



The Planning Board of the Town of Cicero held a meeting on **Monday, April 11, 2016** at **6:30 p.m.** in the Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- ❖ Pledge of Allegiance
- ❖ Approval of Minutes from the March 28, 2016 Meeting (**Approved**)
- ❖ Minor Subdivision Preliminary & Final Plan, Public Hearing, South Bay Fire Department, 8819 Cicero Center Road, 2 Lots, Keplinger Freeman Associates (**Approved**)
- ❖ Site Plan, Town of Cicero, 8819 Cicero Center Road, Proposed site improvements for future Cicero Police Department, Keplinger Freeman Associates (**Approved**)
- ❖ Site Plan, O'Connell Electric Company, Inc., 7001 Performance Drive, Proposed renovation of existing lab facility, O'Connell Electric Company, Inc. (**Approved**)
- ❖ Site Plan, Sketch Review, AAA Quick Plows & Lawns, Inc., 6466 East Taft Road, Proposed landscaping & snowplowing company, Todd Abry (AAA Quick Plows & Lawns) (**To Return**)
- ❖ Site Plan, John Annable, (Karate John's), 5686 State Route 31, Proposed martial arts center, Ianuzi & Romans (**Approved**)
- ❖ Site Plan, Five Star Equipment, Inc., 6500 E. Taft Road, Proposed equipment sales, rental & service facilities, Ianuzi & Romans (**Approved**)
- ❖ Major Subdivision Final Plan, T&L Companies, LLC, (Lyons Runne Sect, 2B), Cicero Center Road, Tax Map No. 080.1-14-03.2, 12 Lots, Tom Woznica/Ianuzi & Romans (**To Return**)
- ❖ Preliminary Plan Subdivision Reapproval, Lonergan Subdivision, 5775 Snellar Road, 7 Lots, Ianuzi & Romans (**To Return**)

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

Others Present: Neil Germain, Planning Board Attorney, Mark Parrish, Planning Board Engineer and Richard Hooper, Codes Enforcement.

Chairman Smith opened the meeting by noting the locations of the three emergency exits, asked that all cell phones be silenced and noted if anyone had difficulty hearing the proceedings please bring it to the Clerk's attention so the audio system could be adjusted.

Mr. Honors led the Pledge of Allegiance.

Chairman Notes: Mid Country Properties will not be appearing tonight pursuant to their request. They will be returning at a later date. We have moved forward with the Town taking part in the



National Grid subdivision and laydown yards. I attended a settlement meeting and had a meeting with the Public Service Commission and with National Grid. There will be follow up meetings that I will be attending on behalf of the Town.

Approval of Minutes of March 28, 2016 Meeting:

Mr. Honors made a motion to approve the Planning Board Minutes from March 28, 2016. **Mr. Abbey seconded the motion.** The Chairman called a vote.

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

**MINOR SUBDIVISION PRELIMINARY & FINAL PLAN
PUBLIC HEARING
SOUTH BAY FIRE DEPARTMENT
8819 CICERO CENTER ROAD, 2 LOTS
KEPLINGER FREEMAN ASSOCIATES**

Lisa Wennberg, Representative for Keplinger Freeman Associates

Mr. Wennberg: This proposal is to take the existing South Bay parking lot at the corner of Cicero Center and Lakeshore. We are going to subdivide into Lot 1 and Lot 2.

The Chairman asked Mr. Germain to review the general rules of a public hearing.

Mr. Germain stated that anyone wishing to speak for or against the project would be given an opportunity to be heard. Anyone wishing to make any comments would be recognized and asked to approach the podium and provide their name and address for the record. Only the comments from the person recognized to speak at the podium would be considered. Mr. Germain asked that people not simply shout comments from the audience as they are not subject to recording and will not be part of the public record.

Chairman Smith opened the public hearing at 6:37pm.

Chairman Smith asked anyone who would like to speak for, against or comment on the plan to please approach the podium. Hearing no comments, Chairman Smith closed the public hearing at 6:38pm.

Chairman Smith: Mr. Germain, are there any outstanding legal issues we need to cover?

Mr. Germain: There is supposed to be an easement between Lot 1 and Lot 2 for parking. They are not really in a position where they can grant an easement right now because both lots are owned by one owner. There would not be an easement filed with the County Clerk.

