

The Planning Board of the Town of Cicero held a meeting on **Monday, April 9, 2012 at 7:00 p.m.** in the Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- Approval of minutes from the March 26, 2012 meeting (**approved**)
- Site Plan, Erik Stropp, 9601 Oak Street, Proposed storage garage (**approved**)
- Site Plan, Aspen Dental Management, Inc., 8057 Brewerton Road, Proposed dental office (**approved**)
- Site Plan and Zone Change Recommendation to the Town Board, JP Morgan Chase Bank, N.A., 7888 Brewerton Road, Proposed bank (**site plan to return, zone change recommended**)
- Site Plan, Jenifer Herman, 8415 Brewerton Road, Proposed Art Shop and Studio Apartment (**to return**)

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

Board Member Absent: Greg Card

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

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

APPROVAL OF THE PLANNING BOARD MEETING MINUTES FROM 3/26/12

Mr. Smith made a motion to approve the Planning Board meeting minutes from March 26, 2012. **Mrs. May seconded the motion.** The motion was **approved** with the following vote:

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

SITE PLAN, ERIK STROPP, 9601 OAK STREET
PROPOSED STORAGE GARAGE
(SEE ATTACHMENT A: OBG LETTER DATED 4.6.12)

Representative: Erik Stropp

Mr. Stropp introduced himself noting the new information that was submitted. My 30 x 40 steel framed storage garage would have access from Oak Street. It would have two bays to hold or store 4 vehicles or 2 vehicles and a boat.

Mr. Smith asked if the space would be for personal storage or rentals.

Mr. Stropp noted personal use for the most part. But I might lease out space for one car or boat. It might be a combination of personal space and leased space.

Mr. Parrish added that the site was zoned Industrial.

Mrs. May asked if the site would have a dumpster.

Mr. Stropp responded no, but a garbage can will be kept inside the garage.

Mrs. May wondered if the leased space could be used for any type of vehicle repairs.

Mr. Stropp responded no.

Mrs. May asked about signage, especially signs that advertise leased spaces.

Mr. Stropp: No signs are proposed. I do not intend to put any up.

Mr. Germain: Your site plan states no proposed signage at this time. If you wanted to add some, that would be a whole other ball game. Any approval tonight would not include signage because it is not included in your plan.

Mr. Stropp addressed lighting stating his intention was to have a down-cast lighting unit at both ends of the gable roof. He asked for clarification on full cutoff fixtures.

Mr. Parrish explained that the full cutoff light fixture typically has a recessed light fixture with flat glass. Light would only be cast down. The type of fixture that you proposed will create glare.

You really should have the full cutoff fixture so that your lighting would be cast downward. If the Board chooses to approve the site plan tonight that approval should be conditioned upon the provision of full cut off fixtures.

Mr. Honors noted the applicant desired lights that would shine down on the man-door, etc. That would be obtainable with Mark's suggestion.

Mr. Parrish agreed. The lighting here is not site lighting but building mounted lighting.

Mr. Stropp answered questions regarding utility services to the site. There is electrical service to the property along Baldwin Street. Niagara Mohawk has already stated that is sufficient enough to get power to the site.

Originally, I intended to get heat to the site just to keep the garage above freezing temperatures. I am in the process of getting cost estimates for heating electrically with space heating units, with gas or with propane. It would be very expensive to extend the gas line. I have asked my surveyor where a propane tank could go and if a propane tank could be used legally. At this point I am not sure which utility I would be using.

I probably will not have a bathroom. Sewer lines have been removed from the property. It would be very costly to extend those lines to the site because there are not any lines on Oak or Baldwin Streets and the lines on Guy Young Road do not go in front of my property. The survey notes at this time I will not be putting a bathroom in.

The water issue is easier. It does go in front of Guy Young Road. Running a water line should not be expensive. I would probably not install water until I installed a bathroom. On the survey Note 11 states the owner/developer is aware the plans would need additional review at a future date if and when this connection is proposed. This connection refers to the sewer line which I am having problems getting to the site at a reasonable cost.

Apparently the water main goes under the railroad tracks while the sewer main does not. It is my understanding that the extension would be my costs. That would be approximately 700-800 feet along Guy Young. The problem is that I don't have legal access from Guy Young to my property.

More discussion occurred.

Mr. Stropp: There is existing blacktop on the site that is noted on the plan. To conform to Zoning, it states parking spaces and turnaround. That would be graveled or paved. At a minimum it would be graveled. I do not intend to pave the parking spaces or turnaround from a cost and use perspective. I might do some paving to attach the driveway to the building, but I do not intend to pave the entire parking/turnaround area.

