

The Planning Board of the Town of Cicero held a meeting on **Monday, March 25, 2013** at **7:00 p.m.** in the Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- Pledge of Allegiance
- Approval of Minutes from the March 11, 2013 Meeting (**approved**)
- Notes from the Chairman
- Minor Subdivision Preliminary & Final Plan, Public Hearing, Burdick Ferguson, Ferguson Road, 1 Lot (**to return**)
- Site Plan/Sketch Review, JADAK, 7279 William Barry Blvd, Proposed Building Expansion, Edgewater Management Company, Inc. (**to return**)

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

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

The Chairman opened the meeting by noting the three emergency exits located in the room. He asked that all cell phones be silenced. Mr. Marzullo led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES FROM MARCH 11, 2013**

**Mr. Abbey made a motion** to approve the Planning Board meeting minutes from March 11, 2013. **Mr. Honors seconded the motion.** The Chairman asked for a vote.

*Ayes: 5      Nays: 0      Abstained: 0      **Approved***

**NOTES FROM THE CHAIRMAN**

Mr. Smith noted the productive meeting held this morning with Tocco Villaggio's Developer. We hashed out most of the requirements. They agreed to submit their items quickly and look to answer all of Mark's concerns. They are looking to move dirt at the end of May. The proposed development is similar to their Waterberry Woods development on Henry Clay Blvd.

Oak Orchard Sewer Treatment Plant: The Commissioner of Waste Management noted this plant is at 95% of its treatment capacity at our training session. There are 3 levels of capacity—the size of pipe to get it there, the capacity of the plant in volume of water and the capacity to treat. The capacity to treat is at risk. The County seems to be moving toward a one to one: if you put a gallon in you have to find a place to save a gallon. Most of our stuff goes to our Brewerton Plant. That plant is at a capacity in the seventies. These are issues the Board will need to take into consideration for future projects.

The Town Board has named us as an interested party for the demolition of the former military housing in Hancock Airpark. Two single family residences and 77 multiple residences will be demolished. The Town Board will act as Lead Agency.

**MINOR SUBDIVISION PRELIMINARY AND FINAL PLAN, PUBLIC HEARING**  
**BURDICK FERGERSON, FERGERSON ROAD TAX MAP# 051.4-05-13.2**  
**1 LOT, JONATHAN & MARIANNE BURDICK**  
(SEE ATTACHMENT A: OBG LETTER DATED MARCH 25, 2013)

Representative: Dan Burdick

Mr. Burdick introduced himself noting the intent was to divide one lot into two lots as shown on the drawing.

Mr. Smith: We were expecting the filing of some easement paperwork with the Planning Board's attorney. So, I do not plan on closing the public hearing. I will be holding the hearing open until he has that information. ***(The public hearing opened at 7:08 p.m.)*** Do we have any comments for the project? (There was no response.) Do we have any comments against the project? (There was no response.) Are there any other comments?

Mr. Parrish: We sent out a review letter this morning on the project noting the easement needs to be provided to the Planning Board Attorney for review. We also ask that they show the sanitary sewer main that crosses the southwest corner of the property on the plans. They have not provided a grading plan for stormwater run-off so I can not say for certain if they will have over an acre of disturbance. If so, they would need a SPEDES permit. We recommend that the Codes Office ask for a grading plan prior to issuing a building permit to determine if a

SPEDES permit is required.

Town Code requires existing grades be shown on the plan at one foot intervals. In the past that requirement could be waved by the Planning Board if they desired to do so when they consider approval.

There were a few other things in our letter that do not need review unless the Board has questions.

Chairman Smith: I know that we still have that legal issue.

Mr. Haab: That is correct Mr. Chairman. It is my understanding that the easement needs to be forth coming so that we can review it and advise the Board accordingly.

Mr. Smith: We will hold the public hearing open. You should be back in two weeks to continue and hopefully for our vote.