Chairman Smith asked Mr. Germain to construct a motion for the adoption as lead agency.



Mr. Germain: You are going to move for the adoption of a resolution that the Planning Board of the Town of Cicero assume the role of Lead Agency pursuant to the New York State Environmental Quality Review Act.

Chairman Smith put that in the form of a motion. Seconded by Mr. Ruscitto. The Chairman called a vote.

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

Mr. Ruscitto read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein 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. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein.

That is in the form of a motion. Seconded by Chairman Smith.

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

Chairman Smith asked Mr. Germain to construct a resolution approving the site plan.

Mr. Germain: You are going to move for the adoption of a resolution approving the subdivision application known as South Bay Fire Department, 881 9 Cicero Center Road, 2 Lots, said plan last dated March 22, 2016.

1. The applicant is hereby advised that Pursuant to Section 185-6 Subsection F of the code the applicant has 90 days from approval to file the map. If the applicant missed the 90 day filing deadline this approval will have expired
2. The applicant is further notified that the Chairman of the Planning Board may delay signing of the final plan until the chairman verifies that the applicant has executed any and all necessary agreements with the Town and that all security or undertakings are in place.
3. Note that the Plan shows an easement benefiting Lot 1. While this easement may not be recorded at this time this condition shall apply to any future owners of the lots.

Chairman Smith put that in the form of a motion. Seconded by Mr. Abbey.

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



**SITE PLAN
TOWN OF CICERO
8819 CICERO CENTER ROAD
PROPOSED SITE IMPROVEMENTS FOR FUTURE CICERO POLICE DEPT.
KEPLINGER FREEMAN ASSOCIATES**

Lisa Wennberg, Representative for Keplinger Freeman Associates

Ms. Wennberg: This would be Lot 2 of the proposed subdivision. We are going to remove some asphalt at the corner of Lakeshore and Cicero Center to narrow the entrance. We are going to add a couple large trees and lawn areas. We are going to add a curbed island in between the access from Cicero Center Road to the large parking lot to the east. We are going to restripe the lot so that there is sufficient handicapped and striped areas. The existing parking right now is 51 spaces and proposed parking is 55 spaces. There is an existing sign at the corner. We are going to have additional text added to the existing sign.

Chairman Smith: Does the sign meet setback requirements?

Ms. Wennberg: Yes.

Ms. Wennberg: The area to the north, that dashed area, is what is going to become the access easement where both parties may park in the area. Police will be allowed to park there if necessary.

Chairman Smith: Are they also going to park police cars inside the building?

Ms. Wennberg: Yes.

Chairman Smith read the comments and suggested modifications from the Onondaga County Planning Board letter and confirmed that their suggested modifications have been met.

Chairman Smith asked Mr. Germain to construct a motion for the adoption as lead agency.

Mr. Germain: You are going to move for the adoption of a resolution that the Planning Board of the Town of Cicero assume the role of Lead Agency pursuant to the New York State Environmental Quality Review Act.

Chairman Smith put that in the form of a motion. Seconded by Mr. Marzullo. The Chairman called a vote.

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

Mr. Ruscitto read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the



Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein 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. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein.

That is in the form of a motion. Seconded by Mr. Honors.

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

Chairman Smith asked Mr. Germain to construct a resolution approving the site plan.

Mr. Germain: You are going to move for the adoption of a resolution approving the site plan application known as Town of Cicero, 8819 Cicero Center Road, Proposed site improvements for future Cicero Police Dept., said plan last dated 3/4/2016.

Chairman Smith put that in the form of a motion. Seconded by Mr. Honors.

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

**SITE PLAN
O'CONNELL ELECTRIC COMPANY, INC.
7001 PERFORMANCE DRIVE
PROPOSED RENOVATION FOR EXISTING LAB FACILITY
O'CONNELL ELECTRIC COMPANY, INC.**

Joe Nadzan, Representative of C&S Companies
Don Coon, Representative O'Connell Electric Company, Inc.

Mr. Nadzan: O'Connell Electric is moving operations into the former lab building. We are making minor site plan modifications. We are adding gravel area. We received several comments and we have addressed all of those comments.