Mr. Smith asked if there would be outside storage.

Mr. Stropp: No.

Mr. Smith: The parking spaces are for deliveries, etc?

Mr. Stropp: Correct.

Mrs. May: There will not be any sales for the building, correct?

Mr. Stropp: Correct.

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. Honors:	Yes
Mr. Abbey:	Yes

Mr. Smith: Yes
Mrs. May: Yes
Mr. Marzullo: Yes

Mr. Smith moved for the adoption of a resolution approving the site plan application for Erik Stropp located at 9601 Oak Street tax map # 112.-12-3.2 dated March 20, 2012. This approval is contingent upon the following: there is no proposed signage and none is being approved. The light fixtures will be changed to full cutoff fixtures. Mr. Germain added the note no vehicle repair and/or maintenance and no outside vehicle storage, which was previously stated. **Mrs. May seconded the motion.** The motion was **approved** with the following vote:

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

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

Representatives: Shawn Christopher, Aspen Dental Management

Mr. Christopher introduced himself noting he was here to follow up their previous meeting. We have addressed issues from that meeting including dressing up the south elevation with out going too far in case we decide to expand. We added some columns and architectural lighting. We have also added trees to the open grassy area. The other sides are phenomenal looking.

We have reduced our signage from 163 sq. ft. to 138 sq. ft. It is still more than what you would normally allow but we feel that it looks appropriate for the building. The next lower size gets lost in the façade. We are hopeful that you will approve this for us.

Mr. Smith noted that the sconce lighting improves the south elevation too. Will they be able to fit another building on that side?

Mr. Parrish: They do have a plan for a potential expansion as shown within this site plan package but have indicated that they are not requesting approval for that. It is really for informational purposes at this point.

Mr. Smith: Then, would you be leaving the rest of the lot a graveled field?

Mr. Christopher: No, it is all grass now and would remain grass. The grass would be mowed and maintained. We would be leasing the entire parcel and would be required to seed it, mow it and maintain it. The expansion is dependent upon Target. It would be nice to lease the space to pay our landlord, but the chances for that are not likely any time soon.

More discussion occurred.

Mr. Smith: When would you start construction?

Mr. Christopher: I believe that our building plans have been submitted to the Town for review, but that is contingent upon Planning Board approval. Bids are due in a couple of weeks. Target's deadline for their approval is around May 1st. We do not anticipate Target saying no, and hope to start in May. Chances are if we do start in May that we could open in September.

Mr. Parrish: I think that the only thing that needs to be looked at is signage. The building has 54 feet of frontage. Including the monument sign, they are proposing 158.9 sq. ft. The Board does have the ability to vary from Town Code, so it is up to you as to what you feel is appropriate for the site.

Mr. Smith: It is a commercial site. The applicant has already reduced their signage. If it does get much smaller it is not going to be architecturally appealing. I don't have an issue with it. It is appropriate to the location.

Mr. Marzullo agreed. I think that the building came out nice. In general my only concern is with the looseness of the sign ordinance. For a while we were saying, double the square footage and that's it. Then we noted it was based upon location. I want to see us be consistent, but I think that we are moving away from that.

Mr. Germain: I understand what you are saying about consistency from a legal perspective, but what you are ultimately talking about is a case by case analysis of each and every site plan. They are all going to be somewhat different. The Code does not set you up with an absolute, set requirement. It gives you more of a discretionary role. It is a judgment call for the Board.

More discussion occurred.

Mr. Germain: You can weigh this out either way. When you exercise your discretion on each project you are not really treating applicants differently. You might exercise your discretion and say we are going to let you go up to two times what is allowed because you feel that is correct, because that was the rule of thumb. But it is within your discretion to say we are going to allow you to go beyond that because, based upon all of the other factors in front of you, it is an appropriate decision. In each and every case you have exercised your discretion. It is a matter of how far you want to do that. You are treating each and every project as they stand and on the individual facts and merits therein.

