

The Planning Board of the Town of Cicero held a meeting on **Monday, August 12, 2013** at **7:00 p.m.** in the Cicero Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- Pledge of Allegiance
- Notes from the Chairman
- Approval of the minutes from the July 22, 2013 Planning Board meeting (**approved**)
- Site Plan, Public Hearing, Cicero Equestrian Center, 7863 Kneeskern Road, Proposed Horse Barn and Indoor Riding Area (**approved**)
- Site Plan, East Taft Distribution (Hofmann Sausage), 585 Stewart Drive West, Proposed Office Building and Warehouse Expansion (**approved**)
- Minor Subdivision, Preliminary and Final Plan, Schedule Public Hearing, The Landings at Maple Bay, 8514 & 8518 Lakeshore Road, 14 Lots (**public hearing scheduled for August 26, 2013**)
- Sign Modifications, Aldi Plaza, 5962 State Route 31 (**approved**)

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

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

Chairman Smith opened the meeting by noting the three emergency exits in the room. He noted it was the Board's intent that everyone would be able to follow along and hear the proceedings. He asked that cell phones be silenced.

Mr. Abbey led the Pledge of Allegiance.

NOTES FROM THE CHAIRMAN

Mr. Smith noted that the Town Board unanimously passed Town Laws #7 and #8. Town Law #7 basically deals with enforcement. The main issues that would affect the Planning Board would be what qualifies for a site plan and enforcement of site plans. Now when we go through these processes and people do not comply and/or businesses are not doing what they said they would do; we have a set of tools in place within the Codes Office to handle those situations.

Town Law #8 will soon have a direct effect on the Planning Board. It establishes a cut and fill process. If you are going to move, add or remove 10 cubic yards or more from a site you are required to get a permit from the Codes Office. But first those permits must be approved by the Planning Board.

This should help us fix drainage issues. Everyone here has been around long enough to know that we are spending up to \$ 400,000 to fix drainage issues in Cicero each year. So, we are moving forward with something that will hopefully drop that number by keeping drainage systems working like they are proposed.

These laws are in Albany to be signed by the Secretary of State. As soon as we get notification we will re-print the code books. I have asked Steve to make sure that every member gets a copy of the new ordinances.

APPROVAL OF THE MINUTES FROM THE JULY 22, 2013 PLANNING BOARD MEETING

Mr. Marzullo made a motion to approve the Planning Board meeting minutes from July 22, 2013. **Mr. Smith seconded the motion** and called for a vote.

In favor: 5 *Opposed:* 0 *Abstained:* 0 **Passed unanimously**

**SITE PLAN, PUBLIC HEARING, CICERO EQUESTRIAN CENTER
7863 KNEESKERN ROAD, PROPOSED HORSE BARN AND INDOOR RIDING AREA
GREG & CYNTHIA GRIFFO**

Representatives: Alex Wisniewski, P.E., L.J.R. Engineering P.C.
Greg Griffo, Applicant

Mr. Wisniewski introduced himself. I was retained by the applicant to prepare the site plan that you see before you today. Unfortunately due to some earlier commitments, I was not able to attend the last few meetings but I think that I have been brought up to speed with what has occurred.

Several things on our part have happened since that last meeting. As stated, the Griffos have proposed to construct an equestrian center that would roughly consist of a 15,000 square foot barn with five associated paddocks. There are some improvements proposed to both access and parking to allow for visitors to the facility. I think that there has been discussion about the proposed on-site manure storage dumpster. We have added some details and notes via the site plan relative to that operation.

A subdivision plan and related easement was submitted to the Zoning Office and to the Planning Board Attorney to allow for the re-location of an existing lot line that would bring the site into compliance relative to setbacks. This is an Agricultural (AG) zoning district. A 50 foot setback is required from front and side rear yards. So, based on this proposed new lot line alignment, that results in a lot acreage of about 7.5 acres. As you can see on the plan we are maintaining that 50 foot setback all around.

You can see that there is an attempt to create some additional buffering and to maintain some existing buffering that lies along the northern property line. To try and create somewhat of a shady environment within the pastures we have some deciduous trees proposed along the south and western flank of the property.

Access will be via an existing driveway along Kneeskern Road. There is no proposed access from Route 31. There is no signage proposed as part of the application.