Mr. Parrish: They will need to provide a dated lighting plan. They have submitted the plan to address that. Another item is that this is two separate parcels that need to be combined into a single lot.

Chairman Smith: Has that been completed?

Mr. Hooper: Not yet.

Mr. Coon: I did pick up the application. It will be some time this week.



Chairman Smith read the comments and modification request from the Onondaga County Planning Board. The applicant has noted that there will be less water usage. All comments have been addressed.

Chairman Smith asked Mr. Germain to construct a motion for the adoption as lead agency.

Mr. Germain: You are going to move for the adoption of a resolution that the Planning Board of the Town of Cicero assume the role of Lead Agency pursuant to the New York State Environmental Quality Review Act.

Chairman Smith put that in the form of a motion. Seconded by Mr. Honors. The Chairman called a vote.

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

Mr. Ruscitto read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein 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. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein.

That is in the form of a motion. Seconded by Chairman Smith.

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

Chairman Smith asked Mr. Germain to construct a resolution approving the site plan.

Mr. Germain: You are going to move for the adoption of a resolution approving the site plan application known as O'Connell Electric Company, Inc., 7001 Performance Drive, Proposed renovation of existing lab facility, said plan last dated April 4, 2016. This approval is contingent on the following:

1. The color schemes and renderings and/or elevations as presented by the applicant to the planning board in regard to this application shall be incorporated by reference into this site plan and the board's approval thereof. Accordingly the actual project must substantially conform to the elevations as presented herein.



2. This approval is conditioned on the applicant completing a simple subdivision to combine the two tax parcels that comprise the site. Accordingly this approval will not be effective until said subdivision is completed.

3. The applicant's site plan indicates that the projected wastewater generation rate from the site will be reduced from 572,000 gallons per month for the previous use to 5,300 gallons per month for the proposed use which represents a reduction from the current water flow. The Planning Board recognizes the need to mitigate or offset the increased stress to the sanitary sewer system and accordance with the Town's policy regarding said offset and/or mitigation requires the payment of \$4 per gallon of increased usage to be paid to the Town. Based on the Applicants projections of no increased usage resulting from the site plan there will be no payment due at this time.

4. The Planning Board reserves the right at any time verify the actual average water flow to verify that it conforms to the projections supplied by the applicant. The Applicant, including its successors and /or assigns agree as a condition of this approval to cooperate with any reasonable request of the town to verify the applicants water flow and usage. In the event the projections and the amount of mitigation were not adequate based upon verification of the actual flow, the Applicant will pay the Town the Short fall between the projected usage and the actual usage.

Chairman Smith put that in the form of a motion. Seconded by Mr. Marzullo.

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

Chairman notes that the applicant needs to understand that the Certificate of Occupancy will not be issued until the site plan is approved. Chairman Smith asked Mr. Germain to include that in the resolutions going forward.

**SITE PLAN
SKETCH REVIEW
AAA QUICK PLOWS & LAWNS, INC.
6466 EAST TAFT ROAD
PROPOSED LANDSCAPING & SNOWPLOWING COMPANY
TODD ABRY (AAA QUICK PLOWS & LAWNS)**

Todd Abry, Applicant

Mr. Abry: I am looking to open our first commercial location. I have 2 trailers and 5 snow plows. I am looking for a place to store my stuff.

Chairman Smith: Is this property zoned commercial?



Mr. Abry: Yes. We are not looking to do any alterations. We are just looking to put up a monument sign. 4 feet by 8 feet. Pretty much just parking trailers behind the building and snow plows. We are hoping to sell the house in the future but will use that for storage now.

Chairman Smith: There won't be any residential use?

Mr. Abry: No.

Chairman Smith: We will need a picture of the sign you will want to install. We will need that because your sign approval will be part of your site approval. Pictures of the house as well.

Mr. Parrish: What is in the back?

Mr. Abry: Grass, about 80% gravel and rock. It looks like there is old pavement also.

Mr. Honors: Are you changing that? Leaving the gravel?

Mr. Abry: Just going to leave it as it is now.

Mr. Marzullo: How do you get to the back area? Is it rock as well?

Mr. Abry: Yes. The house is a disaster.

Chairman Smith: Will you be doing oil changes? Repairs? Is the house currently occupied?

