



The Planning Board of the Town of Cicero held a meeting on **Monday, March 23, 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 March 9, 2015 Meeting (**approved**)

--Site Plan, Determination, Cicero Dumpster Service, 6188 South Bay Road, Proposed Storage of Construction Dumpsters (**Application Declined**)

--Site Plan, Sketch Review – No Action, Stellakis Auto Repair Shop, 8665 Brewerton Road, Proposed Auto Repair Shop (**to return**)

--Minor Subdivision Preliminary & Final Plan, Set Public Hearing, Country Squire Plaza Subdivision-Re-division of Lot 1, 7944 & 7950 Brewerton Road, 2 Lots (**Public Hearing Scheduled for April 13, 2015 at 6:30pm**)

--Site Plan, Sketch Review – No Action, Roland & Luanne Burke, 9200 Brewerton Rod, Proposed Storage Warehouses (to return)

--Site Plan, Sketch Review – No Action, Cicero Fire Station, 8377 Brewerton Road, Proposed New Fire Station, (to return)

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

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

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:

Our Clerk Kristin Ryder is leaving and she will be missed. Lisa Stewart will be taking her place as Planning Board Clerk.

I asked Vern Conway, liaison to the Town Board to ask the Board to appoint Greg Card, he is a former Planning Board member, as ad hock.

Mr. Marzullo made a motion to approve the Planning Board Minutes from March 9, 2015. **Mr. Ruscitto seconded the motion.** The Chairman called a vote.

In favor: 4 Opposed: 0 Abstained: 0 Motion approved unanimously



**SITE PLAN, DETERMINATION,
CICERO DUMPSTER SERVICE,
6188 SOUTH BAY ROAD,
PROPOSED STORAGE OF CONSTRUCTION DUMPSTER,
AMRIK SHERGILL**

Representative: Amrik Shergill and Ralph Dodge, Esq.

Mr. Shergill: The plan presented is exactly what I was told to do including taking out the entrance from South Bay Road after meeting with the County DOT and they said I couldn't have an entrance off the County Road.

Chairman Smith asked if we have a resolution of the National Grid issue. Mr. Dodge indicated he has made several attempts to contact them by phone and has written a letter to a contact he finally has now there. Mr. Dodge indicated that National Grid only has an easement not ownership of the site. The easement is clear they get their rights but he gets to keep the underlying rights.

Mr. Marzullo: We believe that screening is important and you are putting up some trees, would they be considered permanent by National Grid in terms of the easement and getting permission granted from the power authority.

Mr. Dodge: It is not going to interfere, what we are proposing is along the two sides along the Thompson Road and then along the South Bay Road side. There would still be plenty of access, we are talking shrubbery not trees that are going to grow into their wires.

Mr. Marzullo indicated that we have been told by counsel and the County that we need something in writing from the power authority. Mr. Dodge respectfully disagrees that is necessary. National Grid at this time is not responding and there is only one way to make them respond.

Chairman Smith: The wires go across Thompson Road and to the back of the property. When we had a similar situation with Tim Hortons, National Grid was very specific to put in writing to us that there would be no trees, no vegetation, there barely let us have Tim Hortons mow it.

Mr. Germain: The National Grid easement area encompasses almost the entire area were the site plan wants to build under. The first time that applicant was before you a year ago you asked for written permission from National Grid indicated that the applicant could use the plan in the manner that they were proposing. They failed to produce it a year ago. Now you have an Onondaga County referral seeking the same written permission from National Grid. You also have the mention of it in the DOT



letter. The same issue keeps coming up again and again. I think what you were talking about earlier was the necessity for that letter or something that says you can use the site plan in this matter.

Chairman Smith: I think the National Grid easement is insurmountable. I do not think they will put it in writing that they will allow the use under their wires and I don't believe that National Grid will approve what we will consider necessary for approval of the site plan to make the site work for the use that you are referring to.

