



The Planning Board of the Town of Cicero held a meeting on **Monday, August 10, 2015** at **6:30 p.m.** in the Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

**Agenda:**

- Pledge of Allegiance
- Approval of the Minutes from the July 27, 2015 Meeting (**approved**)
- Amended Site Plan, Five SAC Self Storage Corp., 7803 Brewerton Road, Proposed U-Haul Store, Ianuzi & Romans (**Approved**)
- Site Plan, Paul Roux (Syracuse Label), Stewart Drive (Tax Map # 057.-05-29.1), Proposed production and warehouse building, VIP Structures (**To return**)

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

**Others Present:** Neil Germain, Planning Board Attorney, Mark Parrish, Planning Board Engineer, Richard Hooper, Director of Codes Enforcement and Vern Conway, Town Councilor

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. Ruscitto led the Pledge of Allegiance.

Chairman Notes: The Town Supervisor has received some communication regarding the screening of CMC on Route 31. Mr. Hooper has reviewed it. They are in compliance with their site plan. It was noticed that people are parking on the lawn. It is the applicant's responsibility to control the parking. Later, they may be able to work out some additional screening in the back. In the meantime, it is up to the applicant to ensure that the parking places that we have provided are the only ones used. Mr. Hooper has made every effort to work out a solution and is staying on top of this.

Approval of Minutes of the July 27, 2015 Meeting:

**Mr. Marzullo made a motion** to approve the Planning Board Minutes from July 27, 2015. **Mr. Abbey seconded the motion.** The Chairman called a vote.

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

Chairman Smith: One additional note – the public hearing for the cell towers has been moved to our next meeting on August 24<sup>th</sup>. We have requested that they do a wetlands delineation. It is strongly recommended. The notices have been sent out. It turns out that we have been sending out letters from Town Board members so they have been getting calls. Heidi did an excellent job and corrected the form plus put in notices that residents can come to the Town Office and review the plans here. A big thank you to Heidi for doing such a great job.



**AMENDED SITE PLAN  
FIVE SAC SELF STORAGE CORP.  
7803 BREWERTON ROAD  
PROPOSED U-HAUL STORE  
IANUZI & ROMANS**

Hal Romans, Representative

Mr. Romans: Good evening. I have packets for your review. The packet has drawings A through H. I crossed out the fake doors that the Board did not want included. The first page is Route 11, Brewerton Road. You allowed the signage shown so I left that. The second sheet pertains to Business Avenue or the south side of the building. Look at B and C – the difference is that C has that orange swoosh which you said you would allow on the three faces. It is not on the west. D is the south facing Business Avenue showing that the U-Haul sign is taken off there. The west face is just showing the customer entrance sign but no other signage. F remains the same. G shows the swoosh on the north side. H shows the swoosh dimensions. Nothing has changed. This is the same as what was proposed. We took out the fake doors and the signage on the south side and modified the drawings accordingly. The client has reviewed these changes and signed off on them.

Chairman Smith: I asked one of the fire chiefs and they confirmed that we did not want fake doors for safety reasons.

Mr. Romans: I told the applicant that.

Chairman Smith: Neil, does this meet your needs.

Mr. Germain: Yes, it does. We can reference A through H as part of the approval process.

Mr. Abbey: I have a couple questions. The signage footage – how does that work?

Mr. Romans: It is approximately an additional 50 feet. Probably about 80 feet for the building itself. About 300 square feet. The one going in the parking lot is 50 feet. 300 square feet includes that.

Mr. Abbey: Total signage on the building?

Mr. Romans: About 49-50 square feet.

Mr. Abbey: Looking at it, the self storage and supplies look pretty gaudy. I would like to see half of that personally. It seems like overkill to me.



Mr. Romans: I didn't bring in the original diagram but the original shows the way it looks. 24 inches high for letters is not that high considering this is Brewerton Road.

Chairman Smith: They removed the things we objected to and we sent them to make the changes and I think that this is what you presented at the last meeting.

Mr. Honors: I have seen the buildings and I think they look fine.

Mr. Marzullo: Are the doors being removed?

Mr. Romans: Yes.

Mr. Marzullo: Are the doors going to be replaced with siding?

Mr. Romans: Yes. The siding will take place of the doors with the same paint scheme and diamond pattern.

Chairman Smith: Are they going to do the arc on the front too?