Mr. Abry: Yes, some oil changes. No, the house is not occupied. I am not sure how long it has been vacant.

Chairman Smith: Please make sure you put your estimated water usage on your site plan.

Chairman Smith reviewed the water usage offset policy with the applicant.

Mr. Marzullo: Does the house have heat, water and sewer?

Mr. Abry: Yes. The garage has electricity but no water.

Chairman Smith: Please list that the house is going to be for the operation of your business and not residential.

Mr. Abry: I will.

Chairman Smith: This does have to go to the Onondaga County Planning Board for their recommendations before we can take any action. How soon will you be ready to come back before the Board?



Mr. Abry: Next meeting.

Chairman Smith: I will have Heidi contact you.

Mr. Abry: Thank you.

**SITE PLAN
JOHN ANNABLE (KARATE JOHN'S)
5686 STATE ROUTE 31
PROPOSED MARTIAL ARTS CENTER
IANUZI & ROMANS**

Tim Coyer, Representative Ianuzi & Romans
John Annable, Applicant

Mr. Coyer: There are a few changes to the map. We used to show a concrete wall around the dumpster. We changed it to a 6 foot vinyl fence.

Chairman Smith: Vinyl like a stockade fence?

Mr. Coyer: Chain link fence in the gate. The front gate. We can put slats in the chain link if you like.

Chairman Smith: A gate should keep with the other sides. I know that John is an excellent community resident but we don't know what will happen if he sells.

Mr. Coyer and Chairman Smith had a discussion regarding the chain link fence around the dumpster and the applicant agreed that the gate and fence around the dumpster will be chain link and not concrete but that the gate will be like the fencing.

Mr. Coyer: We changed the sign to a 5X8 sign. Still has the partial marquis as we discussed. It is internally lit. We added underground storage for drainage and storm sewer. We added that there are a maximum of 4 employee parking spaces to be used. The building sign is going to be his existing sign now.

Chairman Smith read the Onondaga County Planning Board modifications and comments.

Chairman Smith: Mr. Parrish, do you have anything to add?

Mr. Parrish: I do have a few issues to ask about. I would suggest that the Board review the total number of parking spaces. They should be spelling out the number of employees and customers that will utilize the site. It is currently located in existing shopping plaza. The parking lot fills up pretty well. This site does not allow for overflow parking. We need to confirm with the applicant that 48 spaces are enough. It needs to be noted on the plan as well. The other issue was the buffering. The trees along the rear property line and a portion of the easterly property



line. 15 feet high, spaced 5 feet part. The Board should consider that they will be 5 feet and not 15 feet. Is that sufficient for buffering?

The applicant and the Board had an extensive discussion regarding the parking spaces for this site. Chairman Smith suggested that the applicant take advantage of the municipal parking lot next to the fire station. Applicant agreed to use that space for parking overflow. The Board stressed the importance of the parking spaces with the applicant and the applicant agreed that there will be no parking on Route 31. Applicant agrees that it is the applicant's responsibility to ensure that there is ample parking.

Mr. Hooper: Is the exterior building materials still part of the application?

Mr. Coyer: Are you changing the colors of the building? The stone?

Mr. Annable: we would like to get something for around the edge that is not as costly.

Chairman Smith: We will approve the elevations as you presented it. The way it was presented was good with the Board. I cannot give on the way that the building looks.

Mr. Germain: The elevations are part of the site approval.

Chairman Smith and the applicant discussed changing the stone to something less costly. Chairman Smith and the Board agreed that the south elevation does not have to have the masonry accents but the other sides must have the original stone work depicted in the elevations.

Chairman Smith asked Mr. Germain to construct a motion for the adoption as lead agency.

Mr. Germain: You are going to move for the adoption of a resolution that the Planning Board of the Town of Cicero assume the role of Lead Agency pursuant to the New York State Environmental Quality Review Act.

Chairman Smith put that in the form of a motion. Seconded by Mr. Abbey. The Chairman called a vote.

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

Mr. Ruscitto read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein 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. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein.



That is in the form of a motion. Seconded by Mr. Honors.

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

Chairman Smith asked Mr. Germain to construct a resolution approving the site plan.

