

SS:

STATE OF NEW YORK
ONONDAGA COUNTY
ZONING BOARD OF APPEALS

MINUTES OF MEETING
TOWN OF CICERO PLANNING BOARD

DATE: August 24, 2015
PLACE: CICERO TOWN HALL
TIME: 6:30 P.M.

The Regular meeting of the Planning Board was held Monday, August 24, 2015 at 6:30 P.M., at Cicero Town Hall, 8236 Brewerton Road, Cicero, New York 13039

Members Present:	Bob Smith	Board Chairman
	Pat Honors	Board Member
	Chuck Abbey	Board Member
	Mark Marzullo	Board Member
	Joe Ruscitto	Board Member
Others Present:	Neil Germain, Esq.	Planning Board Attorney
	Mark Parrish	Planning Board Engineer
	Richard Hooper	Director of Code Enforcement
	Ann Marie August	Recording Clerk

Inasmuch as there was a quorum present, the **meeting opened at 6:30 P.M.**

Chairman Smith called the meeting to order and pointed out fire exits and requested that pagers and cell phones be silenced. Mr. Smith noted that if anyone had difficulty hearing the proceedings, please let him know as the audio system could be adjusted. He then asked everyone to stand and join Mr. Abbey as he led the Pledge of Allegiance.

Chairman Notes: Lisa our regular clerk is out due to some medial issues and Ann Marie from the Zoning Board of Appeals has agreed to sit in as our clerk tonight. Thank you Ann Marie. Moving into the agenda, just for the members understanding, we are anticipating four more applications this week and I know they should be filed within the week. We also have two meetings, we just had a meeting with a potential developer and we have another meeting coming up this week and there is even another major one. We are going to be fairly busy. Just so all of us know there are projects coming in very soon. Suddenly, it seems to be construction season.

Approval of Minutes of the August 10, 2015 Meeting:

Mr. Marzullo made a motion to approve the Planning Board Minutes from August 10, 2015. **Mr. Abbey seconded the motion.** The Chairman called a vote.

In favor 5 *Opposed:* 0 *Abstained:* 0 *Motion approved unanimously*

Chairman Smith: Next item on the agenda Site Plan. Public hearing which was previously opened and recessed

and still remains open.

**SITE PLAN – PUBLIC HEARING
SYRACUSE SMSA LIMITED PARTNERSHIP
DBA VERIZON WIRELESS
6256 ISLAND ROAD
PROPOSED 150 FOOT WIRELESS TELECOMMUNICATIONS FACILITY
NIXON PEABODY**

Chairman Smith: Does the applicant have anything they'd like to say before I reopen the public hearing?

Mr. Lusk: I made the presentation at the last hearing so unless the board wants to hear it again, I'll just defer to the Board with its next move. Thank you.

Chairman Smith: With that, I will **reopen the Public Hearing at 6:37 P.M.**

Chairman Smith: Is there anyone here who would speak for or against. Anyone who has a comment, please approach the podium. Neil (Germain, Esq.) did you want to go over the rules?

Mr. Germain: Yes, I will go over them briefly. Anyone who wants to be heard, this is your opportunity. If you want to say something. If you have a comment on the project or anything you want to convey to the Board, this is your opportunity. We ask that when you come up and approach the podium to tell us your name and where you live so we are aware of your relationship regarding the project. This is not a give and take. We ask you not to engage with the applicant. This is your chance to speak what's on your mind. Thank you.

Chairman Smith: Does anyone have comments. Please approach the podium.

Mr. Bragman: Good evening, I'm Mike Bragman, Jr. I am the president of Island Road Associates and the sole owner. I own property directly to the east of the proposed site.

Chairman Smith: (referring to a map of the area posted on the pictography) Would it be in this area?

Mr. Bragman: I'm trying to figure it out.

Chairman Smith: There's Thompson.

Mr. Bragman: That's Thompson? Okay, it would be right there. Thank you Mr. Chairman. Is it a 150' or a 250' tower?

Chairman Smith: 150'

Mr. Bragman: It is 150' and how close would that be to my property line.

