



The Planning Board of the Town of Cicero held a meeting on **Monday, March 28, 2016** at **6:30 p.m.** in the Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- ❖ Pledge of Allegiance
- ❖ Approval of Minutes from the February 8, 2016 Meeting (**Approved**)
- ❖ Approval of Minutes from the March 14, 2016 Meeting (**Approved**)
- ❖ Minor Subdivision Preliminary & Final Plan, Public Hearing, Wysocki Subdivision, 6578 Lakeshore Road, 2 Lots, Ianuzi & Romans (**Approved**)
- ❖ Site Plan, Five Star Equipment, Inc., 6500 E. Taft Road, Proposed equipment sales, rental & service facilities, Ianuzi & Romans (**To Return**)
- ❖ Site Plan, Sketch Review, Mid Country Properties, LLC, 9206 Brewerton Road, Proposed building and additional parking, Ianuzi & Romans (**To Return**)
- ❖ Major Subdivision Final Plan, T&L Companies, LLC, (Lyons Runne Sect, 2B), Cicero Center Road, Tax Map No. 080.1-14-03.2, 12 Lots, Tom Woznica/Ianuzi & Romans (**To Return**)
- ❖ Site Plan, Sketch Review, O'Connell Electric Company, Inc., 7001 Performance Drive, Proposed renovation of existing lab facility, O'Connell Electric Company, Inc. (**To Return**)

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

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

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

Mr. Abbey led the Pledge of Allegiance.

Chairman Notes: The Town Board has set a public hearing about adding apartments of 25 or more unites. The use will be Commercial or General Commercial Plus. That is in response to some developers. Onondaga County Planning Board has pushed us to increase density in our core areas, most of which are already zoned General Commercial and General Commercial Plus. Any comments, please contact me so we can discuss further. I will be attending the Town Board meeting. They are planning large zone changes. The Town Supervisor has been conferring with Commissioner Matthew Driscoll about getting here so we can talk about traffic on Route 11 and Route 11, especially as it relates to the Central New York Raceway and Dirt Weekend. Just to



let everyone know, they have signed two contracts with national motorcycle race companies. Traffic is going to be a very big problem.

Approval of Minutes of February 8, 2016 Meeting:

Mr. Honors made a motion to approve the Planning Board Minutes from February 8, 2016. **Mr. Marzullo seconded the motion.** The Chairman called a vote.

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

Approval of Minutes of March 14, 2016 Meeting:

Mr. Abbey made a motion to approve the Planning Board Minutes from March 14, 2016. **Mr. Honors seconded the motion.** The Chairman called a vote.

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

**MINOR SUBDIVISION PRELIMINARY & FINAL PLAN
PUBLIC HEARING
WYSOCKI SUBDIVISION
6578 LAKESHORE ROAD, 2 LOTS
IANZUI & ROMANS**

Tim Coyer, Representative, Ianuzi & Romans

Mr. Coyer: This is the existing Wysocki restaurant. They are doing 2 lot subdivision. There is an existing residential structure on the front lot. That will be one lot and the remaining lot will be the restaurant. The only revision to the map is to move the rear line and County DOT comments about the easement.

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

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

Chairman Smith opened the Public Hearing at 6:37pm.

Chairman Smith asked if anyone wanted to speak for or against the project. No response.



Chairman Smith closed the Public Hearing at 6:39pm.

Mr. Germain: You will need to look at whether you need an easement from Lot 1 to Lot 2. The problem is that the applicant cannot grant the easement. The same entity owns both parcels. The easement will merge into their fee ownership. Even if one lot is sold later, you will still have a site plan that requires the access across.

Chairman Smith: What is the zoning on the house?

Mr. Coyer: R-10 and below is agricultural.

Chairman Smith: Are they looking to maintain the residence?

Mr. Coyer: Yes. They need the existing driveway for access to the garage.

Mr. Marzullo: Is the only access to the restaurant through the driveway with the house?

Mr. Coyer: No, there is pavement all the way up through.

Mr. Marzullo: Why is this an issue then?

Mr. Parrish: They previously showed an access easement through that area. If Lot 1 is sold, they no longer have that right.

Chairman Smith: Lot 2 is up for sale.

Mr. Germain: You may do approval contingent on continued access and shared driveway on Lot 1 and Lot 2.

Chairman Smith: I would choose not to encumber the property.

The Board agrees.

Chairman Smith: What about the Codes Office? Any issues?