Mr. Romans: Yes, I believe so.

Mr. Parrish: I have one question. You submitted a site plan. Is that something you are looking to get approved?

Mr. Romans: I want to use the original site plan. They only thing you are approving today are the changes.

Chairman Smith: The original site plan remains.

Mr. Germain: Everything else is in full force and effect.

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 this in the **form of a motion**. **Mr. Marzullo seconded the motion**. The Chairman called a vote.

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

Mr. Rusicitto 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.

This in the **form of a motion. Chairman Smith seconded the motion.** The Chairman called a vote.

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

Chairman Smith asked Mr. Germain to construct a motion approving the changes discussed and noting that the original site plan remains in full force and effect.

Mr. Germain: You are going to move for the adoption of a resolution approving the Amended Site Plan application known as Five SAC Self Storage Corp., 7803 Brewerton Road, and Proposed U-Haul Store. The Site Plan last revised 8/5/2015. This approval is strictly conditioned on the following:

- 1 The color schemes and renderings and/or elevations dated 8/5/2015 Exhibits A-H as presented by the applicant to the planning board in regard to this amended 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 original elevations as presented herein and as modified herein.
- 2 The Board takes notice of the previous approval had herein and any all terms and conditions not modified by this amended approval shall remain in full force and effect.
- 3 The previous approval is modified to provide

Chairman Smith put this in the **form of a motion. Mr. Marzullo seconded the motion.** The Chairman called a vote.

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

**SITE PLAN  
PAUL ROUX (SYRACUSE LABEL)  
STEWART DRIVE (Tax Map # 057.-02-29.1)**



## **PROPOSED PRODUCTION AND WAREHOUSE BUILDING VIP STRUCTURES**

Paul Roux, Syracuse Label Representative  
Kathy Alamo, Syracuse Label Vice President  
Thomas Melanowski, VIP Structures Architect

Chairman Smith: There is an easement that we have across this site. This belongs to Onondaga County Industrial Development Authority. Kathy from Syracuse Label has diligently tried to get Onondaga County to confirm whether this easement is real or not. The Town Board has set a public hearing to discuss possibly abandoning the easement at their next board meeting if it is, in fact, real. We are leaning towards it not being a real easement but we do not have an answer yet.

Ms. Alamo: Onondaga County Industrial Development Authority has the title search and they have mailed it to me.

Mr. Melanowski: Ron Seeley is here with me – he prepared the site documents. Paul Roux and Kathy Alamo from Syracuse Label are also here with me. We are proposing this as a sketch review. This site plan represents pretty well the intent of the project. Syracuse Label prints labels and surrounding printing for products and is currently located off of 7<sup>th</sup> North Street. They will be relocating here. The project proposes development as you see. Parking will be on the west side. The trucks and tractor trailers will maneuver on the east side.

Mr. Melanowski: A couple items that we want to review is the truck traffic. We are proposing that the trucks use Caswell Street. We are proposing that the trucks pull up Caswell and back into the docks. Basically, using Caswell Street to maneuver the trucks into the docks. Since this is a dead end street, it seems reasonable that traffic would be significantly less than otherwise. We would like to use that street. We schemed it initially to maneuver on site. We can save approximately 1/3 of pavement by being able to back the trucks onto Caswell Street. We wanted to review that and see if there are any objections.

Chairman Smith asked Mr. Parrish to pull up the property on the pictography but the property in question was not updated in the software so we were unable to view Caswell Street.

Chairman Smith: The remainder of Caswell is all industrial. It is zoned industrial.

Mr. Melanowski: Where are we analyzing the gaps? Taft Road?

Chairman Smith: It appears to be boiler plate language. Caswell is a Town road. Stewart is a



Town road. I don't believe they think about what that boiler plate language is going to entail for the cost of the property owner. Taft Road was completely redesigned and rebuilt. All of county airpark demands were taken into consideration. They added a turn lane. That was done with a great deal of federal funds and they did a traffic needs assessment with it. From my perspective, I don't see why we need to make you do another gap study when the county just did one for the airpark.

Mr. Melanowski: What is the analysis? Do we need to prepare an analysis?

Chairman Smith: That decision is the Planning Board's decision. I don't want to add thousands of dollars to our project. We just spent millions of dollars redoing Taft Road.

The Board agreed with Chairman Smith.