Chairman Smith: A little over 200'

Mr. Bragman: Okay, 215'. As the Board may know a property to the east that I own is zoned residential, so I have some serious reservations about a tower being located adjacent to my residential property and I have huge

reservations about it being that close to my property line. I believe the proposed project is on a 50 acre or so piece and that's one of the worst spots that they could situate the tower. That's one comment that I'm making. Another comment is that there is a lot of other industrial close by that I am sure this tower could provide service for. I don't know if the applicant has explored any other pieces of property close by. We've been trying to develop my property for a few years now. When we first got our approvals the economy took a downturn. When we were ready to advance it again the road specs changed in this town so as we keep inching closer to doing a project, we keep having some hurdles to jump along the way. The other thing is I am very familiar with the property in question for this tower. I know there are major wetlands on the property. It's in an archeologically sensitive area. I had to do a full archeologically study that was signed off by SHPO and I hope the applicant's doing the same here because it is in a sensitive area. I also hope the applicant researched the wetlands thoroughly. Those are the comments that I have.

Chairman Smith: Anyone else that would like to speak for or against?

Mr. Joss: I'm Gene Joss, I live at 6268 Island Road, right next to where you want to put the driveway in.

Chairman Smith: Please shrink the view somewhat, I think Mr. Joss's property is right up here. You're in one of these parcels?

Mr. Joss: Yep, my aunt's is closest to the roadway and mine's the next one. There's swampland there, I've been mowing for many years. I just don't feel there needs to be another cell tower in the area. There's one on Totman Road, there's one down here by Spera's on 31. Like I say, I just don't feel there should be another one there.

Chairman Smith: This property is residential, right here?

Mr. Joss: Yes.

Chairman Smith: What about this one?

Mr. Joss: That's my mother's property, residential too.

Chairman Smith: And this one?

Mr. Joss: Yes. I mean I don't feel like looking out my back door and seeing a 150' cell tower.

Chairman Smith: And your zoning is residential, correct?

Mr. Joss: Yes, it is.

Chairman Smith: There's one parcel, I believe it's this one, that we left industrial and they did not want to be changed. So, you're residential in this parcels right here? This, again, is industrial and this piece right here is, of course, residential.

Mr. Joss: Yeah, that's Bragman's property and the other two are my two aunts. I feel they don't need one there or Lombardi can come off his property on Northern Boulevard and set it off, you know, in the middle of nowhere and nobody has to see it.

Chairman Smith: Okay, we appreciate that.

Chairman Smith: Would anyone else like to speak for or against the project? Anyone, last call. I thought about this, customarily at this point being there is no one else to speak, I would close the public hearing. However, I know I am going to ask for additional information and I think the public should be able to take a look at that if we indeed require it. So, my intention is, unless Neil (Germain, Esq.) tells me I absolutely cannot do it, I intend to hold the public hearing open to allow the public to see any new information that's presented as a result of our deliberations.

Mr. Germain: Yes, you can hold the public hearing open for further comment based on any new information which you would receive.

Chairman Smith: With that, I am going to leave the meeting open so that we can have comment on any new information.

Mr. Lusk: Mr. Chairman, if I could just respond to a couple of the comments that have been made.

Chairman Smith: Absolutely.

Mr. Lusk: Does anyone know the date that the property was rezoned to multi-residential?

Chairman Smith: It was a number of years ago. I was still on the Board and I've been here ten years. I would guess it would be a good five or six years at least.

Mr. Marzullo: Former Supervisor Boyke is saying 2010.

Mr. Lusk: And so the property adjoining it, the Lombardi property, was that rezoned at that time or has that been industrial all along?

Chairman Smith: That's been industrial.

Mr. Lusk: So I'm looking at the communications towers log and according to the notation on the top of it, that was adopted in 1997. So, at the time that we rezoned the property, or the town rezoned the property to multi-residential, we knew that there were industrial uses that could very well occur including communications towers on the adjoining property.

Chairman Smith: And as you are well aware, communications towers can go in any zoning classification.

Mr. Lusk: But certainly it is permitted in the code.

Chairman Smith: It's permitted in all zones. You understood that right?

Mr. Lusk: I did understand that but I just wanted to make it clear to the Board that the right to place this tower in an industrial zone...the requirements under the code in an industrial zone are different from other zones. Other than municipal property, it seems to be a preference in the overall hierarchy if you analyze it using overall approvals being the basis. So this shouldn't be a surprise that an approved use of the industrial zone subject to site plan approval may be occurring on the property.

Chairman Smith: You should also be aware that there is a great deal of industrially zoned property all along Northern Boulevard.