I have worked with Mark Parrish to try and resolve any engineering issues. We did prepare a drainage analysis report which I think will be to Mark's satisfaction. In general terms, much of this site is part of a larger drainage area that is tributary to two twin 24" culverts that cross Kneeskern Road. That water goes south across Kneeskern Road and then follows a drainage system along Kneeskern Road that ultimately outlets to the river downstream, not too far down the road.

In response to comments from this Board and from Mark, the lighting plan was revised to eliminate the flood light fixtures that were originally proposed.

The project was referred to County Planning. We have received their recommendation. We have also conducted some site testing for the design and sizing of an on-site sewage disposal system to be located in the front of the building in this area. I was able to complete that testing last week and have started preparing a sewage disposal plan that will have to get approved by the County Health Department.

In response to some of the questions from the last meeting regarding manure storage, the applicants have contracted with an agency for manure removal.

I know that there were some residents who raised some concerns. I think that was the cause for scheduling a public hearing tonight. So, along with me, Mr. Greg Griffo is here tonight to answer any operational type questions that I can not answer. I do know that there are a lot of supporters in the audience tonight that are residents of the neighborhood itself and citizens within the Town.

Mr. Smith: With that I will open the public hearing. *(The public hearing opened at 7:10 p.m.)* If anyone would like to speak for the project please come to the podium and state your name and address. Is there anyone speaking for the project?

Scott Kostar of 7177 Lakeshore Road introduced himself noting I formerly lived at 8155 Kneeskern Road which adjoins this property. For years we have seen many different things go on with this property along with the resistance to change within that area. What I see with this is only good things.

We were one of the first homes along that side of Kneeskern Road. During past years it was used for dumping, for people leaving their things and all that kind of stuff. When the Griffos took over the property, they did a lot to clean it up--the surrounding borders and that kind of thing. Now, with the addition of this horse barn, they can only add to the neighborhood.

The other thing that I see is the opportunity for some young kids to get experience around horses that possibly helps them in their future or maybe down the road with their careers. I see nothing but good for the neighborhood and for the Town.

Yvonne Simon of 8335 Parker House Path introduced herself. Obviously, I am a Cicero resident. I am very excited about the new barn going up. My daughter and I are both involved in horse riding and all that. I think having it close in our community is a great activity. It is just another outlet for the kids here. With soccer, baseball and everything else, why not have an equestrian center? It is better to spend time there than in front of a computer, or at the mall.

To me it is a great activity for kids all the way up to eighteen. We have several different age groups that go up there and it is wonderful. The girls get together, and some boys, and just enjoy the time that they have together.

I'm sure that it will bring more money into the community. People will go up and down Route 31 spending their money on gas and food. It is more convenient. I'm happy to say that it is closer for us. Now that my daughter is in middle school there will be more time for homework--less travel time. Right now we are spending a good hour on the road. It will really increase our time together.

Mr. Smith: Where do you currently go to practice?

Mrs. Simon: We are out in Volney about 25 minutes from here. So it is about an hour back and forth just to get there. Of course when you get there it is always more than the hour that you are expecting, so you are spending lots of time there.

I'm very excited about this. Thank you.

Tammy Guarino of 6249 Tartan Drive introduced herself. My daughter is 20 years old. She has been riding with these people for what seems like a million years. I am very excited about her not driving so far.

Being around horses has been a benefit to my daughter. She loves animals. It has really helped build her character.

I would also like to speak as a teacher. I am a North Syracuse School teacher and the budget keeps getting cut and cut. More activities are getting cut and it is just great that there is going to be something local that kids will have an opportunity to join. I just wanted to say as a member of the Town and as a teacher, I think that it is great to have this opportunity for the children.

Cynthia Bane of 8557 Snowshoe Trail introduced herself. I think that this will be wonderful for Cicero too. Being a nurse, I know that horses help children in all different ways. I also know local people who would like to have something like this around. I think that it will be well worth it. They have done a tremendous job fixing the area, because there are a lot of things that are empty in Cicero that are dumps. So, I think that it would be great.

Karen Pierson of 8188 Lawton Road introduced herself. I have been a life long member of Cicero, having lived here all of my life. I have watched a lot of Agricultural uses go by the waste side as housing tracts. My property is zoned Agricultural and I live across from Lawton Valley Hunt. It is nice to see some of our property remain zoned Agricultural and having people, including myself, use the property as it was zoned for. I think that is really important.

