

The Planning Board of the Town of Cicero held a meeting on **Monday, January 27, 2014** 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 January 13, 2014 Meeting (**approved**)
- Notes from the Chairman
- Presentation: Wastewater Treatment Capacities and Their Affect on Development
- Electronic Message Board Sign, McDonald's, 7893 Brewerton Road (**approved**)
- Subdivision/Sketch Review, Lonergan Subdivision, 5775 Sneller Road, 6 Lots (**to return**)
- Amended Subdivision, Set Public Hearing Date, Driver's Village, 5857-5927 East Circle Drive, 2 Lots (**public hearing set for February 10, 2014**)
- Sketch Plan, A&P Marina, 7512 West Murray Drive, Proposed New Building (**to return**)
- Resolution Thanking Tonia Mosley for Service to the Planning Board (**approved**)

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

Others Present: Mike Becallo (Town Councilman), Vernon Conway (Town Councilman), Jim Corl (Legislator), Neil Germain (Esquire, Germain & Germain), Richard Hooper (Director, Code Enforcement), Mark Parrish (P.E., O'Brien & Gere), Don Snyder (Board Member, Zoning Board of Appeals), Mark Venesky (Town Councilman), Jessica Zambrano (Town Supervisor) and Tonia Mosley (Planning Board Clerk)

Mr. Marzullo led the Pledge of Allegiance.

APPROVAL OF THE JANUARY 13, 2014 PLANNING BOARD MEETING MINUTES

Mr. Marzullo made a motion to approve the Planning Board meeting minutes from January 13, 2014.

Mr. Smith seconded the motion and called a vote.

In favor: 4 Opposed: 0 Abstained: Mr. Abbey Motion carried.

NOTES FROM THE CHAIRMAN

Chairman Smith recognized the following visitors at tonight's meeting: Jessica Zambrano (Supervisor), Vernon Conway (Town Board Member, PB Liaison), Mark Venesky (Town Board Member), Jim Corl (County Legislator), Richard Hooper (Director of Code Enforcement), Donald Snyder (Zoning Board of Appeals Member) and Mike Becallo (Town Board Member)

He asked Board members if they had received copies of the Comprehensive Plan noting he spoke with the County's Planning people today. I asked them to review it and give us some recommendations. I would like to schedule a portion of our second meeting in February for a public hearing so that people can start coming in with their input. We should hold public hearings to see what citizens have to say. Our goal was to get this back to the Town Board by June.

He introduced Commissioner Rhoades and Nick Cappoza from OCWEP who will be discussing the situation at Oak Orchard and ways we can manage those resources better when the moratorium does get lifted.

PRESENTATION: WASTEWATER TREATMENT CAPACITIES IN THE TOWN OF CICERO AND THEIR EFFECT ON DEVELOPMENT
(SEE ATTACHMENT A)

Presented by the Onondaga County Water Environment Protection Department (OCWEP):

Tom Rhoades, P.E., Commissioner, OCWEP

Nicholas Cappoza, P.E., Wastewater Collection Systems Engineer (Sewer Maintenance Engineer)

Commissioner Rhoades: We appreciate the opportunity to come out and speak to the Planning Board. I wanted to do an informal discussion on some of the things that are going on. There are several different opportunities for us to discuss a few interesting capacity constraints or capacity issues that are affecting sanitary sewers in the Town.

I also want to make sure that Planning Board members get to know Nick (Cappoza) very well. His team at our Henry Clay office is involved with all of the subdivision approvals. When a plan is approved and sewers are put in his team takes them over and maintains them. Even though they become part of the Town's infrastructure, we have an inter-municipality agreement between the Town and the County where the County does the maintenance services for the Town's sewers.

We have is a consolidated sanitary sewer district in Onondaga County. There are almost 450,000 people served in our community. We make dirty water clean. We need clean water for Agriculture, land development, industry, recreation---our quality of life.

WEPA has six different waste water quality plants that receive sanitary waste from the different Towns, Villages, cities, etc. within the County. We treat that waste and return it to the receiving waters in a very clean, a very sanitary form. That is part of our big picture.

We handed out a quick, little snap shot of what we are talking about in the Cicero area. There are multiple service areas in the community. A small part of the southern portion of the Town goes to

Metro. The Oak Orchard treatment plant serves Cicero, Clay and the Village of North Syracuse. The area at the top is serviced by the Brewerton wastewater treatment plant.

Primarily, you have us here to speak about what is going on in Oak Orchard. There are some constraints there. We also have a lot of things going on in Brewerton.

We have provided a copy of our infrastructure capacity report. It is on our website (www.ongov.net/wep) and describes what is going on with all of our wastewater treatment plants and helps people understand some of the issues that we are dealing with---some of the issues we will discuss tonight. Primarily, those issues deal with a lot of very old infrastructure. There are parts of the sewer system where the infrastructure is over 100 years old.