Mr. Hooper: We are all set.

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

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

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

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



Mr. Ruscitto read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein.

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

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

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

Mr. Germain: You are going to move for the adoption of a resolution approving the subdivision application known as Wysocki Subdivision, 6578 Lakeshore Road, 2 Lots, said plan last dated March 25, 2016.

1. The applicant is hereby advised that Pursuant to Section 185-6 Subsection F of the code the applicant has 90 days from approval to file the map. If the applicant missed the 90 day filing deadline this approval will have expired
2. The applicant is further notified that the Chairman of the Planning Board may delay signing of the final plan until the chairman verifies that the applicant has executed any and all necessary agreements with the Town and that all security or undertakings are in place.

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

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

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

Tim Coyer, Ianuzi & Romans, Representative.



Mr. Coyer: We are here for a sketch plan review. Since the last meeting, we made some revisions to the plan. Sheet 2 shows the existing average daily water usage of 140 gallons per day. Proposed usage is still 140 gallons per day. The number of parking spaces is 1 per 526 square feet. I took pictures of the existing mounted sign. There will be a simple subdivision to combine the two tax parcels. We submitted the fees today. I have shown the elevations of the proposed building. We have submitted color pictures of the existing building for this last application.

Chairman Smith: Mr. Germain, they have the water consumption on the plan. We are going to need to draft a resolution to put the wording in there as to the language in case we need to enforce excess usage.

Mr. Germain: Yes, you will have the right to verify usage at a later date.

Chairman Smith: Just to confirm, there is no change in water usage?

Mr. Coyer: That is correct.

Chairman Smith: We still need to put the usage on the site plan so we can enforce any offset in the future. Are you adding landscaping?

Mr. Coyer: Yes. We added landscaping up front. We added landscaping around the existing sign. We did not add any in the easement. We are going to put up trees along the fence line.

Chairman Smith: Do we have any legal issues? What about moving the lot line?

Mr. Germain: This will be a simple subdivision. You can make approval contingent on that subdivision.

Chairman Smith: Mr. Parrish, any issues?

Mr. Parrish: I have not had a chance to review any of the comments yet because I just received the email. I will provide a review letter.

Chairman Smith: Just so I understand, were there other changes since Mr. Parrish's last comments? I do not know how everyone else feels but I do not see a reason to have them return.

Mr. Parrish: A few comments. The existing and proposed wastewater generation rate should be indicated. The basis for the number of parking spaces has been addressed. The location of the mounted existing sign and free standing sign have been addressed as well as the architectural elevations.

Mr. Marzullo: Because Mark just got the paperwork today, I am not comfortable approving the site plan today.

Chairman Smith: We can schedule this for our next meeting.



**SITE PLAN
SKETCH REVIEW
MID COUNTRY PROPERTIES, LLC
9206 BREWERTON ROAD
PROPOSED BUILDING AND ADDITIONAL PARKING
IANUZI & ROMANS**

Tim Coyer, Ianuzi & Romans Representative

Mr. Coyer: This is an existing facility on Brewerton Road. We did come in for site plan approval last August. At that time, they were not ready to put their building on the site. They are ready now. They want to add a 12,000 square foot building. They want to shift the addition far to the south. They are adding parking and paving out front of the existing facility. Right now, their drawings are with their engineers. The existing septic was designed for the building. The only question is the grading situation. Right now, the plan is to lease half of the building and use the other half for storage. This was submitted to the County for referral. The only comment was the existing signs in the right of way. We will address that accordingly.

Mr. Honors: The proposed asphalt areas are currently gravel?

Mr. Coyer: Yes.

Chairman Smith: How are they doing with their Route 81 display?

Mr. Hooper: It looks neat and orderly.

Mr. Abbey: My only comment is that we agreed not to raise the extensions on the equipment. Every time I drive by, some of the equipment is at the maximum raised height. They did not follow the rules.

Chairman Smith: Mr. Hooper, will you please ask Heidi to send a copy of the previously approved plan to the Board Members, Mr. Parrish and Mr. Germain.

Chairman Smith: Will you bring the old site plan with you next time?

Mr. Coyer: Yes, I will.

Mr. Parrish: One thing I am noting is that there is a fence encroaching onto another property. Is this different? Have they purchased it since the original application?

Mr. Coyer: Yes, with this application. We have submitted a lot line adjustment.



Mr. Parrish: Is this house currently occupied?