Mr. Lusk: I understand. To the comment that was raised by one member of the public that there is more industrial and what's the need for the property, the Board's aware that Verizon Wireless has outlined the need for the project in the application as well as the search ring that was necessary to put the tower. I know the town had asked us to check a nearby property. We are in the process of doing that and will provide that information back to the Board at that time but I just wanted to respond to those issues as well. Thank you. Do you have any questions?

Chairman Smith: Yes. I spent some time on this project and the first thing that concerns me and I have had a number of discussions is when it originally came in, it was over an acre and SWPPP was required. Now we have dropped it down to .96 (of an acre). Given the environmentally sensitive area and it is within the rights of the Planning Board to require such is I think we need a full SWPPP worked up for this property if it is in the same location and that of course would have to come from the Board requesting it but I am going to ask Neil (Germain, Esq.) to put that in the form of a resolution in a moment because there are a couple of other things. Another is a concern about security. We are going to be creating a road all the way back in there and how are you going to secure the property. The police department can only watch it if it is so far back in there. We don't want people wandering back in there. You are going to have utilities. The third thing is the roadway. You have it gravel up to Island Hollow. We to talk about how much we are going to pave back in. The town has not in the past and for us to be consistent allowed gravel roads to right up to either a town or a county road where it's paved. We will need to look at that also.

Mr. Lusk: Is there a certain distance that you've used for that?

Chairman Smith: We've used 25' to 50'. Mark [Parrish] is that correct?

Mr. Parrish: Yes.

Mr. Lusk: So if we made it 25' that would be acceptable or does it need to be 50'?

Chairman Smith: Well the Board would look at it. If you would put that on so that they have an opportunity to review that. And as far as the study you did that you couldn't use the other tower, I would like to have some documentation on it, that it won't work. You weren't aware of the tower. I think it was Totman Road, wasn't it?

Mr. Abbey: Well there's one on Thompson, one between Totman and Northern Boulevard, one up by Spera's.

Chairman Smith: I'd like some documentation that we can put in the file that there is a basis other than what we have here in the meetings that those towers would not meet your needs.

Mr. Lusk: That's the plan, we don't have it complete yet but we would provide that in writing to you.

Chairman Smith: Can you put my request in the form a resolution? (speaking to Neil Germain, Esq.)

Mr. Germain: I don't think your request has to be in the form of a resolution. They are like any other request for further information. I think the applicant has taken down the noted requests, basically to secure the property, provide an apron, you want to see the study and documentation as to co-locations and the ability to co-locate at

other towers and whether or not that's a possibility, securing the perimeter of the property and the request for a full SWPP which would be in the form of a simple motion.

Chairman Smith: Would you word it for me please.

Mr. Germain: Yes, we're going to **move for resolution** requiring the applicant to provide a full SWPPP in regard this application and that would be in the form of a motion.

Chairman Smith: It is in the form of a motion and is **seconded by Mr. Abbey**.

The Chairman called a vote.

In favor 5 *Opposed:* 0 *Abstained:* 0
Motion for a resolution requiring a SWPPP approved unanimously

Mr. Lusk: For purposes of security, how are going to prevent anyone from going down that road?

Chairman Smith: Yes, preventing them from going down the road, from going back there. Frankly, so kids aren't holding "parties" at Verizon's new location.

Mr. Lusk: We usually, I'm surprised it's not on the plan, install a gate with the daisy chain.

Chairman Smith: One up at the fence, secure. What I'd like to have is something substantial. Island Hollow gets a lot of traffic and it's a lot of residential immediately adjacent and obviously you're going to want to have your complex adequately secured.

Mr. Lusk: Okay, thank you very much.

Chairman Smith: I wasn't done.

Mr. Lusk: Oh, I'm sorry.

Chairman Smith: I'm sure some of the other members have some comments. I just wanted to get the rest of your requirements. I just have to tell you from looking at this that there are a lot of other locations along Northern Boulevard that would isolate your tower more in an industrial setting that would seem beneficial to the community. I don't think anyone on this Board doesn't understand that you have a need. I drop phone calls all the time. I use Verizon and I see the need and I understand that under the Federal regulations, we have to help you satisfy that need. I also understand as part of the regulations that as we look at environmental concerns and impacts on the community, if we can mitigate those and still provide the service and make it reasonable, I think that's what we should do. I want to make sure the applicant understands, I am not speaking for the entire Board but I have spoken to a couple of the members, I think we have concerns that maybe we could meet your needs but not put this so close to residential housing and I'd like you to look at that and I'd like you to look at it seriously. Some of the properties in driving up and down Northern Boulevard, there are already some industrial applications there that might save you from putting in a road, going around wetlands, trying to get power back to the place. It would seem that there are some opportunities for you to save financially while you also serve the needs of our community. We need cell service. No question about it. You need to put something there. I would just like to feel that you have made every possible effort. It's flat out there, if you move it one way or another, it's not an issue. I think the problem on this site frankly is there is so much in wetlands and I think we are trying

to work our way around the wetlands. I want to see you come back having tried everything in your power not to put your cell tower here and if this is where it has to be, we are looking at some neighboring communities, what can you do to disguise it? You know “frankenpine” or whatever this is here but I just simply think that we could do better.