Mr. Shergill asked what the issue is about his use for the property with regards to the height the dumpsters are lifted and load and unloading of the dumpsters. Chairman Smith indicated that is not the issue. There was further discussion from the Board and the applicant. The Board indicated they need something in writing from National Grid allowing the new use the applicant is asking for. Also the Board does not believe that National Grid will allow the necessary screening on the property.

Mr. Honors indicated Board asked the applicant for this letter a year ago.

Mr. Dodge: I have been calling and never get returned phone calls. National Grid is the easement holder not the fee owner. If that is the case, and he can't put a structure up there or can't put a movable there then it is worthless. He isn't paying a lot of money in taxes but if that's the case he shouldn't be paying anything in taxes.

Chairman Smith: That is not something the Board handles, dealing with National Grid can be difficult.

Mr. Ruscitto: I don't think we can do anything without an approval in writing from National Grid.

Chairman Smith indicated that you if the applicant thinks they could get a response from National Grid he would consider bringing it back, if not I am prepared to do a determination, which may actually help your cause.

Chairman Smith made a motion regarding the SEQR. He read: 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. **Mr. Marzullo seconded the motion** and called a vote.

In favor: 4 Opposed: 0 Abstained: 0 Motion approved unanimously

Chairman Smith asked Mr. Ruscitto to do SEQR.

Mr. Ruscitto made a motion regarding the 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. **Chairman Smith seconded the motion** and called a vote.

In favor: 4 Opposed: 0 Abstained: 0 Motion approved unanimously



Chairman Smith asked Mr. Germain to craft a resolution declining the application.

Mr. Germain: You are going to move for the adoption of a resolution DISAPPROVING the Site Plan application known as of Cicero Dumpster Service, Proposed dumpster service, last revised February 26, 2015. The board makes and adopts the following findings in regard to this disapproval:

1. The Planning board notes that much of the proposed site plan is encumbered by National Grid Easements. The Planning Board's attorney has opined that there is a conflict between the proposed use and the underlying easements. The Planning Board has requested that the applicant provide proof that National Grid has approved the proposed use or amended their easement rights to allow the proposed use. The applicant has failed to provide any such proof.
2. The Planning Board further notes that it's made the same determination regarding the Applicant's use of the National Grid easement area during the Applicant's last application for the Site plan approval and the Applicant still has not obtained permission to use the National Grid easement area as set forth in the site plan.
3. The Planning Board has reviewed the County Referral herein dated February 12, 2015 which stated that "The Town must ensure the applicant has documented permissions in place from Niagara Mohawk prior to approval of this site plan application". The Clerk has been provided with a copy of the referral and the same is incorporated herein by reference.
4. The Planning Board further notes that the Planning Board's Attorney's written request to the applicant seeking documented approval from National Grid to use the easement areas as set forth in the proposed site plan and the Applicant has failed to supply said permission. The Clerk has been provided with a copy of said written request and the same is incorporated herein by reference.
5. The Planning Board has received and reviewed correspondence from the Onondaga County Department of Transportation containing a determination denying the Applicant's request for additional driveway access to the site. The Clerk has been provided with a copy of the correspondence and the same is incorporated herein by reference.

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

In favor: 4 Opposed: 0 Abstained: 0 Motion approved unanimously

There was further discussion between the Board members, Mr. Germain and Mr. Hooper regarding the applicant being in violation of his current site plan.



**SITE PLAN, SKETCH REVIEW-NO ACTION,
STELLAKIS AUTO REPAIR SHOP,
8665 BREWERTON ROAD,
PROPOSED AUTO REPAIR SHOP,
IANUZI & ROMANS**

Representative: Tim Coyer, Ianuzi & Romans

Chairman Smith indicated this site is better known by CJs Auto Repair.

Mr. Coyer: The property is located on Brewerton Road on the west side of 81 almost opposite of McKinley Road. We are not proposing any new changes to the site. Right now it is just used as auto sales and he would like to add the auto repair use at the site. People like to bring their cars in, if you bought something from somebody, they like the idea of being able to bring it back to get something repaired at the same place that you bought it from.