Old sewers start to fall apart or break. Now, instead of treating sanitary sewer, we have all of that ground water coming into the sewer system. Basically, the capacity of our treatment plants and the capacity of our sewers start to get used up by clean water. That is why Nick (Cappozza) and I are here tonight to talk about the Save the Rain Program. That program is about how we keep clean water out of the sanitary sewers.

Concerns within the Town of Cicero's Service Area

- I. Clean Water Gets Into The Sanitary System From Inflow and Infiltration (I & I)
 - A. Inflow: Water comes in over the top from
 1. Roof leaders
 2. Street catch basins
 3. Manholes
 4. Etc.
 - B. Infiltration: Water comes in through the basin from
 1. Broken joints
 2. Broken pipes
 3. Etc.
- II. Older infrastructure
- III. Infrastructure prone to flooding
- IV. People flushing sewers
- V. The Sugar Parameter: The aerobic treatment process at all plants uses bacteria and air to digest waste. The amount of oxygen required in this process is called the Biochemical Oxygen Demand (BOD). We were very close to that constraint again.

Recommendations for the Town to Consider to Preserve Capacity for New Growth/Development

- I. Capacity for growth and/or development is consumed by I & I.
- II. The Inter-Municipality Agreement between the Town and the County for Repairs, Etc.

- III. The Planning Board should consider the amount of new flow from new projects by asking:
- A. Does it make sense to off-set?
 - B. Can you require off-sets?
 - C. Can you get unnecessary flow out of the system? How?
 - D. Can you require upgrades to old systems at the development stage?

Commissioner Rhoades continued: Capacity is not infinite. We are going to hold back on some subdivisions. We are allowing any previously approved subdivisions to proceed with their development. If we don't manage this load issue, the DEC would require us to have a moratorium and not allow any new connections. We have already approached the State with options/solutions that include possibly re-rating the plant.

Mr. Smith: Just so everyone understands. The infrastructure or the lines belong to the Town but the plants themselves belong to the County. They operate them under something like the SPDES permit. You have a permit from the state that allows you to operate them. There have been some constraints.

Mr. Rhoades: The Oak Orchard capacity constraint issue was a regulatory issue that is new to our system. No one likes to see moratoriums come down. They can have a devastating effect on the local economy.

There have been times in the past when the County has been sued. We have several consent orders that we are responding to resulting from I&I issues which caused back-ups into homes. Those back-ups are reported to the State and then the State comes down and imposes very costly projects. Frankly, because we are responding to consent orders we don't have the additional resources to be pro-active towards other real maintenance issues.

Mr. Smith asked about sump pumps. Is there a proposal that homes will be inspected to know that they are not hooked up to sanitary sewers? I'm a realtor. As we show houses there are a lot that put water into the system. Maybe the solution is having the sump pumps piped at the subdivision level? In the past we have had sump pumps piped off of the foundation causing wet lawns, etc.

Mr. Cappa: Local Law 1 requires any property within a separate sanitary sewer area, which is mainly everything except the City of Syracuse, to have an inspection upon a property transfer. Since that law went into affect only 10-12 properties complied with that rule. For example, we have had the same rental property owner which continually connects his sump pump out the window and into the vent pipe. That water enters the system at the worst time that it could. We have asked the owner multiple times to remove the hose from the vent. He complies. Then a couple of days later it goes back to where it was. Typically this is what happens when there is not an easy fix or conveyance for the stormwater. It can be tenuous to get these issues resolved.

I don't think that most people understand they are really impacting the sanitary sewer system and potentially their neighbors. There are multiple and numerous examples of people doing something in the system where the road floods and they yank a manhole cover to drain the road and it floods their neighbor's house or someone else's property. We are really trying to keep that clean water out of the system to A: protect properties and the health of the County and to B: manage the capacity for growth and development through out the County.

Commissioner Rhoades: Per the contract, those inspections have no cost. Inspections are available at the time of development. All we are really trying to do is to get the community, at the time of the transaction, to have these done with the typical home inspection. It does not cost the homeowner.

Mr. Smith: Would it be helpful during subdivision to have sump pumps discharged into the stormwater management system---if we move them away from the house?

Mr. Cappoza: Most of the time with modern subdivisions that is not an issue. It typically becomes an issue after the Developers are done. For example a homeowner decides to put a pool in. There could be a stormwater conveyance that runs through the back of the property where the sump pump discharges and everything is fine. The pool contractor might say I can take care of that for you by tying that sump pump into the sanitary sewer.