Mr. Coyer: I think they are going to take that house down.

Mr. Parrish: If that is going to be part of the parcel, we should include that in the site plan.

Mr. Coyer: They don't plan on doing anything with that parcel any time soon except moving the house.

Chairman Smith: We would like to get as much information as possible. Mr. Hooper will have to issue a demo permit.

Mr. Hooper: We don't see anything on this plan that was on the original plan. Please show us what was previously approved so we do not have to go back and look to see what was on there.

Mr. Coyer: I can do that.

Mr. Germain: If you are going to push those two lots together, your site plan should encompass all of that.

Mr. Coyer: OK. The only reason we did not is because we were not sure we were going to do that yet.

Chairman Smith: They should be aware that the codes office is not issuing a Certificate of Occupancy until the site plan is approved. Mr. Hooper will be looking for landscaping so you have to be in compliance with the site plan. Please make sure that the applicant is aware.

Mr. Marzullo: Should there be some kind of buffer with the residents on Mud Mill Road?

Chairman Smith: Is this a commercial lot?

Mr. Coyer: Existing glass company.

Chairman Smith: The rest are private residences?

Mr. Marzullo: I think that a buffer for the residential neighbors are necessary.

Mr. Coyer: I don't think my client will have any issues with that.

Mr. Marzullo: Do you know who they will lease the building to?

Mr. Coyer: Not yet. We need the building for storage right now. They need it to store their existing heavy equipment.

Mr. Marzullo: Cold storage?



Mr. Coyer: The proposed building will have heat and electricity because they will be leasing out the building.

Chairman Smith: We do not allow storage other than for their own use. They cannot lease storage space to someone else. We need to make sure that is very clear in the approval.

Mr. Coyer: Understood.

**MAJOR SUBDIVISION FINAL PLAN
T&L COMPANIES, LLC (LYONS RUNNE SECT. 2B)
CICERO CENTER ROAD (TAX MAP NO. 080.-14-03.2)
12 LOTS
TOM WOZNICA/IANUZI & ROMANS**

Tim Coyer, Ianuzi & Romans, Representative

Mr. Coyer: This will consist of 12 lots. They are going to extend the road. The total area for this section is 4.4 acres. It is zoned R12 so each lot has to be 12,000 square feet.

Chairman Smith: Do we need a public hearing for this?

Mr. Germain: No, we already had one.

Chairman Smith: Is this the end or will there be additional development?

Mr. Coyer: There will be additional development. We have sketch plan for that area. We will come in at some point for a preliminary plan.

Mr. Parrish: Is that the limit for the previously approved plan?

Mr. Coyer: Yes.

Chairman Smith: This section of road will need to be built in accordance with the Town's current road specs.

Mr. Coyer: Yes.

Mr. Abbey: How much new road are they adding?

Mr. Coyer: 580 feet total.

Chairman Smith: When was the original plan approved?

Mr. Coyer: I will find out.



Chairman Smith: It must have been at least a decade ago. Conditions have changed over the last 10-15 years. I want to make sure everything is being followed.

Mr. Parrish: The road and utilities were installed last year. Our office inspected them on behalf of the Town. They are now coming in and asking for final plan approval. We would go through and give recommendations prior to the signing of the final plan.

Mr. Marzullo: The road is already in? Including the turn around?

Mr. Parrish: Yes. I am not exactly sure about the turn around.

Chairman Smith: We do not have to send this to the County?

Mr. Germain: No.

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

Joseph Nazdin, C&S Companies and Donald Coon, O'Connell Electric Company, Inc.

Mr. Nazdin: This was vacant for several years. O'Connell plans to move their operations to the building and make some improvements. O'Connell will renovate for offices and storage space. As far as the exterior, right now there is a large parking lot. That will remain an open lot but the island will be filled in. They will use the storage yard for their heavy duty trucks that they use on their jobs. There will be combination storage and turn around to get in and out of the building. In the interest of shielding the equipment from Taft Road, we have incorporated a berm design with landscaping approximately 4 feet above the existing grade. We added evergreens. In the area that cannot be shielded, we plan on building a decorative security fence due to the existing storm water management. We do understand the sensitivity of the view from Taft Road. We will be removing some of the existing parking spaces. There are currently more parking spaces than the number of employees that we have. We do have a couple proposed signage modifications. We plan on demolishing the existing monument sign and putting up a new O'Connell monument sign at the corner for more visibility. A building mounted sign as well. Those are the two major sign changes. There are a lot of dead and poor condition trees on this corner. Our site plan and demo plan shows us removing those trees for safety and aesthetic reasons.

