with the Town Board giving the final approval to allow or to not allow the clustering.

Mr. Marzullo: If we recommend clustering to the Town Board and they approve it, it then comes back to this Board for site plan approval?

Mr. Germain: Correct. A lot of your questions pertain more to the final site plan.

Mr. Romans: We would come back for your approval on the preliminary subdivision plan, the final subdivision plan and the apartment lot.

Mr. Germain: The question before you is whether or not this is an appropriate project for clustering, whether you would recommend it. All of those other issues would come back to you later on.

More discussion occurred regarding the proposed pump station location, sewers, the stub street being shown without any pavement or curbing, and what was approved by the previous Board.

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

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

Mr. Marzullo made a motion for the adoption of a resolution recommending the application of Island Hollow, last dated March 9, 2011, to the Town Board for clustering pursuant to New York State Town Law Section 278. **Mrs. May seconded the motion.** The motion was **approved** with the following vote:

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

INFORMAL DISCUSSION: 2011 PLANNING BOARD MEETING DATE CONFLICTS

Mr. Marzullo: We have two meeting dates scheduled when the Town Hall will be closed: Columbus Day, October 10, 2011 and the day after Christmas, December 26, 2011. I don't have a problem with them but I want to make sure no one else does.

Mr. Dean: We said that we could see what was on the agenda. If it needed immediate attention we would hold the scheduled meeting. If not, we would entertain not having those meetings.

Board members and Board professionals agreed.

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 7:25 P.M.

Dated: March 22, 2011

Tonia Mosley, Clerk