For modern subdivisions, if I had my druthers, all of the sump pumps would be tied into the stormwater system. It is a permissible connection and would be handled that way. I'm not sure what Cicero requires, but in other places they try to tie in and have a stormwater lateral.

Mr. Parrish: It is a mix. In a lot of cases they are piped to the stormwater system.

Mr. Smith: You were going to discuss Save The Rain. I have changed our Town policy. Now all of our plans, even if they are not going to the County, will be sent to Nick (Cappoza) for things that we could possibly do at the Planning level for stormwater runoff. We are looking for some solutions that we could discuss with a developer for each site. We are not going to settle for the minimum. Where there is an opportunity we are going to ask the developer to help us keep that water out of the stormwater.

Commissioner Rhoades: As the Chairman and I have discussed, many times there is such good work done at the preliminary plan phase of your projects. There is a lot of good healthy discussion. As a part of our services we would be happy to provide our feedback on some of the things that we would see.

Our Save The Rain Program (www.savetherain.us) includes over 180 completed green infrastructure projects. We are managing stormwater with these new and innovative techniques which include bio-

swales, rain gardens, etc. The plans for all of those techniques are available to encourage Developers or anyone who is interested in them. The County has paid for and has made all of that information available.

Mr. Ruscitto: Currently, the only time you can inspect a person's property is when it changes hands?

Mr. Cappoza: No, we currently perform plumbing inspections. Anytime a plumbing fixture is changed or there is an alteration of plumbing within a house, there is a code inspection and there is a permit that is required to do that work. For example if someone is doing a full kitchen remodel, that would require a permit and we would go in and inspect it.

Mr. Ruscitto: In your house example with the sump pump issue, what is the recourse? Are there fines or penalties?

Mr. Cappoza: That is part of our frustration. We don't have a lot of teeth in the law. I'm not really sure if there is a great answer for that.

Commissioner Rhoades: You are right. We recognize that. One of the first laws that was created to address I&I is this Local Law of 2011. We don't have that tool in our arsenal to fine or assess or levy some sort of penalty.

Mr. Ruscitto: There are probably a lot of people who don't know that they are not supposed to do this. As problem catch basins and manholes are identified and corrected, who pays the cost—the Town or the County?

Commissioner Rhoades: We are the operator and maintainer of the Town's collection system. Supervisor Zambrano is very careful with the Town's monies, but understands that these are necessary improvements. We make the repairs, they are billed to the Town and then the Towns pays us back about a year later. So the work that we did in 2013 will be billed in 2014 and paid by the Town to the County in 2015.

If there are some very significant repairs or a significant capital investment required, we discuss it with the Town first.

Commissioner Rhoades discussed the feasibility of diverting flow through various pump stations including conveyance issues, septic issues, corrosive issues, capacity issues, etc.

Mr. Abbey: At this point there is a moratorium on developments that go into Oak Orchard?

Commissioner Rhoades: We have been advising that we can't accept any new services into the Oak Orchard wastewater treatment plant. You are still allowed to do certain developments: those developments that don't connect to that system. Again, this is due to the capacity constraint, BOD, etc. Those are issues that we are trying to resolve.

Mr. Abbey asked about homes that have sump pumps which discharge into their own septic systems.

Commissioner Rhoades: Septic systems are not something that the OCWEP Department manages. Typically they are handled by the Health Department. But the issues are the same. They could cause back-ups into their own house or a neighbor's. No one needs to treat clean water.

Mr. Marzullo: I thought when the Town put the budget together for Special Districts that they put money aside for capitol improvements and maintaining the infrastructure. How do we get to a point where we are told that there is a moratorium and that we can't bring in new development that might bring in jobs or an additional tax base? How did we get to that point in this kind of process?

Commissioner Rhoades: That is a great question. Oak Orchard has several different areas. It includes the growth on the Route 31 corridor. It is a very old plant, more than 30 years old. The last 30 years has seen a lot of commercial development. It includes a very significant industry. Almost 25% of Oak Orchard's capacity is taken up by one industry. That industry has continued to grow rapidly. Many of our treatment plants were designed to service residential subdivisions. That is how we come to a capacity restraint.

Mr. Cappozza: There is also a changing regulatory environment. Many of our plants were developed to treat very poor water conditions back in the 70's. A lot of infrastructure was built under clean water grants that were seven cents on a dollar. That fund does not exist anymore. Basically now we get low interest loans that are locally funded.

As demographics have changed, we aren't dealing with the same type of houses or structures that we were dealing with when the system was developed. We have some sewers that were built in the 1880's. I have to deal everyday with people who are trying to tap new sewers into systems that were built more than 100 years ago.

Commissioner Rhoades: This Town is progressive. The studies and reports we are doing will help the Town with capitol planning, especially in the Brewerton area where we would like to maintain capacity.