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

Mr. Smith moved for the adoption of a resolution approving the site plan application of Aspen Dental Management Inc. to be located at 8057 Brewerton Road dated March 28, 2012. This approval is contingent upon the following: the site will be graded, seeded and maintained in its entirety. **Mrs. May seconded the motion.** The motion was **approved** with the following vote:

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

**SITE PLAN & ZONE CHANGE RECOMMENDATION
REGIONAL COMMERCIAL TO GENERAL COMMERCIAL
JP MORGAN CHASE BANK, NA
7888 BREWERTON ROAD, PROPOSED BANK
MACKENZIE HUGHES (BRAD HUNT)**

Representatives: W. Bradley Hunt, Esquire, Mackenzie Hughes, LLP
Daniel Pedersen, PE, The Lauro Group
Robert Spiak, Chase Bank

Mr. Hunt introduced the project noting that Chase proposed to construct a new bank building at the corner of Hogan Drive and Route 11. The lot was a former Mobil station but is now vacant. We have two applications before the Town. One is for the site. The other is for a zone change. The reason that we are seeking a zone change is because the lot, as it is is non-conforming in terms of lot depth. It is currently zoned Regional Commercial (RC) which requires a 500 foot lot depth. This lot is only 251 feet deep. We are proposing to change the zone to General Commercial (GC) at the Town's request via your work session.

Mr. Pedersen: So, from this Board we are hoping to get a recommendation to the Town Board for the zone change and to receive some initial comments on the site plan for when we return on a later date. As Brad noted, the site was a former Mobil station and car wash. Both of those have been demolished. The site has been remediated in accordance with DEC requirements.

The site is 67,665 square feet, just over 1.5 acres. About 35,000 square feet is currently developed. The portions that are not developed are easements in favor of the Niagara Mohawk Power Corp and the Town of Cicero's sewer district. There is also a portion of Mud Creek that runs through the southeast corner of site which is left undeveloped.

Access to the site will remain largely the same as what previously existed. We are proposing a

4,312 square foot Chase Bank branch with two drive-thru lanes. One drive-thru will be handled by a teller inside the bank. The outer drive-thru will be an ATM only drive-thru. We will also provide a by-pass lane and queuing for approximately 15 vehicles. That is more than sufficient for a bank this size.

There is one full access curb cut on Hogan Drive that is in excess of 150 feet from the intersection. There is also a right-turn egress only and full ingress curb cut on Brewerton Road. That allows full access into the site and a right-turn only egress out of the site along Brewerton Road. That curb cut is also in excess of 150 feet from the intersection.

Given the fact that the zoning code does not provide parking requirements for a bank and given our experience in the field with banks in other municipalities, we use a rather conservative number of one parking space required per 150 square feet of building. That requirement equates to 29 parking spaces for a bank of this size. We are providing 39 so that the site will not be under parked.

Mr. Spiak noted the bank would have 10-12 employees maximum per shift. Generally shifts run with a certain number of full time employees and about 4 part time employees. Shifts could be from 8 a.m. until noon. Then part time employees would come in from noon until close. That is similar to our current operations. We are adding a couple of employees to this location because of its larger size.

Mr. Pedersen continued noting the curb cuts would remain the same. However, they will be upgraded with handicap ramps, new asphalt and new curbing. Reinforced curbing will be provided through out the site where there is a change in direction---where cars may clip the curb. Chase does not want to continually have to maintain the curb for cracks and chips that have to be repaired every few years. They want to do it right the first time.

We are providing sidewalks along both frontages in the right-of-way and handicap ramps across the street.

With respect to drainage, currently there is not a storm water management facility on site. We will be putting in catch basins, dry wells, and other wells. The catch basins will be installed with hoods and sumps. The hoods prevent any floatables from getting past. Any floatables would

float up, for example Styrofoam cups, ping pong balls---anything that can float will not go through the pipe. Any sediment will sink down into the sumps. This water would be clean entering the ground or Mud Creek.

The site's lighting design is unique in that it is for a bank. We are required to meet the New York State ATM Safety Act. We have to provide light levels of 5 foot candles within 5 feet of the ATM, 2 foot candles within 30 feet of the ATM and 1 foot candle within 60 feet of the ATM. In order to do this we used 25' tall poles with lighting fixtures through out the site. That height allows us to throw the light and meet the requirements. It also reduces the number of poles that we need through out the site. Light poles would not be out front along the perimeter of the bank. We want them closer to the bank or behind the bank. That leaves a nice, clear corridor from both streets.

The lighting underneath the drive-thru canopy was limited to approximately 12-18 foot candles. And, we still maintain NYS ATM requirements.