Yes, I have grandchildren and I personally have horses. I have ridden with the Griffos for a number of years. We love it. I do the driving and have been caught in two snow storms. It's not pretty.

I just feel keeping some of our land Agricultural is only a plus to Cicero. How many more housing developments can we have? Now, at five o'clock in Cicero we are so bogged down with traffic that we can't move. So, I am hoping that you see fit to let this go on so that we don't have to drive, and our kids can continue riding in a safe environment.

Mr. Smith thanked those who spoke adding the Planning Board is not considering any type of zone change. The property is zoned Agricultural. According to that zone, it is an allowable use. Any type of zone change would be at the Town Board level. We don't make those decisions. We are here to determine if this is a good use for the property.

Would anyone else like to speak for the project? (There was no response.) Would anyone like to speak against the project? (There was no response.) Being that there is no response, I will close the public hearing. *(The public hearing closed at 7:16 p.m.)*

Mr. Ruscitto made a motion regarding SEQR. He 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. Smith seconded the motion** and

called for a vote:

In favor: 5 *Opposed:* 0 *Abstained:* 0 **Passed unanimously**

Chairman Smith offered a resolution to approve the project as an allowable use. Mr. Germain clarified: You are going to **move for the adoption of a resolution** approving the site plan application known as Cicero Equestrian Center, 7863 Kneeskern Road, last dated June 20, 2013. This approval is contingent upon the following: The approval is contingent on the applicant obtaining a building permit, if necessary, on or before March 12, 2014. **Mr. Abbey seconded the resolution.** Mr. Smith asked for a vote:

In favor: 5 *Opposed:* 0 *Abstained:* 0 **Passed unanimously**

**SITE PLAN, EAST TAFT DISTRIBUTION (HOFMANN SAUSAGE COMPANY)
585 STEWART DRIVE WEST, PROPOSED OFFICE BUILDING AND WAREHOUSE EXPANSION
KEPLINGER FREEMAN ASSOCIATES
(SEE ATTACHMENT A: OBG HOFMANN SAUSAGE COMPANY LETTER DATED 8/9/13)**

Representatives: Mark Azzarello, King & King Architects

Lisa Wennberg, Project Manager/Marketing Coordinator, Keplinger Freeman Associates

Mr. Azzarello: The proposed project is for storage and a loading dock addition to the existing storage building and a one story office building. This would move the entire Hofmann headquarters into Cicero. There is additional parking along with some site work. The scope is not all that big.

Ms. Wennberg: We would be removing some of the asphalt where the trailers are right now. We also have drawings for the proposed plantings.

Mr. Smith: What are the hours of operation? How many employees?

Mr. Azzarello: 6 a.m. until 5 p.m. There are ten employees. In the office there are traveling salesman who would constantly be in and out. All ten employees would rarely be there.

Mr. Smith: How much increase would there be in truck traffic?

Mr. Azzarello: On average 2-3 per day.

Mr. Smith: Are there any other questions for the applicants? Mr. Parrish, you had some lighting concerns?

Mr. Parrish: On the lighting plan there are some light pole bases shown. From what I understand from the response letter that was provided, there might be some building mounted lighting on the new buildings. We asked that cut sheets be provided for the light fixtures and a photometric plan. Those have not been provided at this point. We would like to have all of the existing lighting that would remain shown as well so that we can understand what the entire lighting plan consists of.

So at this point we can not really comment on the proposed lighting.

Mr. Smith: But we could certainly make that a condition for approval.

Mr. Parrish: If you would like to do that conditionally, yes. Before a building permit is issued, perhaps they should provide us with an acceptable lighting plan. If there are any issues I would suggest that they come back in, but if it is approvable we could discuss it briefly to make sure that it is acceptable.

Mr. Smith: Anything on the Hofmann project from a legal perspective?

Mr. Germain: No

Mr. Smith asked if there were any questions from the Board.

Mr. Ruscitto: You would be moving your whole operation here?

Mr. Azzarello: The processing plant would remain where it is, but this would be the main distribution center.