Mr. Honors: What kind of shape is the Brewerton or Oak Orchard infrastructure in? How do we rank on the County's list of needed work?

Commissioner Rhoades: I don't have the factual data, but we will give it to you. Typically we find that the older pieces of infrastructure are the pieces that are starting to fall apart. Also, areas with flooding like your Brewerton area are a keen problem. We also look at catch basins.

Rome was not built in a day. But if we begin to chip away at the block and make gradual improvements things change.

Supervisor Zambrano: Are we going to see some pre-treatment requirements from the big capacity users or with any new developments?

Commissioner Rhoades: That's another great question. Heavy industrial loads pay a surcharge. They pay a fee for their additional load. The purpose of that fee is to guide them and maybe they will put in the capitol infrastructure so that they reduce the amount of their effluent or reduce the effluent strain. They pay for non-compliance.

There is a difficult process in creating these fees. Just as a Town Board does not like to raise fees or taxes, the County legislature is very mindful of this delicate balance. We encourage them to look at their process to see how it can get better.

Councilman Venesky: As a new councilman, I want you to know that the Town Board and the Planning Board are very pro-business. You talked about taking things off line if you are going to add. If we add new connections into the sewer system we need to be mindful of removing connections?

Commissioner Rhoades: You don't have to necessarily remove connections, but can you remove some of the extraneous flow? So if we add 100,000 gallons from a new subdivision or a new commercial development can we actually fix 2-4 manholes or take a street of catch basins out of the sanitary system and remove that extraneous flow? So, we are not asking you to remove a subdivision. We are asking you to consider ways to proactively remove extraneous flow. We don't need to be treating clean water. It's about not treating rain, not treating ground water.

Councilman Conway: I know that we have replaced three pump stations and we had to pay for the pumps. When we got all done we decided it was better to buy a new pump then trying to find parts for the old pump.

Mr. Cappa: Absolutely. When we have go out in the middle of the night to repair a pump, it is much better to invest in the infrastructure and get that 15-20 years out of that infrastructure to provide some capitol investment.

Mr. Smith: I can tell you that Nick (Cappoza) has done a great job. I think we will be counting on you for some suggestions during the planning phase. There are a lot of things that we can do if we are aware of the problem, working with developers to try and minimize the problem. I am particularly interested in runoff.

Properly installed grease traps save a lot of BOD. Nick (Cappoza) will be furnishing us with some recommendations for site plan restaurant approvals. Part of those site plan approvals might require sewer trap mitigation. County law requires grease traps. You have to meet certain minimums. Thank you, we appreciate you coming out.

**ELECTRONIC MESSAGE BOARD SIGNAGE, MCDONALD'S
7893 BREWERTON ROAD, ALL BRITE SIGN & SERVICE**

Representatives: Michael Bock, McDonald's Operations Manager, Philadelphia Region
Dennis Rattay, Service Manager, All Brite Sign & Service

Mr. Rattay introduced himself. We are presenting an electronic message board sign to replace an existing sign. We are looking for your guidance and approval.

Mr. Smith: Does the applicant agree that in the event that the Chief of Police contacts him with an Amber Alert that they would change the message up for a short period of time? We ask that of everyone with an electronic billboard in the Town. We haven't had to use it within the community but we would very much like to use that method.

Mr. Bock: Of course Mr. Chairman.

Mr. Smith: I think that Town code requires 15 second sign changes. Our Code Office has been going out. I know that they attract attention, which is the purpose of the sign. But they also take away from traffic safety. That understanding would be a part of your resolution.

Mr. Rattay: Do you have limitations on brightness? Sometimes at night they can be too bright. Is there any sort of guidelines?

Mr. Smith: There has not been anything in the ordinance to enforce. Questions?

Mr. Ruscitto: No, we were trying to get at the terminology for the scrolling of the signs. It's every 15 seconds. That's good.

Mr. Bock: Typically we would be keeping the same message through out the day. It might change for breakfast time; it might be a lunch message. It would definitely be more than 15 seconds.

Mr. Honors: This is going in the same location, correct?

Mr. Rattay: Correct

Mr. Smith: So you are taking a sign down. This is on the site plan that we just approved.

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 this resolution shall constitute a negative declaration for the purposes of Article Eight of the Environmental Conservation Law of the State of New York. **Mr. Smith seconded the motion** and called a vote.

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

Mr. Germain: You are going to move for the adoption of a resolution approving the sign application known as McDonald's, 7893 Brewerton Road. This approval is contingent upon the following:

1. The applicant will post messages in the event of an Amber Alert consistent with instructions from the appropriate authorities.
2. Messages will not change in less than 15 second intervals per Town requirements.

Mr. Smith made a motion as stated by Mr. Germain above. **Mr. Ruscitto seconded the motion.** The Chairman called a vote.