Chase Bank takes great pride in their landscaping and appearance in general. All proposed landscaping is indigenous and drought tolerant to reduce the amount of water used for irrigation. It also reduces the amount of fertilizer needed. It provides a balance of aesthetic plant species such as cherry trees and weeping dwarf birches to the south around the building and grasses along the perimeter of Mud Creek. We have also proposed perennial beds through out the site. The balance of the site will be sod instead of seed for an immediate impact---it will look like a finished site without waiting a season for the grass to grow.

We tried to minimize the amount of disturbance to the site because we are adjacent to Mud Creek. We have not expanded the amount of disturbance from the previous development.

Mr. Smith: The center island off of the entrance on Route 11, is there a reason why we can not define that more as a right-in only?

Mr. Pedersen: That is the existing configuration that the permit allows.

Mr. Smith: This is an opportunity for us if we don't quite agree with it to take a look at changing that.

Mr. Pedersen: We have had preliminary discussions with the NYSDOT who said that they were okay with it, but....

Mr. Smith: We would not want a left-hand turn from there. That intersection will be pretty busy. It makes sense for people to go down Hogan Road to turn into your bank.

Mr. Pedersen: We will definitely take a look at that.

Mr. Smith: Unless you can come up with really compelling reasons, we should not be encouraging people to try and turn into the bank southbound.

Mr. Pedersen: There is a double left turn lane there that permits left turns while going south. We are trying to get word from the DOT if they are going to extend the double left or just the single left going into the Marine Plaza.

Mr. Parrish: It was my understanding that they were going to extend the stacking area further to the south. I don't recall the exact dimensions.

Mr. Marzullo: North bound traffic.

Mr. Parrish: Yes

Mr. Smith: It would be 20 additional feet, so you would end up with people stacking there to go into McDonald's or that shopping center, and you would have people stopping and trying to turn left into the bank----which they should have done back at Hogan Road.

Mr. Pedersen: We can check that out.

Mr. Spiak: This rendering shows building elevations, which we worked on with some of the Board members at the work session. We have added signage to this elevation. Building wise, we have a mix of materials---lower stone e-wall on the bottom, bricks, etc. up top. There is a tower element on the front of the building which faces Brewerton Road. We have also included false towers on both sides of the building to give the building a nice architectural feel.

We have chosen signage which we believe is appropriate for the scale of the building. We show three 30" high signs that are about 45 square feet a piece. We also have a couple of blue octagons on the tower and a 29 sq. ft. pylon sign on Brewerton Road south of the existing entrance. We have removed the Chase Bank logo from directional signs. We did try to pick signage that was proportional and appropriate for the size of the building. It is above what the rule of thumb is, but those were our thoughts. The total square footage would be approximately 195. The frontage of the building that faces Route 11 is 60'8". The frontage of the building that is along Hogan Road is 79'.

Channel letters will be back lit.

More discussion occurred.

Mr. Parrish noted he would do his review and get a letter out.

Mr. Procopio stated that this application had been sent to the County.

Mr. Marzullo: This is a non-complying lot. There was some discussion about whether the applicant should get a variance or get a zone change. I thought that the zone change would be the cleanest. Obviously, this is not a Regional Commercial lot and so based upon those discussions with the applicant they are asking for a recommendation to the Town Board.

Mr. Corl stated the public hearing at the Town Board level would be set for the 25th.

Mr. Marzullo: I think that it makes sense to recommend the zone change from Regional Commercial to General Commercial for JP Morgan Chase Bank, NA at 7888 Brewerton Road to the Town Board. **I make that a motion. Mr. Ruscitto seconded the motion.** The motion was **approved** with the following vote:

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

SITE PLAN
8415 BREWERTON ROAD, PROPOSED ART SHOP/STUDIO APARTMENT
JENIFER HERMAN

Representative: Jenifer Herman

Ms. Herman introduced herself noting the property is about 20+ acres of farm land across from the Methodist Church. The property belongs to various members of my family. I am looking to put an art/consignment shop/studio apartment back further from the road. About 2/3 of the building would be the art/consignment shop. The last third would be a studio apartment. I realize that this is not a business that will make a lot of money, but it is my passion.

The studio apartment would be in the back to help with security and to help pay the taxes on the property. It is a mixed use structure. I have been working with American Homes noting the floor plan and have redesigned it a little.

I have worked with the architect to provide some of the details that were missing on the site plan. The driveway would be shared with my sister's property. It was widened 22' to comply with commercial codes. Cars will be able to go in and out of the site and go in and out of the two houses in the back at the same time.

I show seven parking spaces (one for the apartment and 6 for the shop) on the site plan and have included signage details. Utility connections have also been added.