Mr. Germain: You are going to move for the adoption of a resolution approving the site plan application known as John Annable (Karate John's), 5686 State Route 31, proposed martial arts center, said plan last dated April 6, 2016. This approval is contingent on the following:

1. The color schemes and renderings and/or elevations as presented by the applicant to the planning board in regard to this application shall be incorporated by reference into this site plan and the board's approval thereof. Note the elevations as presented regarding the south of the building may be modified to omit the masonry finishes. Accordingly the actual project must substantially conform to the elevations as presented herein.
2. The applicant's site plan indicates a projected average water flow of 60.7 gallons per day which represents no change from the current water flow. The Planning Board recognizes the need to mitigate or offset the increased stress to the sanitary sewer system and accordance with the Town's policy regarding said offset and/or mitigation requires the payment of \$4 per gallon of increased usage to be paid to the Town. The Planning Board recognizes the need to mitigate or offset the increased stress to the sanitary sewer system and accordance with the Town's policy regarding said offset and/or mitigation requires the payment of \$4 per gallon or in this case \$242.80 to be paid to the Town. Said payment shall be due and payable before the earlier of the issuance of any required permit or 30 days from the date of this approval.
3. The Planning Board reserves the right at any time verify the actual average water flow to verify that it conforms to the projections supplied by the applicant. The Applicant, including its successors and /or assigns agree as a condition of this approval to cooperate with any reasonable request of the town to verify the applicant's water flow and usage. In the event the projections and the amount of mitigation were not adequate based upon verification of the actual flow, the Applicant will pay the Town the Short fall between the projected usage and the actual usage.
4. In regard to the proposed electronic marque signage, the applicant has volunteered and agreed to display Amber Alerts when requested to do so by Town officials. The reader board signage will not display any neon or loud or overly bright colors and no messages will scroll in an interval of less than 15 seconds. There will be flashing, osculating, or scrolling of messages. The sign may be internally but not externally lit.
5. This approval is also subject to the review and approval of the final drainage report by the Planning Board's Engineer. This approval will not be effective until such time as the Planning Board's engineer approvers of said drainage report.



6. The applicant is advised that a certificate of occupancy will not be issued until such time as it is verified that the proposed project conforms to this site plan approval.
7. The Dumpster enclosure will be in accordance with the discussion and minutes had herein.

Chairman Smith put that in the form of a motion. Seconded by Mr. Abbey.

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

**SITE PLAN
FIVE STAR EQUIPMENT, INC.
6500 E. TAFT ROAD
PROPOSED EQUIPMENT SALES, RENTAL & SERVICE FACILITIES
IANUZI & ROMANS**

Tim Coyer, Representative, Ianuzi & Romans

Mr. Coyer: We have not changed the plan at all. The only comment was that you would like us to add the number of employees to the parking on the plan which we will do.

Mr. Parrish: The plan indicates no increase in the discharge to the sanitary sewer system but the project includes the addition of a wash bay connected to the sanitary sewer system. That needs to be explained.

Mr. Coyer: They are currently cleaning vehicles and, to be honest, they are not in compliance with their site plan.

Mr. Marzullo: They are washing vehicles and they are not supposed to be?

Mr. Coyer: Yes. So their current water usage is actually what the anticipated water usage will be. They are the same.

The Chairman, Board, Mr. Parrish, Mr. Coyer and Mr. Germain had an extensive discussion regarding the enforcement of the water usage and/or increases and shortfalls of anticipated water usage. After much discussion, it was decided that each applicant will provide Mr. Hooper with 12 months prior water bills and 12 months after water usage. The Chairman asked that the Minutes note that the water offset funds of \$4.00/gallon are used strictly for the storm water system so that we can improve the storm water usage to offset infiltration.

Chairman Smith read the Onondaga County Planning Board modifications and comments.

Chairman Smith asked Mr. Germain to construct a motion for the adoption as lead agency.



Mr. Germain: You are going to move for the adoption of a resolution that the Planning Board of the Town of Cicero assume the role of Lead Agency pursuant to the New York State Environmental Quality Review Act.

Chairman Smith put that in the form of a motion. Seconded by Mr. Marzullo. The Chairman called a vote.

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

Mr. Ruscitto read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein 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. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein.

That is in the form of a motion. Seconded by Mr. Honors.