Chairman Smith: Is the IDA ok with that?

Mr. Coon: Early discussions but, yet, they are OK with it.



Mr. Nazdin: The area in the back will be a gravel storage area.

Mr. Honors: Will it be storage for trucks?

Mr. Coon: Trucks and equipment, no higher than 13 or 14 feet in there.

Chairman Smith: You are an existing business currently located in East Syracuse?

Mr. Coon: Yes. We are currently leasing 20,000 square foot facility in East Syracuse. We will be bringing about 100 employees. We are looking to grow. This will allow us to grow. Keep in mind, a lot of the 100 employees are tradesmen in the field and do not physically report here.

Chairman Smith: This building is currently not on the tax roll and upon completion, it will be on the tax rolls. We are going to add about 100 jobs to our community and increase our tax roll.

Mr. Coon: Absolutely.

Chairman Smith: We need to establish some sort of water usage. If you could provide some water bills from your current location. I do not know how to determine what the laboratory was using. If you can find out what the existing building used in water usage, we can provide an offset amount.

Mr. Abbey: What are the hours of operation?

Mr. Coon: Monday through Friday, 7am-5pm.

Mr. Marzullo: That equipment being stored, is it at the existing site now?

Mr. Coon: Yes it is.

Chairman Smith: I know you are on an aggressive timeline.

Mr. Parrish: We need to address storm water.

Chairman Smith: Get C&S in touch with Mr. Parrish to address storm water.

Mr. Ruscitto: The proposed decorative fence, I see it stops at the berm and the chain fence continues through the back side.

Mr. Nazdin: Correct.

Chairman Smith: We did have a meeting about this. The chain link fence was something they wanted to keep their equipment safe. We did not want Taft Road exposed to the chain link fence so we asked them to add the landscaping. We wanted to improve what we currently have. This way the chain link fence will be behind the berm and we wanted to protect Taft Road from



looking at the equipment. That is why we asked for the decorative fence and they accommodated us.

Mr. Ruscitto: Any slats in the chain link?

Mr. Nazdin: No slats in the chain link.

Mr. Abbey: Looking at the general plan, what is the expected traffic flow with employees and service trucks?

Mr. Coon: Minimal. Probably 8-10 vehicles in the morning would leave. Just the office staff in front of the building. At the end of the day, those 10 vehicles will return.

Mr. Nazdin: This will be the main path of travel for the heavy duty trucks, employees and visitors will park along there.

Mr. Honors: Will the trucks be out of town for the week?

Mr. Coon: Depends on the job and if the project is out of town.

Chairman Smith: How will the signs be lit?

Mr. Nazdin: One out at the corner will be internally lit.

Mr. Coon: It was either internally or above. That is to be determined.

Mr. Parrish: It looks like there is another light and it is shining down.

Chairman Smith: Generally, we will have to take a look at the way the light is shining. We like the internally lit.

Mr. Nazdin: We will clarify.

Chairman Smith: Will you have deliveries at the existing loading dock

Mr. Coon: Yes.

Mr. Honors: Will there be tractor trailers coming in? Weekly? Daily?

Mr. Coon: Maybe 1-3 per day on average. It depends on the season.

Chairman Smith: We will see you back on April 11th.

Mr. Coon: Thank you.



Chairman Notes: I think that most members are aware that National Grid is proposing a substation where the old Plainville Turkey Farm is. They are also proposing a couple lay down years. I have filed, on behalf of the Town, to be a party to the proceeding and party to the settlement to do the best we can on some mitigation. Mr. Germain advised me that this is our only recourse. The Public Service Commission is speaking with them. The next Public Service Commission hearing is April 6th in Albany and I believe that Mr. Vanesky and myself are going to that meeting. We want to protect the Town.

Mr. Germain: I think you are looking for proposed mitigation. With National Grid governed by the Public Service Commission, you do not get to approve the site plan. The only way you can be heard is to participate in the process.

Chairman Smith: I did speak with the lead attorney for the Public Service Commission and she was not aware of some of the circumstances of the parcel. I will update when I return from the hearing.

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

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

Next Scheduled Regular Meeting: Monday, April 11, 2016 at 6:30 PM

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 7:35pm.

Submitted by Lisa L. Stewart
Planning Board Clerk