Chairman Smith: How is he going to get people in and out of this place? Where is he going to put overhead doors?

Mr. Coyer: I believe there are already two overhead doors.

Chairman Smith: Because that would affect how the traffic would move around the site.

Mr. Coyer: I agree, I thought there were some up front, I will double check that though.

Chairman Smith: Could you put that on your site plan when you come back as to how they are getting the vehicles in and out of the building. Does the building have water and sewer? And will they be washing cars and preparing them for display.

Mr. Coyer: It does. They already have the auto sales and they do wash the cars there and clean them up before sale purposes.

Chairman Smith: I thought that when we approved it, that the building was basically offices, because if they are doing washing cars.

Mr. Coyer: They are washing the cars outside not inside the building.

Chairman Smith: Before they bring them from his Bridgeport location and that is where they were doing all the maintenance and the car washing. I think we were lead to believe, we can check that in the past approval. But if they are washing cars the waste water people have specific requirements for how the water is collected and reused or not reused. So we should have that noted somehow.



Mr. Coyer: Yes I can.

Chairman Smith: Has he expanded his display area to the full potential because we gave him permission to pave part of it and then to help him we didn't make him pave the whole thing.

Mr. Coyer: He did do the pavement out front and he isn't requesting any additional paving now.

The Board agreed that the applicant has done a nice job with it and has improved it, there are just some answers that are needed from the applicant with regards to waste water, whether they are going to be working in the building. Normal questions you would get with auto service, like is there an oil separator and how they are going to handle that. Those are just some things that Onondaga County and the Town Board will be interested in knowing. Mr. Parrish will also do a review and let you know in his letter any issues.

Mr. Marzullo asked if there is any additional signage and Mr. Coyer indicated there is not. Chairman Smith indicated this is the time to ask for it if they want it.

Chairman Smith asked Mr. Parrish if he had anything at this time. Mr. Parrish said it represents just a change of use with no modifications to the site and the Board has brought up the pertinent issues related to the vehicle washing and the other items relative to auto repair.

Chairman Smith asked Mr. Germain if there were any legal issues. He had none at this time.

Chairman Smith asked Mr. Hooper if there was anything from the Codes Department and he had nothing at this time.

Chairman Smith asked the Board if they had anything further and they were all set.

**MINOR SUBDIVISION PRELIMINARY & FINAL PLAN,
SET PUBLIC HEARING,
COUNTRY SQUIRE PLAZA SUBDIVISION-RESUBDIVISION OF LOT 1,
7944 & 7950 BREWERTON ROAD, 2 LOTS,
IANUZI & ROMANS**

Representative: Tim Coyer, Ianuzi & Romans

Chairman Smith indicated that this is the Panda Express First Niagara situation. He asked Mr. Coyer if he would like to set a public hearing to complete that. Mr. Coyer said yes.



Mr. Coyer: Yes, this is the Panda Express in front of Wegmans on Brewerton Road. Right now as it exists there is one tax parcel. All of lot 1 of what they call Country Square Plaza, as it sits there are two buildings and they actually built out all of Panda Express. We are getting involved at the end for various reasons they didn't go through with their original surveyor who was supposed to do the subdivision so we are jumping in at the end to clean this up because they were originally supposed to do the subdivision earlier in the process when they were doing site plan. I am not familiar with that process we were just asked to do the subdivision part. Right now you can see were basically splitting the two parcels right in half, I believe it the bank on the one side and our property is there on the south side. The car wash is there on the south side of our parcel and Wegmans is to the east of us. Everybody enters there on the north side at that common entrance from Wegmans. The two lots are going to basically be split in half the lot 1A on the north side with the bank is going to have about 54,500 sq. feet. and lot 1B which is Panda Express is going to have about 58,000 sq. feet. I believe we have kept it within all the codes and hopefully we can just clean this up.

Chairman Smith asked Mr. Parrish and Mr. Germain if they could review this to make sure all the setbacks and everything are all correct.

Mr. Germain asked about ownership of the parcel.