**SITE PLAN/SKETCH REVIEW, JADAK  
7279 WILLIAM BARRY BLVD., PROPOSED BUILDING EXPANSION  
EDGEWATER MANAGEMENT COMPANY, INC.**

Representatives: Gary Malfitano, Director, Real Estate Development, Edgewater Management Company, Inc.; Jim Emerick, P.E., Napierala Consulting and Dave Miller, President, JADAK

Mr. Malfitano introduced himself and the other representatives noting the site is currently about 6.5 acres containing a 15,000 sq. ft. single story architectural block building occupied by JADAK Technologies. The building was built in April of 2007.

JADAK does a combination of manufacturing and engineering in the building. They make barcode reading devices, etc. About 60% of the building is occupied by office space; about 40% is light manufacturing. We propose to expand the building by 40,000 square feet---a two story addition with a 20,000 sq. ft. footprint. The existing 15,000 square foot building would then be devoted to manufacturing solely. The new addition would mostly be office space with some warehousing.

Currently, we have some temporary trailers on site. Those would go away as part of this project. JADAK has about 110 employees. That number could potentially increase to about 200 with the expansion. They need more space.

The existing facility has one means of egress on William Barry Blvd. It has an emergency means of egress on Stewart Drive that is unused. We are going to create two more means of egress on Stewart Drive to access the facility and the parking field. We propose just fewer than 200 parking spaces---our potential occupancy for the entire facility. We considered the need to not over pave.

We plan on incorporating characteristics of the existing building into the new addition. It should not look like we created two separate structures. I brought in a rendering and block samples to show the Board what we have in mind.

JADAK likes its existing sign, so that will not change. But we have added directional signs to the plan to direct visitors over to the main entry and direct deliveries to the back side of the building. We are looking to add a small delivery sign.

Mr. Honors asked for clarification on the access entrances.

Mr. Malfitano: The emergency exit goes away.

Mr. Smith asked about construction starting times.

Mr. Malfitano: We would like to start May 1<sup>st</sup>. We would like to have the building enclosed and ready for office transition to the new facility around Christmas. We would then make any modifications needed to the existing building.

Mr. Smith: Would there be a dramatic increase in utilities---water, sewer?

Mr. Malfitano: There would be more people in the building. The plan is to hire about 12 new positions a year over the next five years. But we are not a heavy water and/or electricity user. There isn't a water component in the manufacturing process. It is a very clean process. It has to be. So there are no oils, no machinery, or things of that nature.

Mr. Smith: Are any additional trash facilities needed?

Mr. Malfitano: The manufacturing component has a lot of cardboard to it, which is recyclable. Refuse would primarily be from occupants—just the normal stuff. We currently have two dumpsters on site that have two pick ups per week. We might have to increase that number, again for the cardboard. They don't generate a lot of paper.

We currently have wall packs on the building, two light standards on the south side of the property where the parking is. We plan on adding wall packs to the perimeter of the building and light poles in the outer areas of the parking lot.

Mr. Miller noted that would be in areas where we could keep lighting to a minimum.

Mr. Malfitano added we are surrounded by industrial. There are no residences there. We are not in a situation where we would shine a lot of light. JAKAK currently only runs one shift so, except for security, there is not a need to keep lighting on 24/7.

Mr. Miller: The hours of operation are generally 7:30 to five.

Mr. Malfitano presented detailed renderings to the Board which showed the 100 x 200 structure, elevations, lighting, etc. He also described the internal layout.

Mr. Ruscitto: Are there any hazardous wastes or solutions in the process?

Mr. Miller responded no. The majority of what we do is handling electronic boards and housings so it is more of a final assembly type of manufacturing. That is why there isn't the water content or the chemical content or anything that might be a traditional type of manufacturing.

Mr. Malfitano: A great deal of what Dave's company does is the engineering component that goes into the product. It is really the brains of what is going on inside of equipment. That is why there is such a large office component to the site. They have sales, engineering, consulting, etc. They produce a host of different items that are related to some extent.