Mr. Ruscitto made a motion regarding SEQR. He 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. Smith seconded the motion** and called for a vote:

In favor: 5 *Opposed:* 0 *Abstained:* 0 **Passed unanimously**

Mr. Smith made a motion to approve the Hofmann Sausage project. Mr. Germain read: You are going to **move for the adoption of a resolution** approving the site plan application known as East Taft Distribution (Hofmann Sausage), 585 Stewart Drive West, last revised August 10, 2013. This approval is contingent on: The applicant obtaining a building permit, if necessary, on or before March 12, 2014. It is further contingent on review and approval of the lighting plan by the Planning Board Engineer prior to the issuance of any building permit. **Mr. Honors seconded the motion.** The Chairman called for a vote:

In favor: 5 *Opposed:* 0 *Abstained:* 0 **Passed unanimously**

**MINOR SUBDIVISION, PRELIMINARY AND FINAL PLAN, SCHEDULE PUBLIC HEARING
THE LANDINGS AT MAPLE BAY, 8514 AND 8518 LAKESHORE ROAD, 14 LOTS
IANUZI & ROMANS**

Representatives: Hal Romans, Surveyor and Planner, Ianuzi & Romans
Mike Lopresti, MLSC Development LLC

Mr. Smith: I'm going to ask Mr. Germain to speak to the next item on the agenda so that we can move forward. It is a minor subdivision preliminary and final plan. We have had some legal issues come up this afternoon so I'm going to ask him to speak about those first.

Mr. Germain: I would like to explain to the applicant that in order for this Board to approve a subdivision it has to comply with the underlying regulations. In this case 185-6 is the final plat procedure. One of the provisions of that is that you have to have a public hearing. In Subsection D it says specifically before approval of a final plat is given a public hearing shall be held by the Planning Board, and it is specific Planning Board, not later than 30 days after submission of the final plat.

The application was dated August 2, 2013 which means the first date that you could have available to schedule a public hearing would be at this meeting. I'm sure that the applicant is going to request that this Board simply schedule a public hearing. Now the first date available for a public hearing will be August 26, 2013.

Mr. Smith: We would also like a quick back ground discussion of this project. It has probably been around for over a year. We first approved it as a condominium. Then the Town Board asked for it to be a Home Owners Association (HOA), which the applicant did. The Town Board has conducted a public hearing on the Planned Unit Development (PUD) approval.

So, in wanting to help move this forward, that law is in the way. We don't have a way to take care of that. This is also for the HOA. The Attorney General's Office will not issue an HOA, that the Town wants; without Planning Board approval of the subdivision.

Mr. Germain: The speed of the approval process is wholly contingent on how quickly you receive the application. If you had received the application earlier you could have scheduled the public hearing earlier. The Planning Board could not have scheduled the public hearing any earlier than the date the application was submitted. You would then have to wait for the next available meeting. Then you can

act on it after the public hearing has been opened and closed. Again, the speed that you can act on this is wholly contingent on how quickly the application comes to you.

Mr. Smith: The most we can do tonight is schedule a public hearing. And I can schedule it for our next meeting.

Mr. Germain: Correct. So August 26, 2013 would be the first available day that you could have a public hearing and act on this project. I think that the applicant is going to request that.

Mr. Romans: That is what we are asking.

Mr. Smith made a motion as stated by Mr. Germain. **The motion would be** to schedule a public hearing on this matter to be held on August 26, 2013 at 7:00 p.m. **Mr. Ruscitto seconded the motion.** Chairman Smith called for a vote:

In favor: 5 *Opposed:* 0 *Abstained:* 0 **Passed unanimously**

Mr. Lopresti: If you have the public hearing on the 26th and a group of people show up who say that they are against the project, what should we do?

Mr. Smith: We have to take that into consideration. There is no pre-determined outcome. But, I am going to put it on the agenda for a decision.

Mr. Lopresti: We are caught between a rock and a hard place here because we have site plan approval.

Mr. Germain: I think that the best source to answer the question what should we do would be your own people that you have to guide you through that process.

Mr. Romans: When we got approval of the PUD it was brought up that we would come in with the HOA for 13 lots residential lots and one HOA lot. So, there are no surprises here.

Mr. Smith: There are no surprises here. The subdivision is already there. I have not heard of anyone within the community who is against your project. With a public hearing we never know who is for or against a project. Those are comments. It is still the decision of the Planning Board. The five members here have to review the plan.

A great deal of this is being caused by the sewer situation. Onondaga County has stipulated that the sewers here be Town owned, not privately owned as we and the Town Board want it to be. So, we are jumping through that hoop. To accomplish that he needs a subdivision making each lot individual so

that the sewer issue can be addressed.