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

**SUBDIVISION/SKETCH REVIEW, LONERGAN SUBDIVISION
5775 SNELLER ROAD (TAX MAP #120.-02-01.3), 6 LOTS, IANUZI & ROMANS**

Representative: Hal Romans, Surveyor and Planner, Ianuzi & Romans

Mr. Romans introduced himself. What we are talking about is a property that is approximately 49 acres. It was re-zoned to General Commercial Plus (GC+). We are proposing a cul-de-sac that is just short of 1,000 feet. Six commercial lots would be developed on either side.

The proposed stormwater management area is here. The lots would be on a septic system. Typically with the Health Department you don't to the septic system until you do the site plan. The bulk of drainage goes to this area here. L.J.R. Engineering is our design engineer. They have already fleshed out the preliminary grading. They show swales along the back of the property to bring stormwater into the stormwater area.

It would be private sewer, septic and would be a Town road. It would also be a phased project. I picture the first section being two lots. Stormwater would probably have to go in under the first section but you might only bring the roadway in as far as those two lots.

Sneller is a County road so we are meeting with the County Department of Transportation (OCDOT) for approval on the roadway location. There is an existing waterline easement on the west side of the property, along Route 81. We do have a potential name for the road. It would be Lonergan.

Mr. Smith: I understand that there isn't anything currently going in on those lots. Each lot would still come in for site plan approval as an individual project. Looking down the road, there is a good chance that we could end up with sanitary sewers out there. Can we look at doing something in that cul-de-sac so that the center receives stormwater?

Mr. Romans: Yes. I believe we met with your Town Engineer about that on another project. We could use that same layout.

Mr. Smith: That is a pretty large piece of asphalt that is going to drain for a very long time.

Mr. Romans: You are correct; there is no current user for the property. The applicant has been in discussion with a couple of people but nothing that they can bring forward at this time. It is a great location with fairly large lots. The smallest lot is probably about 4.9 acres. The two larger lots at the end are probably 11.25. If someone needed something larger, we would probably look at reconfiguring that during a second phase.

Mr. Ruscitto: I believe the previous cul-de-sac had green in the center and around the perimeter. That would be helpful.

Mr. Abbey: The property is zoned General Commercial Plus (GC+)?

Mr. Romans: Yes, it was re-zoned GC+ about 3-4 months ago. The property to the north is Industrial. The line here is the break between old Industrial on the west and Agricultural on the east.

Mr. Abbey: The area is currently used for commercial sales, trucking, machinery?

Mr. Romans: Right now they have some of their equipment parked there. They are a crane company and might look at re-locating a portion of their business there. But, if someone wanted one of the lots right now, they are all open.

Mr. Marzullo: Mark (Parrish), what is the language on cul-de-sac length?

Mr. Parrish: I believe 500 feet is the maximum, but the Board is allowed to vary from that if they choose. I'm trying to do that out of memory.

Mr. Romans: The Planning Board has the right to exceed the 500 feet. Code says 500 feet.

Mr. Marzullo: When will we get into the phasing aspect if you are going to stop the road?

Mr. Romans: I will show that on the preliminary plan. If we do phases we would have to put in temporary turnarounds until the road gets extended. I would like to know if there is an issue with the length of the cul-de-sac.

Mr. Honors: What is the projected length of the cul-de-sac?

Mr. Romans: About 995 feet to the center. It is long, but it is commercial and there is going to be six lots or some configuration. It is not a residential area.

Mr. Smith: What is the current requirement for a Town road? How wide can they make a Town road?

Mr. Romans: I show the width as 26 feet.

Mr. Smith: That may not be adequate for a commercial use. In conversations with them, they are looking for offices and stuff like that. I think that I understand where Mr. Marzullo's concerns are. If it is a cul-de-sac and it is a very long road we will want it to have an adequate width to serve office complexes. I don't honestly know the answer to that but that is why we do sketch plan reviews. I don't know if the Town made any provisions for a commercial road. Mr. Corl do you remember?

Legislator Corl: Residential are 11 foot lanes.

Mr. Smith: So 22. Were there any provisions for commercial roads to be wider? Can we require...

Legislator Corl: No. But if you wanted to do a variance for that I would consult the Highway Superintendent.

Mr. Romans: Just so the Board knows, we show 26. I will double check it to make sure. I thought that it was based upon the new cross section, without the gutters, where you went with the wider pavement. The 11 feet was with the 2 feet of gutter on either side, for $13 + 13 = 26$.

One of the things that came up during the Lakeshore Woods project was the under-drain around the edge of the road. Everything was then outside of that in the porous area that is almost like a stone shoulder.

We will make sure on the preliminary plan that the proposed cross section is on there and that we discuss it with the Highway Superintendent.