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

Chairman Smith asked Mr. Germain to construct a resolution approving the site plan.

Mr. Germain: You are going to move for the adoption of a resolution approving the site plan application known as Five Star Equipment, Inc., 6500 E. Taft Road, Proposed equipment sales, rental & service facilities said plan last dated 3/28/2016. This approval is contingent on the following:

1. The color schemes and renderings and/or elevations as presented by the applicant to the planning board in regard to this application shall be incorporated by reference into this site plan and the board's approval thereof. Accordingly the actual project must substantially conform to the elevations as presented herein.
2. This approval is conditioned on the applicant completing a simple subdivision to combine the two tax parcels that comprise the site. Accordingly this approval will not be effective until said subdivision is completed.
3. The applicant's site plan indicates a projected average water flow of 140 gallons per day which represents no change from the current water flow. The Planning Board recognizes the need to mitigate or offset the increased stress to the sanitary sewer system and accordance with the Town's policy regarding said offset and/or mitigation requires the payment of \$4 per gallon



of increased usage to be paid to the Town. Based on the Applicants projections of no increased usage resulting from the site plan there will be no payment due at this time.

4. The Planning Board reserves the right at any time verify the actual average water flow to verify that it conforms to the projections supplied by the applicant. The Applicant, including its successors and /or assigns agree as a condition of this approval to cooperate with any reasonable request of the town to verify the applicant’s water flow and usage. In the event the projections and the amount of mitigation were not adequate based upon verification of the actual flow, the Applicant will pay the Town the Short fall between the projected usage and the actual usage.

5. In addition to the foregoing the Applicant is hereby required to provide the Codes Enforcement office with evidence of water usage for the 12 months prior to this approval and 12 months following this Applicants occupancy of the property.

6. The applicant is advised that a certificate of occupancy will not be issues until such time as it verified that the proposed project conforms to this site plan approval.

Chairman Smith put that in the form of a motion. Seconded by Mr. Ruscitto.

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

**MAJOR SUBDIVISION FINAL PLAN
T&L COMPANIES, LLC
CICERO CENTER ROAD (TAX MAP No. 080.1-14-03.2)
12 LOTS
TOM WOZNICA/IANUZI & ROMANS**

Tim Coyer, Representative Ianuzi & Romans

Mr. Coyer: This is the next section of Lyons Runne.

Chairman Smith: Before we draft a resolution approving this final subdivision plan, does anyone have any comments?

Mr. Hooper: I do have a question on Mr. Parrish’s comments.

Mr. Parrish: We need the grading plans so the Codes Office will know how the lots are supposed to be graded. That is certainly needed as part of the final plan. The road profiles are needed to confirm that the roads were constructed in accordance with the approved preliminary plans. During the construction, it was determined through consulting with the Town Board and the Highway Department that the roads would be built per the new provisions.

Chairman Smith: Let’s wait until the next meeting for approval. We need to also discuss park fees for the subdivision.



**PRELIMINARY PLAN SUBDIVISION REAPPROVAL
LONGERGAN SUBDIVISION
5775 SNELLER ROAD
7 LOTS
IANUZI & ROMANS**

Tim Coyer: Representative Ianuzi & Romans

Mr. Coyer: We are here for re-approval. The difference is that we added one additional lot. The original plan was approved for 7 and now we have 7. There are going to be three sections. First section includes Lot 1, 4 and 7. We are going to have to construct the roads, drainage, utilities. The second section includes lots 2 and 3. Section 3 if lots 5 and 6. They are all noted on the plan. We have someone interested in that farther end lot. We are putting in all new roads and storm sewers.

Mr. Marzullo: Why not do all the subdivisions?

Mr. Coyer: It comes down to paying taxes on the lots.

Mr. Parrish: We will do a review and get comments over to you. We will need to review the roads and grading plans, including road cross sections also.

Chairman Smith: This was already sent to the County and does not need to be sent again.

Chairman Smith: Do any members of the Board have anything additional? The Board did not have anything further.

Mr. Honors made a motion to adjourn. Mr. Ruscitto seconded the motion. The motion was approved unanimously.

Next Scheduled Regular Meeting: Monday, April 25, 2016 at 6:30 PM

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 9:35pm.

Submitted by Lisa L. Stewart
Planning Board Clerk