Mr. Romans: For the Board's information, basically it is Sheet 3 of the PUD drawing with notes and details that are necessary for a subdivision map. Geometrically, nothing has changed. Everything that was in the PUD drawing is here. There are Health Department notes for wet sewers.

Mr. Smith: Absolutely this is the same thing that we approved as a PUD. It is simply the way that the lots are being sold. They are going to be sold individually, but they are still a HOA.

Mr. Germain: Essentially, this has not changed.

Mr. Smith: There is nothing new except now we are going to have property lines around each individual parcel now.

Mr. Romans: Yes, which were always shown on the PUD. We will be back in two weeks. Thank you.

**SIGNS: ALDI PLAZA SIGN MODIFICATION
5962 STATE ROUTE 31**

Representative: Marke Lantry, Maintenance and Property Manager for Carlton Management LLC

Mr. Smith: So that everyone knows what is going on, Aldi's and Dollar Tree have been working with Mr. Procopio on their building permits. Various improvements are being made to the site. But before Steve can issue sign permits, the way the signs are in the plaza needs to be fixed. The only avenue for us to do that is through sign modifications.

Mr. Abbey, Mr. Procopio, Ms. Zambrano and I did a site visit. The site's Developers came up from downstate. We made some suggestions. The Developers have undertaken a number of improvements in the plaza to increase visibility. They are going to re-landscape and open it up. Along with Community Bank, they are the first participants in Cicero's new adopt-a-highway program. They will take over the maintenance of the medians down in the center. But they are here tonight because we have to give an avenue for Mr. Procopio to approve signage. They will present a sign package for the entire plaza in order to get the signage to look uniform.

Mr. Lantry introduced himself. I have been maintaining this property for about six years now with the former owner, Dave Muraco. Now I work for Mike Silverberg, Berkley Properties LLC out of Nanuet, New York. We have presented these signage drawings details and hope that the Town will approve them. I believe that they will improve the plaza. We are currently going through some color schematics.

Mr. Smith: All told, the Developers are putting about 3.5 million dollars worth of improvements into this plaza. They are going to replace the roofing with new material. With this Developer, it looks like we have a real opportunity to get this site up to where it needs to be.

Mr. Marzullo: You said that you are working on the color schematics?

Mr. Lantry: Yes. I have color samples for the metal panel that will go along the front façade. That will be bright silver and will match the Aldi's front façade. We will also have a slate grey. I have the color samples that we will choose from in my truck to match the slate grey Aldi's is using. The grey does not look industrial. We like to keep things in neutral tones. We want to attract people to the mall as they drive by.

Mr. Smith: We are just re-opening the approved sign package from the original site plan all those years ago. The landlord has said the he will try to get his tenants to change their signs. Otherwise he will change it for them at his expense.

Mr. Germain: The applicant mentioned that he had color samples. If you wanted to, you could request that the applicant present those samples.

Mr. Lantry: For most of our properties, we tried to stick with a standard back ground, basically white with a standard color on the front. We tried to stay within a color scheme so that when people drive up it's a white background with black lettering.

Mr. Lantry then presented some samples to the Board for the site's façade, roofing and sign package.

Mr. Abbey: So the new roofing comes with the color on it?

Mr. Smith: Right, so it will not wash off, etc. I'm going to ask Mr. Germain to come up with a motion so that Mr. Procopio is able to move on these sign permits.

Mr. Ruscitto made a motion regarding SEQR. He 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. Smith seconded the motion** and called for a vote:

In favor: 5 *Opposed:* 0 *Abstained:* 0 **Passed unanimously**

Mr. Germain: **You would move for the adoption of a resolution** approving the Aldi Sign Modification application dated August 7, 2013. This approval is contingent on the following: The pictures and depictions as presented by the applicant to the Planning Board shall be incorporated by reference into this Board's approval thereof. Accordingly the actual signage must substantially conform to this as presented. **Mr. Smith made a motion** as presented by Mr. Germain above. **Mr. Abbey seconded the motion.** The Chairman called for a vote:

In favor: 5 *Opposed:* 0 *Abstained:* 0 **Passed unanimously**

Mr. Abbey made a motion to adjourn. **Mr. Smith seconded the motion.** The motion **passed unanimously.**

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 8:00 P.M.