Mr. Coyer: The owner is a different entity, Panda Express is leasing from the current owner. We are working for the original engineer, so I can get the exact owner for you.

Mr. Germain: You need proof of who owns the property and authorization from the owner to actually subdivide the property in accordance with your request. It is not atypical to have a leasee subdivide property if you are a ground leasee but you still need to show us proof of the ownerships authorization for that subdivision.

Chairman Smith asked Mr. Germain to construct a resolution to set a public hearing.

Mr. Germain: You are going to move for the adoption of a resolution calling for a Public Hearing in the matter of Country Squire Plaza Subdivision-Re-subdivision of Lot 1, 7944 & 7950 Brewerton Road, 2 Lots. This public hearing shall commence at 6:30 pm at the regular scheduled meeting of the planning on April 13, 2015.

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

In favor: 4 Opposed: 0 Abstained: 0 Motion approved unanimously



**SITE PLAN, SKETCH REVIEW-NO ACTION,
ROLAND & LUANN BURKE,
9200 BREWERTON ROAD,
PROPOSED STORAGE WAREHOUSES (2),
IANUZI & ROMANS**

Representative: Tim Coyer, Ianuzi & Romans

Mr. Coyer: This property is also located Brewerton Road, it is just south of Mud Mill Road. They are currently using it as distribution of packaging materials. We were in here in 2013 for previous site plan where we put the additional buildings that are shown, the one on the east side and the one on the south side of the parking lot. That was all approved and they now are busy enough that they want to try and add two more buildings to this site.

Chairman Smith asked if the large parcel in the back is part of this parcel because the County didn't show both parcels. He indicated that there is water running across the back so they have to consider the entire parcel. Chairman Smith and Mr. Germain indicated that the applicant would have to show an abstract of ownership or deed description and a complete picture of the entire site. Mr. Coyer said it is and he will get more documentation.

Mr. Coyer: Proposing one building in the middle of the parking lot which is going to be roughly 1,800 sq. feet and they also have the building that is going to be attached on the east side of everything back in the bottom right hand corner, that building they are proposing is 2,800 sq. feet. That is what they are hoping to do they need more storage space as much as they can because they have overflow from what they have now. We separated the buildings so that the trucks can pull in and out of the required bays that they are backing into.

Chairman Smith asked Mr. Parrish if he had done quite a bit of work on the radius and stuff for the tractor trailers for the first approval. Mr. Parrish said yes he did and he will look at this one the same.

Mr. Coyer: Another thing we are proposing for this site is we are going to clean up some of the things that they didn't clean up from the very first site plan. They didn't remove some of the parking, they didn't move the sign and there is a dumpster area didn't get fencing around it. I added a note that they can't get any CO without full build out and getting everything put in or taken out or moved that they are proposing so hopefully they will comply with everything. I have explained to the clients they need to get everything in compliance.

Chairman Smith: I had intended to ask Mr. Hooper to go out and see if they were in compliance with the first site plan as we are considering the second site plan.

Mr. Marzullo asked if the trailers were supposed to be removed. Mr. Honors said that they were as part of the first site plan, they were supposed to be their temporary storage and they were supposed to be removed when they built the new buildings. Mr. Coyer said he will check on that.



Chairman Smith asked to see the topography page and asked if they owned the strip of land in between the parcels. Mr. Coyer said they do not own the strip of land. Chairman Smith asked how it is connected. Mr. Coyer said that both parcels are the same parcel and conveyed in the same conveyance and according to the tax maps they are one tax parcels. Chairman Smith said National Grid has lines that are running right in between the two parcels and that would need to be cleaned up.

Mr. Honors: Where is the existing sign going to be relocated to?

Mr. Coyer: Just to the north a bit.

Chairman Smith asked if the entrance was supposed to be closed as part of the last site plan. Mr. Parrish indicated it was supposed to be closed up. Mr. Parrish indicated that it appears there are a number of things that they did not complete to comply with the previous site plan. The Board indicated that should be relayed to them. Mr. Coyer said he did tell the applicant that they would need to comply with all the original stuff before they even would be considered to get the new stuff.