Mr. Marzullo: What is typical for shipping and vehicle traffic counts?

Mr. Malfitano: They get standard size UPS trucks. Eighteen wheelers will also come up to the building.

Mr. Miller: We get very few tractor trailers, maybe one a week. UPS is what we use by far. Most of our components are small. Basically they are small cameras, bar code readers.

Mr. Parrish: We will get our review out shortly.

Mr. Abbey: It looks like a great project that is a welcome addition to a growing Cicero.

Ms. Zambrano: I don't have any questions but would like to extend my sincere gratitude to this successful business that is expanding.

**Mr. Smith made a motion** to adjourn. **Mr. Honors 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 7:30 P.M.

Submitted by,  
Tonia Mosley, Clerk

ATTACHMENT A

March 25, 2013

**Planning Board**

Town of Cicero  
8236 Brewerton Road  
Cicero, New York 13039  
Attention: Robert Smith, Chairman

RE: Fergerson Road Subdivision Plan Review  
FILE: 0101/25439.448

Dear Board Members:

We have reviewed the Final Plan dated February 5, 2013 last revised March 13, 2013 prepared by Lehr Land Surveyors in regard to compliance with Town Code requirements relative to subdivision plans and effect on Town utilities and roads. The 7.75-acre site is located at the end of Electric Railway and is bounded on the east by Fergerson Road. It is proposed to create two lots 6.051 and 1.699 acres in area. Lot 1A, the 6.051 acre lot contains an existing residence. Lot 1B is currently vacant. The site is zoned AG-Agricultural. Our comments are as follows:

- 1) The site is located within the Sanctuary Sewer District. Lot 1A is provided sanitary sewer service from an 8-inch Town sanitary sewer located within an easement located on the west side of the lot. The location of the sanitary sewer should be shown on the Plan. It is proposed to provide sewer service to Lot 1B via a private easement located across Lot 1A. A draft of the proposed easement agreement should be provided to the Planning Board Attorney for review and comment. The Applicant should contact the Town to coordinate connection to the Town sanitary sewer by the Town Sewer Contractor.
- 2) Stormwater runoff from the site generally sheet drains to adjacent properties. A grading plan has not been provided but if more than 1-acre of land is disturbed a New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activities would be required. If a Grading Plan is not provided prior to request for a building permit the Codes Enforcement Office should request a grading plan be provided to confirm stormwater runoff patterns are acceptable and if a SPDES Permit is required. The Town Code require existing grades be shown on the Plan at a minimum of a 1-foot interval from an actual survey. As this information is not shown on the Plan the Planning Board will need to waive this requirement at their discretion.
- 3) The site has frontage on Fergerson Road, which is under the jurisdiction of the Onondaga County Department of Transportation (OCDOT) and Electric Railway, which is a Town highway. Access for Lot 1A is from Electric Railway. Approval for the entrance onto Fergerson Road for Lot 1B should be obtained from the OCDOT. An ingress/egress easement is provided on Lot 1A to provide for a turnaround at the end of Electric Railway.
- 4) The site is within the Central Water District. Water service is available from water mains located along Fergerson Road and Electric Railway. The location of the water main along Electric Railway should be shown on the Plan. The Developer should contact OCWA to coordinate provision of water service.

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- 5) The plan shows the location of State and Federal wetlands on Lot 1A as identified on the New York State Freshwater Wetland Map and the National Wetland Inventory Map along with the 100 feet buffer associated with the State wetland. The Applicant is responsible for obtaining and complying with any necessary wetland permits.
  
- 6) The site is not located within a 100-year floodplain as identified on the 1994 FEMA Flood Insurance Rate Maps.

Very truly yours,

O'BRIEN & GERE ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "M C Parrish". The signature is fluid and cursive, written over a small, faint circular stamp.

Mark C. Parrish, P.E.  
Managing Engineer