Mr. Lusk: Again, Mr. Germain gave us one site but I’d prefer to sit down with you, with all the Board members at a special meeting. Let’s pull out the maps and look at all the sites that you’d like us to consider. We are trying to be responsible. We provided you with a circle where our engineer believes it has to be. Does that mean if it’s one inch over that line, that it can’t go there. The answer’s no. I’d like to sit down with an aerial map or drive out there, pick some sites. Let’s get some specific sites listed because at this point I think we want to make sure that we are responsive to you. So, if you would be willing to meet, we can bring the RF engineer here, we could sit down, get the tax maps out, get the aerial maps out, take a look, see what the surrounding uses are. We would be happy to look at those sites with you. I think that is a give and take that you were talking about. You help us identify the sites that you think are most appropriate and we respond and maybe we’ll find a site that works and we’ll move. We are trying to be cooperative. We did our best to analyze the ring, where it is, and the properties that are out there and to answer you. I have been fully responsive to Mr. Germain, answered his calls, and answered his questions.

Chairman Smith: I know that. I just think we can do better with this project. I am more than happy to meet with you. I have talked with three property owners on Northern Boulevard. All of the properties are zoned industrial and all of them would move you away from the residential areas.

Mr. Lusk: Would you provide us with that list?

Chairman Smith: Certainly.

Mr. Lusk: But could we meet and go over the maps and things? Because we could spend time on areas that you wouldn’t think appropriate if we went there.

Chairman Smith: We are more than happy to meet with you. Neil, can we set a workshop meeting? (speaking to Neil Germain, Esq.)

Mr. Germain: Yes, we have workshop session.

Mr. Lusk: Will you contact me?

Chairman Smith: Yes, we’ll set it up through Neil (Germain, Esq.)

Mr. Lusk: Is that during the day?

Chairman Smith: Generally, during the day at 8 or 9 in the morning.

Mr. Lusk: Okay, thank you.

Chairman Smith: Now wait a moment. I’d like you to answer any of the Board’s questions too. I don’t know if I covered them all.

Mr. Ruscitto: It seems as though you did cover most of them. My biggest concern is exhausting alternatives

that would make the surrounding community happier.

Mr. Abbey: No, I'm all set.

Mr. Honors: I'm all set. I think the work session is a good idea in regard to not going out there and wasting any of your time. Allows us to discuss some of the positive places and the board members that can attend the work session can express their thoughts or can drive out there afterward to take a look and go from there.

Chairman Smith: Neil (Germain, Esq.) should I put this on the agenda because it is an open, public hearing.

Mr. Germain: I would recommend you put it on the agenda.

Chairman Smith: It will be on the agenda for the next meeting as we are continuing the public hearing and that will be in about two weeks. September 14th we will all be here again to talk about it. Between then and now, I think we can find a solution that will work for everybody. (6:55 pm end)

Mr. Lusk: Okay, thank you very much.

Chairman Smith: You're welcome.

**SITE PLAN – SKETCH REVIEW
G.A. BRAUN
79 GENERAL IRWIN BLVD.
PROPOSED BUILDING ADDITION
C&S ENGINEERS, INC.**

Mr. David Welsh, Representative

Mr. Welsh: Good evening. My name is David Welsh, Director of Operations for G.A. Braun, 79 General Irwin Blvd. Which is in the Hancock Airpark. I have a couple gentlemen here from C&S who are actually doing the engineering piece of the building construction.

[Mark Chambers/C&S Engineers and Scott Shova/C&S Engineers]

Mr. Welsh: We currently employ about 180 people at this site. We built this building in 2008 knowing we were going to have an expansion, when we proposed the building the first time, we did show a proposed expansion on the east side of the building. The highlighted area there is the proposed expansion on the north there. It's 100,000 sq. ft. all manufacturing and the building will be built by C&S Engineers and will match the existing building in height, roof pitch will be the same. It will pretty much look identical to what's there now.