Chairman Smith: How many employees are at your current location?

Mr. Roux: 80 people, 2 shifts, 5 days per week.

Chairman Smith: What do you project if things continue like they are? Are you anticipating doubling/tripling the work force? I am asking for parking purposes.

Mr. Roux: We see business growing but the number of employees not increasing significantly. We are constrained by the building size. We need a larger building so we can continue to grow.

Chairman Smith: How many trucks come in per day? Generally, what hours of the day?

Mr. Alamo: 6-8 per day. The trucks are in by 10 and start picking up around 4.

Chairman Smith: What are the employee shift times?

Ms. Alamo: 7-3:30 and 3:15-11:45

Mr. Marzullo: I would like to talk about the tractor trailer traffic. There are 3 other lots on Caswell that can be developed. I would like someone to look at that and see what the traffic would be like for rush morning hour and rush afternoon hour.

Mr. Roux: Employee traffic would be on Ethan Allen.

Mr. Marzullo: If we get a lot of traffic from other buildings, they are going to have to deal with the tractor trailers.



Chairman Smith: What time do the trucks arrive?

Ms. Alamo: Between 8-10 in the morning and they start again at 4.

Mr. Melanowski: This particular lot had 2 or 3 parcels along Ethan Allen and 2 or 3 parcels along Caswell. The other lots are substantially smaller. This property holds 80 employees and a half dozen trucks.

Mr. Marzullo: I would like to see the traffic pattern of tractor trailers and the future development of Caswell.

Mr. Parrish: I think your concern is reasonable but I don't know what you can find out. You don't know the use for the other lots. You are going to have some traffic. I don't think it is going to cause an operational issue in traffic backup. You are identifying an issue that is real. You would put an office building with a lot of employees or you could put in a warehouse that has very few employees.

Mr. Marzullo: I would like to see worst case scenario.

Mr. Melanowski: We can submit an overall map of the park and the potential uses of the lots. We can throw some numbers out. I understand the concern and it is real. We will work on that.

Mr. Marzullo: How many parking spots are in your current location?

Mr. Roux: Mid-60s or so.

Mr. Marzullo: How do you make that work?

Mr. Melanowski: We proposed 85 plus 15 with the intent to cover shift overlap. They are all there for the shift change.

Chairman Smith: They will have access to the Thompson Road light, correct?

Ms. Alamo: Yes.

Mr. Melanowski: On the west side of Ethan Allen, the east is Braun. This is the back of their operation. The service drive. We are in the design and development phase and we just wanted to show our development plan at this point.



Mr. Ruscitto: You are not going to have a significant increase in employees but an increase in traffic? Tractor trailers?

Ms. Alamo: We combine our shipments. We do not fill a tractor trailer every time.

Chairman Smith: The tractor trailer comes in and picks up a specific load and then leaves? It doesn't just sit there waiting to be filled?

Ms. Alamo: Correct.

Chairman Smith: Mark, do you want to address the storm water?

Mr. Parrish: The storm water discussion will be done directly with the representatives from Syracuse Label.

Chairman Smith: We do want them to try to do as much as they can to minimize storm water runoff. It is costing the Town of Cicero a lot of money for the storm water issues. They were open to fulfill any solution possible.

Mr. Melanowski: We have some work being done on the site and we have done some infiltration testing. As soon as it comes back, we will review that with the Board. We still want to break ground this Fall.

Mr. Alamo: We patterned everything with our business cycle. A lot of our business is beverage related and we are entering our busiest times in May, etc. We are hoping to move in August or September of next year.

Chairman Smith: This is an industrial park. You can communicate with Mr. Parrish to see what you can get done ahead of time. Mr. Germain will work with you on the easement.

Mr. Germain: Yes, email me the title report. That will show all the easements except if there was a previously approved filed map that was never filed but was supposed to be filed. That will not show up on a title report. The title report is where we need to start.

Chairman Smith: Neil, will you communicate with the Town Board attorney?

Mr. Germain: Yes, of course.

The Board did not have anything further.



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**Mr. Abbey made a motion** to adjourn. **Mr. Marzullo seconded the motion.** The motion was **approved unanimously.**

**Next Scheduled Regular Meeting: Monday, August 24, 2015 at 6:30 PM**

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 7:17 pm.

Submitted by Lisa L. Stewart  
Planning Board Clerk