Mr. Honors: 13 per lane, not including the drain tile?

Mr. Romans: Correct. That is what the cross section will show. I think that it was done that way because by getting rid of the gutters you lose four feet.

Mr. Smith: Neil (Germain) can you check so that we know what we can approve?

Mr. Germain: Yes. That is the whole point of a sketch plan review. You can make a determination after we have a final review and a preliminary plan to look at. Our engineer gets to look at it and review it. You can make some decisions about how wide you think the road should be or what you think is functional given that it is going to be GC+ and not residential. Part of your thinking should include what could be in a GC+ zone. You will also get an opportunity during site plan review.

Mr. Marzullo: I would suspect that the language that talks about the length of the cul-de-sac is for emergency vehicles in case there is some blockage. There is only one way in and one way out. So is there more concern or less concern with commercial development? I'm not sure.

Mr. Romans: We will meet with the Fire Department to address their concerns.

Mr. Smith: If the road is adequately wide, I can see getting past that concern. But, we can't put a narrow road in and not make a provision. Even if it were not a cul-de-sac, you would still have commercial traffic with UPS trucks, FEDEX or tractor trailers. That is a concern.

Mr. Marzullo: I think that Fire Department feedback would be helpful. Mark (Parrish) if there is anything that you can provide us with guidance for that?

Mr. Parrish: Yes. I'm not 100% sure but I believe that the road cross section that was adopted may have only been for residential lots. We can look that up. There have been standards for commercial and industrial roads.

Mr. Romans: Would the Town Board be involved in that? They actually set those standards.

More discussion occurred.

Mr. Marzullo: Another thing that you may want to consider is a cross connection to the north property. I don't know what is up there, but you might want to continue that road, or at least an easement straight to the north boundary.

Mr. Smith: An easement might be a good idea.

Mr. Parrish: If you look at the comprehensive plan or the master plan it discusses having a parallel conductor road along Route 81 through this area that could potentially go up to Mudmill Road. I would want to check that as part of the review process.

**AMENDED SUBDIVISION, SET PUBLIC HEARING DATE
DRIVER'S VILLAGE, 5857-5927 EAST CIRCLE DRIVE, 2 LOTS, IANUZI & ROMANS**

Representative: Hal Romans, Surveyor and Planner, Ianuzi & Romans

Mr. Smith: There is currently one lot. They will be creating two from the one. Our real purpose here tonight is to set a public hearing for this.

Mr. Romans: Just to briefly tell you what it is, this plan looks pretty busy because it is the last final plan that was done for Driver's Village. The entire site is approximately 85 acres. The idea is to carve out this lot which is about 3.6 acres. There is some existing parking. It is a proposed lot for the expansion of Driver's Village. This dealership has to be on it's own lot for financing and tax purposes.

It's road frontage would be along Hogan Drive. Cross easements would extend to this lot as part of the main lot for ingress/egress parking. It takes the two lot subdivision that was done before. We have named it Lot 1 amended because it is Lot 1 that is being amended. We have broken old Lot 1 into new Lot 1A, which is about 77.2 acres. The balance will be new Lot 1B.

Mr. Smith: Once this process is completed or soon there after, we will be receiving site plan.

Mr. Honors: What is in 5800 East Circle Drive?

Mr. Smith: That is the fitness club. I think that Century 21 has their office there. Burlington factory is in there.

Mr. Germain: You are going to move for the adoption of a resolution calling for a public hearing on the matter of the Burdick Subdivision application, 5857-5927 East Circle Drive, 2 lots. This public shall

commence at 6:30 p.m. or as nearly there after as the Planning Board agenda permits at a regularly scheduled meeting of the Planning Board on February 10, 2014. **Mr. Smith made the motion** as stated by Mr. Germain above. **Mr. Honors seconded the motion.** The Chairman called a vote.

In favor: 5 Opposed: 0 Abstained: 0

Motion approved unanimously

**SKETCH PLAN, A&P MARINA, 7512 WEST MURRAY DRIVE
PROPOSED NEW BUILDING, HARMONY ARCHITECTURAL ASSOCIATION**

Representative: William J. Ferraldo, Architect and Owner of Harmony Architectural

Mr. Ferraldo introduced himself. I am here tonight to give you the first presentation of the project that we would like to do at A&P. This involves replacing a number of buildings that have been on site for a number of years as well as making some additional improvements.

This is at the end of West Murray Drive. This is a series of photos as you go down West Murray past the residential areas to the north. These are some of the buildings that are going to be removed and taken down. The larger one on 13 is the maintenance/storage building. The other one is a temporary structure that will be removed and re-located. This is a view of the site in general where the boats are parked. That is generally a graveled area where boats are pulled out of the slips, shrink wrapped and stored over the winter.