Chairman Smith: Do you remember what the height was originally? When we did the approval on this, I remember there was quite a bit of discussion on this. Did we make it or did we end up with a variance?

Mr. Welsh: I believe we did have to have a variance.

Chairman Smith: Will be have to do anything additional or would the variance cover this addition?

Mr. Germain: It won't cover the addition.

Mr. Parrish: [Mark Parrish, Planning Board Engineer] The code has since changed on it I believe. I believe the maximum height now is 60'.

Chairman Smith: Is it 50' or 60' now. They changed the code at the Holiday Inn, remember the Holiday Inn?

Mr. Hooper: [Richard Hooper, Director Cicero Code Enforcement] It went to 60' if it changed.

Mr. Welsh: We'll be at roughly 42' at the peak.

Chairman Smith: Then we're all set. It would definitely change to at least 50 so we're all set.

Mr. Welsh: There's also a proposed parking increase which is down in the right hand corner there. Roughly 50 – 58 parking spots or something like that.

Chairman Smith: Will this be resulting in an increase in employment?

Mr. Welsh: Roughly, 35 people.

Chairman Smith: Will they be shift employees?

Mr. Welsh: No, it's single shift. Monday through Friday. Some Saturdays.

Mr. Hooper: It's 60' Mr. Chairman

Chairman Smith: Thank you Richard.

Mr. Welsh: Couple of things we are trying to accomplish here is more manufacturing space but we also have a lot of material outside that we know shouldn't be there and we are trying to get that inside with this expansion.

Mr. Chambers (C&S): A couple of things have changed since the sketch review documents were submitted. The parking area that Dave (Welsh) mentioned has changed configuration since this layout. Still the same amount of parking spaces. The dimension of what it is now is slightly different from what is shown on the sketch review maps.

Chairman Smith: How many total parking spaces will that give G. A. Braun?

Mr. Chambers (C&S): Additional 58.

Mr. Welsh: I believe it's an additional 58. I'm not sure what the existing is. The existing employee parking space is right here and this is the new.

Chairman Smith: Do you currently fill that space?

Mr. Welsh: We're overfilled.

Chairman Smith: The reason for that is we don't like to put down any more impervious pavement than we have to. Obviously, we want to fill your needs. You need to have places to park.

Mr. Welsh: We definitely, if you go over there any day, we are parking in the grass.

Chairman Smith: Okay, well we don't want that either.

Mr. Welsh: In the winter with the snow, it's really bad.

Chairman Smith: So this will meet your needs for the entire operation.

Mr. Welsh: Yes, we don't see it getting any bigger than that.

Chairman Smith: Will there be any increase in tractor-trailer traffic?

Mr. Welsh: A slight increase. We'll have more steel deliveries on the back side of the building.

Chairman Smith: And more finished product going out probably.

Mr. Welsh: We will have more finished product going out.

Chairman Smith: And this is all laundry equipment right?

Mr. Welsh: All industrial laundry, yes.

Chairman Smith: They all go out with a plate that says made in Cicero, New York?

Mr. Welsh: Well....made in the USA. We'll have to change that right? Well it depends on how the approval goes through. [laughter]

Chairman Smith: Can we make that a condition Neil? [laughter] That it goes out with made in Cicero, New York? We proud to have Braun here. You've been a great corporate community member. Wonderful to have new jobs. It's what the area was designed for.

Mr. Welsh: It's a great place to be as well. We never have any issues up there. You always see the police patrolling up there.

Mr. Abbey: In looking at the existing parking, it's in the ballpark of about 100 spots.

Mr. Welsh: I would say that's pretty close.

Mr. Abbey: You're planning on increasing it about 50% then.

Chairman Smith: What's your current employment?

Mr. Welsh: 180

Chairman Smith: 180 currently and you're looking at another 30-40?

Mr. Abbey: Doesn't seem that you're going to have enough parking.

Chairman Smith: No, it does not.

Mr. Welsh: Well, let me rephrase that. We have 180 total employees. We have regional service and sales that only come in periodically. They live around the United States. We're probably at about 130 that work at the plant on a daily basis.

Chairman Smith: Just so people know. I used to work for Rico Lab so a lot of chemicals and G.A. Braun is pretty much the Cadillac of commercial laundries.

Mr. Welsh: We like to think so. Our equipment lasts anywhere from 20-30 years.