Chairman Smith: The gap between the two existing buildings was done because of the square footage of the building and there was going to be a necessity for sprinklers. There is about 10 foot difference between the buildings, are the buildings that are being proposed going to have any issue with being sprinkled with the building codes and stuff because we had to come back and do that last time.

Mr. Honors: It would be on the back building the additional 2,800 sq. foot building.

Chairman Smith: If they are going to be connected they may need sprinklers.

Chairman Smith asked Mr. Parrish if he had anything at this time.

Mr. Parrish: We will have to review the plan and see if there is anything.

Chairman Smith asked Mr. Germain if he had anything other than figuring out the property and the tax map numbers, did he see any issues. Mr. Germain didn't at this time.

Chairman Smith asked the Board for comments.

Mr. Ruscitto: Nothing at this time.

Mr. Marzullo: Do the additions require any additional employees? Any additional traffic to the area? Is it cold storage?

Mr. Coyer: They don't need any additional employees, it is just expansion from the product. There will be gas and electric so it won't be cold storage. I will note that on the plan.

Mr. Honors: Is there going to be additional traffic is it going to be that much more or is it just going to be storage.

Mr. Coyer: It is supposed to be just storage.



The Board had nothing further.

**SITE PLAN, SKETCH REVIEW,
CICERO FIRE STATION,
8377 BREWERTON ROAD,
PROPOSED NEW FIRE STATION,
NAPIERALA CONSULTING**

Representative: Neal Zinsmeyer, Napierala Consulting

Mr. Zinsmeyer: I believe we have all the paperwork in, we have the letter from our attorney.

Chairman Smith: I have received the letter and Neil has put it in the file. Those issues are all behind us.

Mr. Marzullo: I received a copy of the letter that the attorney for the Fire Department sent to the DEC. It kind of points the finger at the Planning Board for delaying the process and there were actually some comments made by the Fire Department's attorney to our counsel that he didn't trust the Town. I just wanted to let the Fire Department know, that is not the case, and there is no reason for the Fire Department to not trust us. I have a great deal of respect for the men and women that serve this community and the Fire Departments. I have worked hand in hand with them in the past, I know their dedication and what they do for this community. So I was just taken aback by that letter a bit and I wanted to put that on public record. I know that the rest of the Board feels the same.

Mr. Zinsmeyer: We are ready to move forward for the Fire Station with the Planning Board. What we have presented today and what we have submitted a few weeks ago is a preliminary sketch plan to get in front of the Board and get some ideas going. The proposed project is at 8377 Brewerton Road, which is the site of the existing fire station. The plan is to demolish the old station and build the new station just north of it and set back a little further. We have provided a full survey from Ianuzi and Romans.

Chairman Smith: Are you going to be tearing down any of the houses to the north, do they belong to the fire district?

Mr. Zinsmeyer: The fire districts owns the hair salon and the insurance agency. They are waiting for the leases to expire. As you can see on the demolition plan the gray areas show the existing buildings to be removed. The one further south is the fire station the next three up are, one is residential, one is a garage one is a parcel.

Chairman Smith: The white house that seems to be falling down, that will be gone?

Mr. Honors: Its an Allstate agent correct?



Jim Parrin (Fire District Commissioner): The front gray one, that holds two tenants upstairs and two business downstairs, that will be taken down. The garage in the back that will also be taken down and then the garage that you see between the two parcels that will be taken down as well. All three tenants are out, the hair dresser has asked for an extension while she tries to find someplace to go. And we have granted that so she is staying until April 15.

Chairman Smith: But they would be gone by the time you would be seeking a CO and the new station would be.

Mr. Zinsmeyer: You can see the outline of the new building so you can see that those buildings are in the way anyway.

Mr. Parrin: The original eviction day as April 1 and she asked for an extension.