At the end of West Murray there is a road that accesses to the marina which is being re-located. For many years that road crossed the southeast portion of this site. That road will be re-located for the proper ingress/egress to the marina property. The property just to the north, west of that is owned by the person who owns the marina. It will be used for access for utilities that serve the new building.

The building consists of a 60' x 80' shop area with overhead doors to be used for repairs and shrink wrapping. It would primarily be a repair facility. The new store office and bathhouse area basically replaces the existing office and bathhouse that is used by marina patrons. There are bathroom and shower facilities, a dressing/changing area. The shop area replaces the building to the southwest that will be removed for a proper maintenance area. There is a small store in the office. Marina offices will be housed in the smaller of the two buildings.

We have a parking area in front of the store area with handicap parking and an entrance to store. There is also an entrance off of the ingress/egress easement for the bathhouse area.

Basically this is a pole barn structure with the four overhead doors that provide access to small, medium and large boats. The central portion of the building to the right would be the store and the parts area to

service the shop. There would be some office reception, counter, entrance canopy, porch area and lavatory for the folks who work in the office. The right portion of that building is primarily for marina patrons. It gives them bath facilities, an accessible shower, drinking fountain and janitor's storage area.

With the larger building, the height of the building and the size of the doors are to accommodate some of the larger boats that the marina handles. The highest portion is about 31 feet. The one story building to the right involves the store/office area. The lower elevation shows the bath area that serves the marina. This shows the portion of the building that faces residential properties.

Generally that is our project. We were looking to come in, indicate the location it was going to be, and talk about the things needed to move this forward.

Mr. Smith: The Planning Board requires a color pallet for the exterior of the building. That will be part of the determination. This is within 500' of Oneida Lake. That would be Oswego County. Are we required to give them notice? Will we have to send this to the County?

Mr. Germain: Just notify Oswego County.

Mr. Smith: Once we notify the County of Oswego will that cover the Town of Oswego too?

Mr. Germain: We're done.

Mr. Smith: Can you show on the plan whether the roadways are paved or gravel?

Mr. Ferraldo: They are all gravel at this point.

Mr. Smith: As you probably heard, we are very concerned about stormwater. We aren't excited about paving anything anymore so anything that can remain gravel and still meet your needs is better for us. We would like to have delineated on the plan exactly what is there now and what you are proposing.

We are all for making better use of the lake. It will be an asset. So that it will be a smooth process, we want you to know what we are looking for.

It will be a large building. If we come up with anything creative to handle the runoff from the roof, that would be a real plus. It is going to shed a lot of water quickly and it is close to the lake.

Mr. Marzullo: It is going to get there quick either way.

Mr. Smith: I know, but if we can slow it down a little that would be great. There are some easy things like a rain garden or something to dump the down spot in.

Mr. Ferraldo: Right, not a problem. We have employed those on other projects so we will develop an accurate topographical map to understand what the best grading is.

Mr. Marzullo asked to see the rear elevation that was closest to residential properties. It seems to be fairly close to the area. There is nothing to break it up. It just looks....

Mr. Ferraldo: We can do that with different panel configurations and break the scale of it down. I think that we can find some interesting ways to break that up.

Mr. Marzullo: Have you given any thought to landscaping?

Mr. Ferraldo: We have not. That is pretty open.

Mr. Honors: You spoke about the new entrance way. Would that be more to the south for a direct shot in? It currently cuts across the adjacent property.

Mr. Ferraldo: Yes, it got that way over time. With these improvements it is time to change the ingress/egress to the proper orientation.

Mr. Parrish: Are you going to reflect those modifications to the entrance on the plan?

Mr. Ferraldo: We have not done that yet. This just documents what is there. I think some culverts or some pipes were moved to develop change the entrance. We will re-locate that to the proper place.

Mr. Parrish: Who owns the property being crossed?

Mr. Ferraldo: It is not the owner of the marina. That is why it is being relocated. The next property is owned by the marina.

Mr. Smith: What is the time table?

Mr. Ferraldo: I would hope that this spring or summer we would be able to get going on it. We will keep things moving along.

Mr. Smith: Our site plans have expiration dates now.

Mr. Ferraldo: Once we get through all of the details, I think that we will move forward quickly. I think that he wants to be inside before next winter.

Mr. Smith: We will probably schedule a public hearing. Then the Board can take the application into consideration.

RESOLUTION THANKING TONIA MOSLEY FOR SERVICE TO THE PLANNING BOARD

Mr. Smith: The Town Board, with a bunch of people's input, has a resolution. Due to labor contracts, and labor laws Federal and State none of us can employ Town employees in a secondary position. The Town Board passed a resolution to solve the problem and so this is Tonia's last meeting.

