

The Planning Board of the Town of Cicero held a meeting on **Monday, September 10, 2012** at **7:00 p.m.** in the Cicero Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- Pledge of Allegiance
- Approval of Planning Board Meeting Minutes from August 27, 2012 (**approved**)
- Minor Subdivision Preliminary & Final Plan, Set Public Hearing Date, Joseph's Landing Amended, 7 Lots (**Public Hearing Date: October 8, 2012**)
- Site Plan/Sketch Plan Review, Proposed Oneida Savings Bank ATM Kiosk, Route 31 Tax Map # 069.-06-02.1 (**to return**)

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

Others Present: Neal Germain (Esquire, Germain & Germain), Mark Parrish (P.E., O'Brien & Gere), Steve Procopio (Code Enforcement Officer), Jessica Zambrano (Town Councilor) and Tonia Mosley (Clerk)

Chairman Smith noted the emergency exits and asked that cell phones be silenced. Then he led the Pledge of Allegiance.

APPROVAL OF MINUTES FROM THE AUGUST 27, 2012 MEETING

Mrs. May made a motion to approved the August 27, 2012 meeting minutes. **Mr. Abbey seconded the motion.** Chairman Smith asked for a vote.

*Ayes: 6 Nays: 0 Abstained: 1 **Approved***

**MINOR SUBDIVISION PRELIMINARY & FINAL PLAN, SET PUBLIC HEARING
JOSEPH'S LANDING AMENDED
NORTHEAST CORNER OF SOUTH BAY ROAD & WAYFARER DRIVE, 7 LOTS
GROUP ONE DEVELOPMENT, LLC**

Representatives: Hal Romans, Surveyor and Planner, Ianuzi & Romans
John Russo, Group One Development, LLC

Mr. Romans introduced himself noting that the Board saw this drawing during its' zone change phase. The property was zoned General Commercial and Neighborhood Commercial. We asked for and received a zone change for this portion of the property to allow three two-unit townhouses to be built. One of the questions that came up during that process was the location of a commercial driveway and making sure that it meets the criteria as far as set backs from South Bay Road. It does.

We are here tonight for the next step, the preliminary plan for those three two-unit townhouses. Each townhouse unit has 50 feet, combining the two for 100' which meets code. All setbacks meet code requirements. There is an existing sewer on the far side of the road, with existing laterals that come across. There is an existing easement for sanitary sewer and drainage. There is a possibility that we would relocate that along this property line.

The Chairman noted relocating an easement would be a Town Board action.

Mr. Romans continued noting most of the intra-structure was in from when Joseph's Landing was originally done. This is the general footprint that is proposed for the townhouses. It might be slightly modified. The tendency is to have a separation between driveways. That allows for less confrontation between home owners and for any utilities that have to go to each unit. Typically, there would be two car garages.

Mr. Procopio explained that this application has not gone yet to the County for their review. Their next meeting is October 3rd.

It was decided to send the application to the County.

Mr. Germain read the following. Move for the adoption of a resolution calling for a public hearing to be held on October 8, 2012 commencing at 7:00 p.m. local time to consider the application of Joseph's Landing Amended, Northwest corner of South Bay Road and Wayfarer Drive, 7 lots. **Mr. Marzullo made a motion** as stated by Mr. Germain. **Mr. Smith seconded the motion** and asked for a vote.

Ayes: 7 Nays: 0 Abstained: 0 **Approved**

SITE PLAN/SKETCH PLAN REVIEW
PROPOSED ONEIDA SAVINGS BANK ATM KIOSK
ROUTE 31 TAX MAP# 069.-06-02.1
SHERIDAN ENGINEERING

Representative: Mike Sheridan, Sheridan Engineering

Mr. Smith noted that this application has been sent to the County for their review.

Mr. Sheridan explained that the proposal was for an independent outdoor kiosk to be located on Route 31 in Bridgeport. The drawing shows the Colonial Laundry Mat/OIP Pizza Parlor and the gas station/mobile mart. The ATM would be located between those two areas in a small lot that leads to the Town's Park and basketball court.

Oneida Bank is closing its leased office temporarily. The kiosk would be 7 x 7 with a 3 foot overhang. There would not be any new curb cuts from Route 31. We would screen the kiosk with 20' junipers. For security and service our lighting plan shows 3 light poles which conform to specific foot candle regulations for ATMs. The overhang contains soffit lighting. The ATM is located on what I call the back of the kiosk, away from Route 31. There is a slight amount of light that falls onto the adjacent property, but that property is asphalt and park. We do not throw any light onto adjacent buildings or Route 31.

We show the drive through for the park, parking and a propane tank. Traffic would enter. We will stripe the parking lot and do a little landscaping in the front.

From the work session we calculated signage. I included all text for a total of 46 square feet. Basically, it would be building mounted signage. The front is away from Route 31, the left faces the gas station; the rear is what faces Route 31. The site does not require water, sewer or personnel. We would have electricity and have an electric pole on site. There is a man door for service, etc.

Mrs. May asked about the traffic pattern. I know that people go from the gas station to the Dollar General, laundry/pizza shop area by cutting through.

Mr. Sheridan responded that JT Associates own the Colonial parcel as well as the parcel we are putting the ATM on. He detailed potential movements through easement areas noting we would keep traffic off Route 31 by cutting through.

More discussion occurred regarding traffic flow, visibility, safety, etc.

Mr. Sheridan gave details regarding juniper height stating our design intent is to prevent people from driving off into the back and from cutting across for access to the park. We could accomplish that with lower lying shrubs.

The Chairman expressed his concerns for public safety and suggested a guard rail.

Mr. Sheridan stated his client would want to achieve that with something more costly and aesthetic. He believed there was an existing guide rail and would add that to the plan.

More discussion occurred.

Mr. Parrish stated he would provide the applicant with comments. He questioned if the eliminated parking spaces were originally included on the Colonial/OIP site plan.

Mr. Sheridan responded they were not. In fact, there was a curbed island shown that delineated the parcels. We were going to remove the stripes so people would not park there.

Mr. Smith: Mark, would you suggest that he put more parking spaces in?

Mr. Parrish noted he would look at the original site plan.

Mr. Sheridan: From the bank's perspective, if those parking spaces were required under the original site plan, we would not remove them. We don't want to reduce the capacity for what is there but, we do want to maintain that flow of traffic. We would remove the existing striping and put in new striping.

Mr. Smith asked why would you take away your control and not replace it with something else.

Mr. Ruscitto suggested turning the area into greenspace.

Mr. Honors noted removing those parking spaces did give easier access to the back of the ATM. He added it was difficult to move through the swing areas of some ATMs with a larger vehicle, for example a full size pick-up truck. He suggested extending the striping.

Mr. Smith felt the area should not be left open as empty blacktop.

Mr. Card expressed his concerns with 20' trees at an ATM. He noted people could hide behind them and that it this was a safety issue more than an aesthetic one.

Mr. Abbey added the trees limited the line of sight from the north.

Mr. Sheridan stated he would review the Board's suggestions with the bank and the Town's engineer.

Mr. Smith 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 7:40 P.M.

Tonia Mosley, Clerk