Chairman Smith: Lasted a lot longer than many laundry managers.

Mr. Welsh: That's still the case.

Chairman Smith: But it is the Cadillac of that equipment and it's made here in Cicero. Mark (Parrish – Planning Board Engineer) do you have any comments that the applicant should be considering from your first perusal of their submission.

Mr. Parrish: No, we'll have to get the full submission and take a look at it. The plan's been revised and they will submit revised plans. You did discuss the parking because I was on a site visit because I knew this was coming and I did see that they were parking on the lawns and drive aisles and they seemed to be over capacity with their parking so we'd like to get some documentation on their plans relative to their parking needs and what they are providing.

Chairman Smith: And we'd like to get enough parking for you but not too much either.

Mr. Abbey: I was curious, especially with the new addition, how will that change, if at all on your semi-trucks coming and going.

Mr. Welsh: The majority of the increased traffic will be on the new south drive.

Mr. Honors: Using that drive only?

Mr. Welsh: No, we will still be using the current one on the west side, the northwest corner, which isn't shown up there. All the way to the left, that drive is mainly where the tractor trailers come in. They come in and pull right into the building for steel deliveries. The driveway to the south of that is where the loading dock is, where smaller goods come in and then the new loading dock which is up in that far corner is where heavy plate steel will be coming in. We're probably looking at an extra two to three trucks a week.

Mr. Honors: I look forward to getting Mark's (Parrish) comments. That's all for now.

Mr. Marzullo: Item number 9 on the application says there's 125 employees and 160 spots so Mark's (Parrish) going to want that information on the plans. Ethan Allen Street...is there an access from that cul-de-sac to your site?

Mr. Welsh: There currently is.

Mr. Marzullo: What will happen with that?

Mr. Welsh: That won't be there.

Mr. Marzullo: I have nothing further.

Mr. Chambers (C&S): To your point, I will site the information as far as parking spaces needed.

Chairman Smith: We should go with a full inventory because that doesn't sound like what's in the application is entirely correct. We want to get it right.

Mr. Welsh: Well I do too and I apologize for not being prepared on the parking but we certainly will put that...

Chairman Smith: That's why we have site plans, you don't have to apologize, that's why we're here. Does codes have anything? This is a pretty large project.

Mr. Germain: I think we should talk about OCIDA. We received information from the Onondaga County Industrial Agency regarding their involvement in the project. It's a coordinated effort and they sought to be lead agency in the SEQRA process. Normally, we are the most involved agency and have direct oversight over it but in this case, it's probably going to be a pilot program and Onondaga County does have the lead on it. So, I recommended to the Chairman to sign the thing and allow OCIDA to be the lead agency. This does not dismiss your obligations under SEQRA and to give a hard look at the environmental impact of the project as a while. It just means in this one case OCIDA will be the lead agency on this project.

Chairman Smith: And that was partially given the fact that I'm sure being a pilot project that they were at the application deadline which OCIDA usually is. They don't seem to get their stuff together.

Mr. Germain: That's exactly what it is. They hit their deadline and didn't have any time for us to discuss that they needed the application, they needed to be lead agency, because they had already passed the point of no return on it.

Chairman Smith: Will this disturb more than an acre Mark (Parrish).

Mr. Parrish: Yes.

Chairman Smith: So we will be getting a SWPPP anyway that you will be approving and so you'll be thoroughly review the storm water implications, etc. Do you have any questions for us (speaking to Mr. Welsh)?

Mr. Welsh: I do not.

Chairman Smith: Well, we meet every two weeks. Please keep our folks in the pipeline and we will be able to look at this expeditiously as long as we get the things that we need in a prompt manner, especially Mark (Parrish). There weren't any easement issues on this were there Neil (Germain Esq.). Okay, so far we don't have any easement issues. With that, thank you.

[Public Hearing was left open and this matter will be put back on the agenda when necessary documentation has been received.]

**SITE PLAN – SKETCH REVIEW
RYAN J. BECKLEY,
SNOWSHOE TRAIL (TAX MAP #089.-10-40.0),
PROPOSED DETACHED GARAGE/POLE BARN,
RYAN J. BECKLEY**

Ryan J. Beckley, Applicant/Representative

Mr. Beckley: I own property at 8493 Snowshoe Trail and I recently bought a lot 1.81 acres right directly across the road from my house and I am now looking to build a garage, a pole barn, 40' x 60' for personal use. Here's a picture of it.