Mrs. May: Your sign, Red Door Artisans, is that going to be lit?

Ms. Herman: Yes, I think slightly from above. I am looking for a low-key, subdued kind of operation here.

Mrs. May: Will you have any type of landscaping around the sign's post to dress it up a little? Curb appeal is important.

Ms. Herman: We can definitely do that.

Mr. Marzullo: Did you say that the easements were in place or that they still need to be finalized?

Ms. Herman: They are all in place for the driveways. They have been since we built our houses.

Mr. Smith: If this was hugely successful, you have enough land to have separate driveways to the side.

Ms. Herman: We do own the property to the north. So when we built we choose to just use the same driveway that had always gone back to the barn. But we could put separate driveways for our two houses on basically our front lawn.

The building would sit back about 50' from Route 11, which is significantly further back than the demolished building was before. It would be a Cape Cod style, but the upper floor is not finished.

Mr. Honors: Where is the access to the upstairs?

Ms. Herman: We are not going to have upstairs access right now but I did put in a circular stair case. Right now we would only use upstairs for storage. There would not be access to the upstairs from the studio apartment.

Mr. Smith: Do sidewalks go that far?

Ms. Herman: They do not. They stop in front of the dentist office.

Mr. Parrish: We aren't doing much with sidewalks past Route 31.

Mr. Procopio noted that this site plan has not been sent to the County.

Mr. Marzullo: We need to do that.

Mr. Abbey: This will mostly be a consignment shop?

Ms. Herman: I am a potter and we have a number of artist friends and relatives who are enthusiastic about this. We also have the interest of the CNS Art Department. I would like to be able to include student work in the shop.

Mr. Smith: Would you be teaching any classes?

Ms. Herman: Not currently. There is not any space for it. Maybe some time in the future if we decided to finish the upstairs we could maybe do something up there. But, I will wait to see how this goes.

Mr. Abbey: How is this zoned?

Ms. Herman: The entire 20+ acres is now zoned General Commercial.

Mr. Parrish: Let us go through the review. If there is anything else that needs to be addressed we will let you know before you get the stamped sets.

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 8:13 P.M.

Tonia Mosley, Clerk

ATTACHMENT A

April 6, 2012

Planning Board

Town of Cicero
8236 Brewerton Road
Cicero, New York 13039-1517
Attention: Mark Marzullo, Chairman

RE: Stropp Storage Building Site Plan Review
FILE: 0101/25439.419

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 January 6, 2012 last revised March 20, 2012.

David Bardoun, LLS prepared the above item.

The 1.86-acre site is located on the northwest corner of the intersection of Oak Street and Baldwin Street, is bounded on the south by Guy Young Road and is bounded on the northwest by CSX Transportation property a. The site is vacant and generally consists of woods and brush. It is proposed to construct a 1,200 square feet storage barn along with associated parking and other site improvements. The site is zoned IN, Industrial. Our comments on the Site Plan are as follows:

- 1) The site has frontage on Oak Street and Baldwin Street, which are Town highways and Guy Young Road, which is a County highway. Access to the site is proposed from an existing blacktop driveway onto the Town roads. It is proposed to construct a gravel parking area and turn around adjacent to the proposed building. The Board should review the access, parking and site circulation with the Applicant.
- 2) 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 required for the project. Stormwater runoff from the site sheet drains to adjacent properties. The Plan notes that minimal grading is proposed for the project and the existing drainage pattern will be maintained under proposed conditions.
- 3) The site is located within the Brewerton Sewer District but there are no public sanitary sewer facilities located immediately adjacent to the site. A floor plan submitted with the Site Plan Application shows a bathroom is to be located on the second floor of the structure. Note 11 on the Site Plan states that options for sewer and water service are being considered but have not been determined at this time. It is recommended that as a condition of Site Plan approval the Board indicate the bathroom is not approved at this time.
- 4) The site is located within the Brewerton Water District but there are no public water facilities located immediately adjacent to the site. The discussion relative to the sewer service to the site is also applicable to the water service.

ATTACHMENT A PAGE 2

- 5) The Board should review the landscaping, lighting, signage and architectural elevations with the Developer. The following are comments regarding these and other issues:
 - a) The proposed wall packs is not a full cut off fixture. It is recommended a full cut off fixture be provided.
 - b) A note on the Plan indicates that no signage is proposed.
 - c) A note on the Plan indicates that no outside storage or refuse areas are proposed.
- 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