Submitted by,
Tonia Mosley, Planning Board Clerk

ATTACHMENT A: OBG HOFMANN SAUSAGE REVIEW LETTER, PAGE 1

August 9, 2012

Planning Board

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

RE: Hofmann Sausage Company Building Addition Site Plan Review
FILE: 0101/25439.458

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) Topographic Map dated July 17, 2013
- 2) Site Preparation Plan dated July 11, 2013 revised August 8, 2013
- 3) Grading, Drainage, and Utility Plan dated July 11, 2013 revised August 8, 2013
- 4) Layout and Planting Plan dated July 11, 2013 revised August 8, 2013
- 5) Drainage Analysis for Site Improvements, undated.

Ianuzi & Romans Land Surveyors, P.C. prepared Item 1 and King + King Architects prepared Items 2 to 4 and RZ Engineering, PLLC prepared Item 5.

The 2.2-acre site is located on the south side of the intersection of William Barry Boulevard and Stewart Drive in Hancock Airpark. The site contains a 3,700 square foot warehouse along with associated parking, utilities, landscaping and other site improvements. It is proposed to construct a 5,360 square feet addition onto the west side of the warehouse for loading and storage and a separate 2,700 square feet office building along with associated modifications to other site features. The site is zoned General Commercial Plus. Our comments are as follows:

- 1) The site is located within the Town South Sewer District. Sanitary sewer service to the existing building is provided from an 8-inch Town sanitary sewer located along Stewart Drive. It is proposed to extend a new lateral from the sewer to serve the office building. A note has been placed on the Plan stating the Town of Cicero is to be contacted to coordinate connection to the sanitary sewer.
- 2) Stormwater runoff from the site is tributary to drainage facilities along Stewart Drive. These facilities discharge to a stormwater pond located on the east side of William Barry Boulevard just north of the Gaylord Building. As less than 1-acre of land is to be disturbed a NYSDEC SPDES Permit for Stormwater Discharges from Construction Activities is not required for the project. The existing stormwater pond was designed to provide stormwater quantity mitigation for the site. The Developer's Engineer has reviewed the design of the pond and determined it is adequate to provide storm water quality measures. However, the required pre-treatment of the water quality volume will be provided on the site by rain gardens, a pea-gravel diaphragm and a grass filter strip.
- 3) The site has an entrance on Stewart Drive, which is a Town highway. The project includes modifications to the onsite parking and site circulation to accommodate the proposed buildings. The Board should review onsite traffic circulation and the number of parking spaces provided with the Applicant.

ATTACHMENT A: OBG HOFMANN SAUSAGE REVIEW LETTER, PAGE 2

- 4) The site is within the Taft Road Water Supply District No. 3. Water service for the site is provided from a 10-inch OCWA water main located along the north side of Stewart Drive. It is proposed to extend a water service to the office building from the water main. The Applicant should contact OCWA to coordinate provision of the water services.
- 5) The Board should review the landscaping, lighting, signage, and architectural elevations with the Applicant. The following are comments regarding these and other miscellaneous issues:
 - a) The Plan shows the location of existing and proposed bollard lighting along the edge of the access drive and proposed light poles bases adjacent to the parking lot. The location of the existing building mounted lights to remain should be shown on the Plan. It is noted these lights are not full cut off fixtures and it is recommended these be replaced. An August 8, 2013 letter from Keplinger Freeman Associates indicates information on the lights to be installed on the proposed light pole bases and any building mounted lights will be provided as soon as they have been decided upon. As such comments on the proposed lighting cannot be provided.
 - b) The Plan notes a 10-foot wide monument sign is to be provided along with updates to the existing building mounted sign. The area and method of lighting these signs is not provided.
 - c) Exterior storage and equipment shown on the Plan consists of an existing frame shed and a back-up generator. No dumpsters or other exterior storage or equipment are shown on the Plan.
- 6) There are no wetlands on the site as identified by the New York State Freshwater Wetland Map and the National Wetland Inventory Map.
- 7) The site is not located in a 100-year floodplain as identified on the 1994 FEMA Flood Insurance Rate Maps.

Please do not hesitate to contact the undersigned if you have any questions or comments.

Very truly yours,

O'BRIEN & GERE ENGINEERS, INC.



Mark C. Parrish, P.E.
Managing Engineer