Mr. Zinsmeyer: The goal would be to keep the existing system operational because the building is far enough north out of the way where they can still operate from the existing building while the new building is being built. Which saves the Fire Department money not having to transfer use and fire trucks every else. Our preliminary layout plan shows we are building a 16,000 sq. foot facility. It is set back 70 feet from the property line so the trucks can maneuver unlike what is out there today where they have to stop traffic on Route 11 to back in. We have three driveways, one is responder only and the key to this is to keep the responders off the driveway pads. Because it is all volunteer responders are constantly coming in trucks during a call a constantly coming out so we have this separate entry for responders only. This is their gear room. They come in their own dedicated driveway, park here and get right into the gear room and get right into the trucks to get moving. We have the pads for the fire trucks and we have community space and an office space for the Fire District and the fire building. The community space in the back is about 6,000 sq. feet, which is roughly the same amount that is there today. They host showers, bridal showers, weddings and community functions in that space. There is a full kitchen and bathroom, it is an open hall type area. There is employee parking or member parking and then there is community parking out the rear of the project.

Chairman Smith: Is that parking lot gravel?

Mr. Zinsmeyer: The idea is to do a bid alt, the Fire Department of course wants to pave it but it is about a \$40,000 add so in the future the goal is to have it paved. For this project what we are proposing is gravel and then do an add alt under construction for bidding purposes because cost of course if everything.

Chairman Smith: The Town Board waived the filing fee, which I had requested. If you want to pave it later and we are doing an approval for a paved lot, what about looking into some save the rain money. Or that sort of an idea, you know how they put them in to the center and they run like a drain down the center with some vegetation in it. They have done quite a bit of that in the City. That might actually be



something that the save the rain fund might be able to find some of the millions of dollars that don't get spent in Cicero. It might be a way to get that parking lot paved and improve the storm water.

Mr. Zinsmeyer: I will pose the question and we will have the team look into it.

Chairman Smith indicated he would be happy to call the County planning people and put in a strong reference that they help you.

Mr. Zinsmeyer: That would be appreciated. Storm water wise we do have that same bio retention system out in the back. It is a large system and we will have a full SWPPP since we are over an acre for Mark to review.

Chairman Smith: If we planned it out and we put it in then the fire department wouldn't have to come back because if they are changing the patterns or if they are doing additional paving that will affect storm water codes will require them to come back. I am just trying to save the Fire Department. I am sure they want it paved so I would suggest looking at that save the rain money. Maybe they will pave a parking lot for us and put in the bio retention in the center.

Mr. Germain: I was thinking about the time that they say they are going to have it as not paved then to pave and how long it is going to be and if they are going to run into any sunset issues.

Mr. Zinsmeyer: We will take it back we have frequent meetings on this project.

In the aerial picture you can see this white is the existing building, so the goal would be to construct this and leave this operable and then when the time comes demolish the existing building and we will be up and running.

Chairman Smith: What will take its place?

Mr. Zinsmeyer: It will be grass area. We have a grass swale that brings the storm water around to the back. There is some screening here and we will have a full landscaping plan as we come forward for the Board as well.

Chairman Smith asked if the Fire Department owned the park. Mr. Parrin indicated that Memorial Park is owned by the department and the district owns the other park. Mr. Zinsmeyer indicated there is nothing planned for that area. There was discussion about the parking lot and whether or not it is owned and maintained by the County or the State.

Chairman Smith: We discussed not having it connected to the fire department because we don't want people driving across the lawn.

Mr. Zinsmeyer: There is a little wooden fence there now.



Chairman Smith: One possibility would be that we put a walk way so that when you hold events people could walk between the parking lots not drive but walk. That way you would have additional parking, we would be making good use of permeable impermeable parking lot that doesn't get a lot of use now and you would be able to park more people there and they could just walk across the side walk to connect the two.

Mr. Zinsmeyer: We will look at that. We actually show a sidewalk here anyway so another 20 feet and we would be there. We will discuss it.