Chairman Smith: Will there be power and utilities?

Mr. Beckley: Eventually, yes. Not right away. I got an estimate from National Grid for \$12,000 for putting power back there.

Chairman Smith: We need those noted. Even if they are not running the power now, Neil (Germain, Esq.), how should we handle that?

Mr. Beckley: I'm not running any utilities right now but I will be in the future>

Mr. Germain: You don't want to phase the project because you don't know when he's going to do it.

Chairman Smith: So it would be cold storage because that's the only thing that we would be able to do. However, that means that when you go to put utilities in there, you're going to have to contact the codes office and I'm not sure what the codes office at that point is going to require.

Mr. Beckley: What do you mean?

Chairman Smith: Well, this is going to be approved as cold storage. You will have to change the use. When you put power and utilities, that's the big change. The director of codes is with us this evening (referring to Richard Hooper) and so is Neil (Germain, Esq.). So assuming we approve the pole barn to be put in as cold storage for personal use only. Say, in two or three years Ryan comes back in and comes into the codes office and says, "Hey I'm going to put some lights back there to wash my boat. I need water and possibly even gas to heat it." In your opinion what's going to happen?

Mr. Hooper: [Director, Codes Office] Well, the use could possibly change.

Chairman Smith: If it's personal use?

Mr. Hooper: Well, we have a situation I won't mention right now that started out cold storage and then it

turned into a banquet hall.

Chairman Smith: What happened here in the past so you understand where things are at the moment is we have people who have come in long ago and until recently and have asked for an application to build a minimum use, cold storage facility. We approve it, it gets built, the codes office inspects it and it's cold storage. There is no power, they are just using it to store their personal boats and maybe their friend's snow blower in there. However, after the codes office does the final inspection and issues a CO, all of a sudden it changes and what Richard (Hooper) is referring to is that one of those buildings has turned into an eating establishment and banquet hall. That's why this Board and the codes office ends up with some of the messes we have around this town and so this is strictly a function of us wanting to make sure that mess does not occur on your property which as long as you own it, I'm sure it won't.

Mr. Beckley: Is it better to say that I'm going to put utilities in there now?

Chairman Smith: It may not now but if you come in in three years and it was already on the site plan, it is my suspicion that whoever is in the codes office is going to say well the Planning Board planned on it being there. With site plans, you are supposed to finish them within a year. It's a little difficult to put those in the perspective for your place. My guess is you would be better off putting the utilities on the map and figure someday when you do it, that the codes office is going to look at it and say okay, they were there so that was the intent.

Mr. Beckley: That makes sense.

Chairman Smith: Does that cover us Neil (Germain, Esq.)

Mr. Germain: Yeah I would just note it as proposed and then if it gets built within a year...

Chairman Smith: And if it doesn't the codes office might...they are very cooperative.

Mr. Germain: But, if you don't have it on there, you can be pretty sure that you're going to have a problem.

Mr. Beckley: Yeah so let's just do it now.

Chairman Smith: You are requesting a variance I believe at the next ZBA Meeting? Which by coincidence will be the same night as our next meeting. We'll be in here and your variance will be in there (referring to the Conference Room). My intention is that when I set my agenda. I will put you on the end of the agenda so that if you walk out of the ZBA Meeting with your variance and come over and visit with us, we may be able to make a determination.

Mr. Beckley: Okay.

Chairman Smith: I know it's a process and I know it's private use and I believe we are sending this down to the County tomorrow.

Mr. Beckley: There was something I received...

Chairman Smith: A referral?

Mr. Beckley: What?

Chairman Smith: A referral from the Onondaga County Planning Board?

Mr. Beckley: There were comments, I didn't bring it with me. Somebody for the office emailed it to me.

Chairman Smith: Heidi?

Mr. Beckley: Heidi...emailed it to me.

Chairman Smith: We'll review those. My concern is if we haven't gotten it down there yet. The deadline's coming up to get it on their next meeting. I have about three or four projects that I have to come in to sign off on so we don't want to hold you up.

Mr. Beckley: I'm sorry, I'm not familiar with what the wording was on that.

Chairman Smith: The County Planning Board has to review and send us a referral because you are on Lakeshore Road which is a County road in that area. So, they send us a referral and we certainly consider their comments but it doesn't affect our determination. I want it there because we can't act unless we have it in writing.

Mr. Beckley: There were a lot of comments on there, none of which made any sense to me.