And so, if anyone knows anyone who would like to perform the duties of Clerk for the remainder of this year have them please give me a call.

Along with that **I wanted to offer up a resolution** thanking Toni. We appreciate it. You have been a joy to work with.

Mr. Marzullo: Thank you for what you have done for us.

Mr. Smith made a motion thanking Tonia Mosley for her service to the Planning Board. **Mr. Marzullo seconded the motion.** The Chairman called a vote.

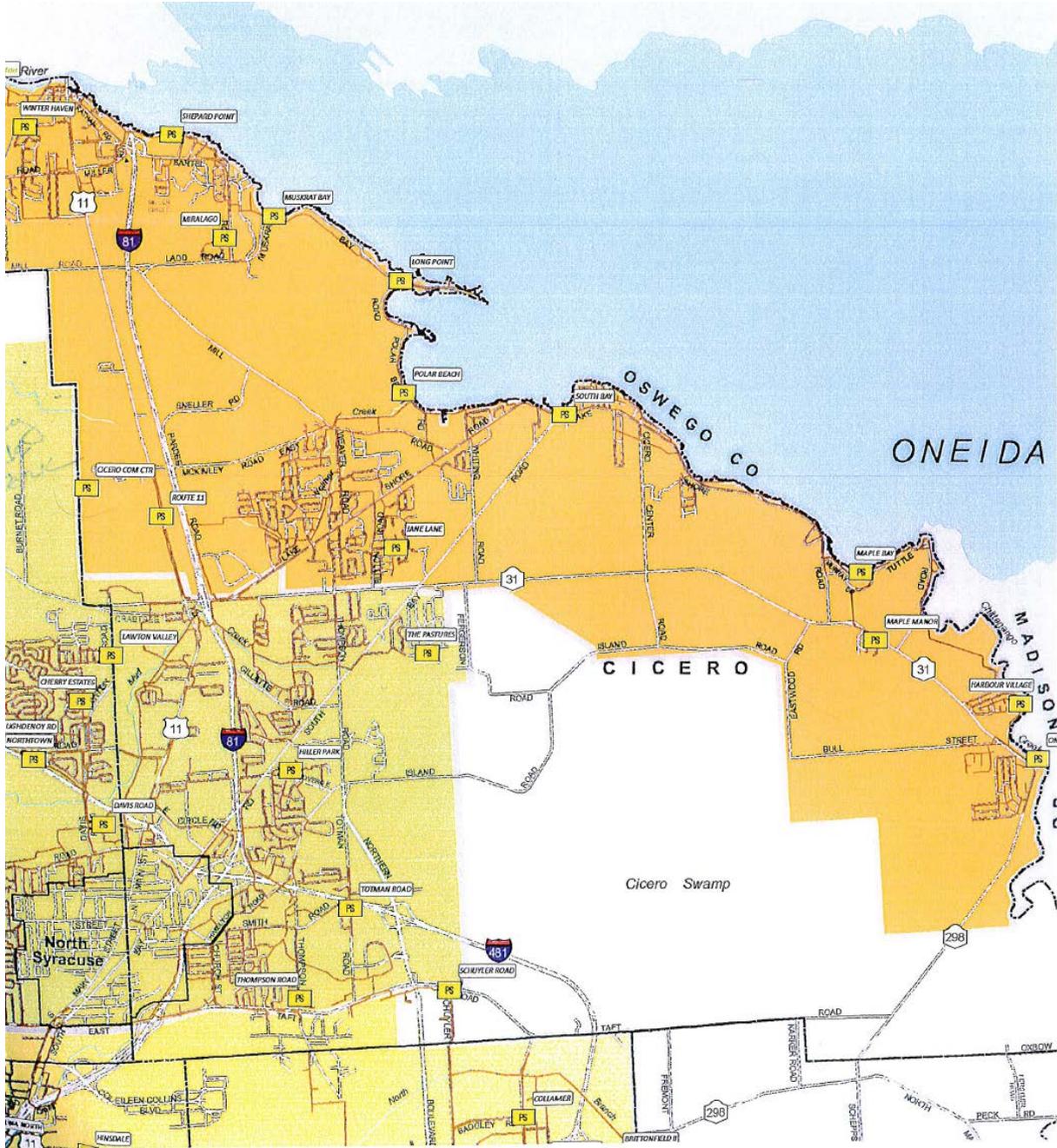
In favor: 0 Opposed: 0 Abstained: 0 **Motion approved unanimously**

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

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 8:35 P.M.

Submitted by Tonia Mosley,
Planning Board Clerk

ATTACHMENT A



Dark Yellow: Brewerton Waste Water Treatment Plant Area

Light Yellow/Green (to East Taft Road): Oak Orchard Waste Water Treatment Plant Area