We met with DOT today, they are agreeing with what we have proposed here with the three curb cuts. Because this is all wide open now from north to south. So they don't mind giving us for the use the amount of curb cuts we are asking for. We just had to explain to them this and they don't mind, they understand response time is crucial and we want to get our responders in the building and then out separately from public traffic and fire trucks coming out of this area here. With our submittal we also gave you a floor plan. We did provide elevations as well. The latest version the building is fire red, brick red to represent the fire station. We will be similar to East Syracuse Fire Station 2, same pattern, same architect, similar colors, same lines and same texture, it will be block construction.

Chairman Smith: It will be a nice addition to the corner. What about signage?

Mr. Zinsmeyer: Just for identification purposes we will have something some, like the East Syracuse Fire Station.

Chairman Smith: They have reader boards at a lot of the fire stations so if that is something that they are thinking about doing that.

Mr. Parrin: Is that allowed, we have had a lot of discussions about it and we were told it can't happen because it's too close to the intersection. So never looked into the price because we were told not here, you can't have it there.

Chairman Smith: This is the Board that can look into the signage so whatever your dream is bring it back to us because I don't want to have to see you come in, you are a public entity. Signage has to be approved here and it is at the discretion of the Planning Board. We don't want it looking at Las Vegas but I know you have a reader board now and it displays events you hold. If you want something you would like to see approved this is the time to come in.

Mr. Parrin: Can we get it approved prior to even if we don't put it up and we put it up at later date.

Chairman Smith: Well let's just get it in and hope you can put it up. So ask for everything that you would want.

Mr. Zinsmeyer: So again we have submitted here our sketch plan review any comments we would appreciate it as we move forward our goal is to be here to address any comments or concerns today.



Chairman Smith asked Mr. Parrish if he had anything at this point.

Mr. Parrish: No, my understanding is that they will be submitting details, storm water pollution prevention plan, other plans lighting, etc. for us to review following this meeting.

Chairman Smith asked Mr. Germain and Mr. Hooper if they had anything at this time and Mr. Germain had no comments. Mr. Hooper said once they get it they will expedite it.

Mr. Parrish: This is multiple tax parcels correct?

Mr. Zinsmeyer: They are all owned by the fire district. There is three of them.

Mr. Parrish and Mr. Germain indicated that the applicant will have to do a reverse subdivision. They indicated that it is still a simple subdivision that can be handled administratively by the Codes Office.

Chairman Smith asked the Board members if they had any comments.

Mr. Ruscitto: It looks like a great project.

Mr. Marzullo: What is the maximum head count for the community area?

Mr. Zinsmeyer: It is the same size that is there now, about 200. That is where we come up with our parking spaces, I think we are providing 64 parking spaces it's about 1 car per three people.

Mr. Marzullo: Then for the first responders you have 12 parking spots and a potential 18 additional, is that what that is?

Mr. Zinsmeyer: Yes, you get various amounts of responders per call.

Chairman Smith: How are you going to keep people from parking in your lot during a wedding, are you planning signage?

Mr. Zinsmeyer: Yes, we would have to sign it, correct.

Chairman Smith: You would need to include that in your sign package.

Mr. Parrin: Currently they do it during the rental agreement, they are told where they can and can't park, not that they live to that though.

Mr. Marzullo: Is there exterior lighting?



Mr. Zinsmeyer: For our next submittal we will have a full lighting plan from the architect. I think on the schedule plan we provided there are two poles in the back. There are actually five light poles three in the back and two in the front. We will provide full photometrics.

Mr. Parrin: We asked them not to go crazy because of the neighbors in the back we didn't want to light them up.

Chairman Smith: Any intention to put any solar array, because NYSERTA has money too and now would be the time and place to ask for it.

Mr. Parrin: We have filed for \$400,000 in grants so we have all sorts of grants piled up out there.

Mr. Honors: I have nothing at this time.

Chairman Smith indicated that he thinks it is a great project. He asked if the Board thought they needed to schedule a public hearing for comment on the site plan alone. The Board didn't feel it was necessary.

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

Next Scheduled Regular Meeting: Monday, April 13, 2015 at 6:30 PM

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 7:49pm.

Submitted by Kristin Ryder
Planning Board Clerk