Chairman Smith: Frequently, we feel your pain on that.

Mr. Beckley: Hopefully this will allow me to get my 41' fifth wheel trailer and a 50' driveway right now and once this is built I can get that out of my driveway.

Chairman Smith: Neil do you have any legal questions or anything?

Mr. Parrish: The comment list needs to be revised. One thing we should note is the variance. What is the variance being requested?

[Brief discussion regarding possible reasons for the variance.]

Mr. Beckley: According to Steve Procopio (Codes Office) it's because I'm building a non-residential structure on a lot that is less than two acres. 1.81 acres which originally when I put this together it was two acres but then somehow the lines were not done properly and I lost some of it.

Chairman Smith: I spoke with Chairman Natale and he told me he would try to get it on early so that you could come back to us afterwards.

Mr. Beckley: You mentioned having additional information needed on that site plan.

Mr. Parrish: Yes.

Mr. Beckley: Does that have to be done by that September 14th meeting?

Chairman Smith: Do you have contact information for Mark (Parrish)?

Mr. Parrish: I'm sure your email address is on the application.

Mr. Beckley: Yes.

Mr. Parrish: Probably not tomorrow but within the next few days, I'll give you a comment list and three or four days before the Planning Board meeting we can go over those comments to see if I am going to be in a position to recommend approval.

Mr. Beckley: Just so I can get that information from you as soon as possible so I can get it to the surveyor. I don't know what the surveyor's schedule looks like but September 14th is....

Chairman Smith: Fast approaching. Mark (Parrish) will help you. Mr. Ruscitto?

Mr. Ruscitto: I'm all set.

Mr. Abbey: All set.

Mr. Marzullo: Do you have elevations and the color schemes?

Mr. Beckley: I do not. I don't know what the color is going to be yet.

Mr. Marzullo: Are we going to want that?

Chairman Smith: Yes and we are going to want to know...is it a prefab building or are you going to build it?

Mr. Beckley: I'm going to build it.

Chairman Smith: You're going to build it?

Mr. Beckley: That's right.

Mr. Marzullo: The lots on Stoney Point are they typical depth like 150'?

Mr. Parrish: I don't know for certain but 150'...I'm guessing they are not 150' but...

Chairman Smith: They're probably 135'

Mr. Marzullo: The lots that are to the south of your building on Stoney Point?

Mr. Beckley: How far away they are from the road you mean?

Mr. Marzullo: How deep those lots are. I was just wondering how close those houses were. I can look it up.

Mr. Beckley: My building will be 50' from the line.

Mr. Marzullo: Yes, I see that. Are you planning on any landscaping? Shrubbery, trees? Is it all going to be mowed?

Mr. Beckley: Mowed.

Chairman Smith: The ZBA has sent out notifications to all the adjacent neighbors to this property.

Mr. Hooper: They will go out, yes.

Chairman Smith: So they will have the ability to comment because it is a variance. So the people on Stoney Point because they are adjacent to it, will receive notification.

Mr. Beckley: I've already had conversations with everybody there and they all know what my intentions are.

Mr. Marzullo: They're your neighbors, right.

Mr. Beckley: Yeah I don't expect any issues but I guess time will tell.

Chairman Smith: That's a good thing. To Mr. Marzullo's point I was thinking whether we should schedule a public hearing but it would be redundant because there will be on right in that room while we are doing our meeting and if there is any contention we will certainly be aware of it.

Mr. Marzullo: I have nothing further.

Mr. Honors: I don't have anything right now.

Chairman Smith: Do you have any other questions for us?

Mr. Beckley: I do not, no.

Chairman Smith: Thank you and you'll want to be in communication with Mr. Parrish.

Mr. Beckley: Okay, thank you and as soon as I get that information I will turn it over to the surveyor so he can do what they gotta do as quickly as possible.

Chairman Smith: Does Codes have any comments or will you take care of those at the ZBA, Richard (Hooper).

Mr. Hooper: We'll take care of it at the ZBA. I've talked to some of the neighbors and you're right (speaking to Mr. Beckley) they're aware of the project.

Chairman Smith: Thank you, Mr. Beckley.

MOTION AND VOTE WERE UNANIMOUSLY APPROVED TO ADJOURN THE MEETING AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD.

Next Scheduled Regular Meeting: Monday, September 14, 2015 at 6:30 pm

Respectfully submitted,
Planning Board Recording Clerk (*Ann Marie August filling in for Lisa Stewart*)