



The Planning Board of the Town of Cicero held a meeting on **Monday, September 22, 2014** at **6:30 p.m.** in the Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- Pledge of Allegiance
- Notes from the Chairman
- Approval of the Minutes from the September 9, 2014 Meeting (**approved**)
- Site Plan, Used Car King (Sun Auto), 8016 Brewerton Road, Proposed Gravel Parking Area (**approved**)
- Site Plan, Image Press, 6333 Daedalus Road, Proposed 5,940 +/- sq. ft. Addition (**approved**)
- Site Plan, Sketch Review, Subject to Payment of Fees, Visionworks, 5653 East Circle Drive, Proposed 10,000 sq. ft. Retail Building (**to return**)

Board Members Present: Bob Smith (Chairman), Chuck Abbey, 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, Don Snyder, Zoning Board of Appeals

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. Honors led the Pledge of Allegiance.

Mr. Marzullo made a motion to approve the Planning Board Minutes from September 9, 2014. **Mr. Abbey seconded the motion.** The Chairman called a vote.

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

**SITE PLAN, USED CAR KING (SUN AUTO),
8016 BREWERTON ROAD, PROPOSED GRAVEL PARKING AREA,
IANUZI & ROMANS**

Representative: Hal Romans, Ianuzi & Romans

Mr. Romans: Sheet 1 of the site plan has all the information added to it for the Sun Auto Dealership we show all their existing parking, signage, stripping, fencing. On sheet 2 shows the proposed removal of a driveway and a new driveway to the north comes in and that alleviates car carriers being parked on Route 11 and causing problems. It provides a vehicle storage area in the back of the property. Part of is paved, part of the driveway and the parking lot is in the dark the balance of it is approximately 5 acre of gravel vehicle storage yard with storm water facilities on the south and one at the north east up along



the road way. As part of the storm water we have done some breaks in the gravel parking area where you have green space. Then on the north side along the property line there was concern from the Board and residents as to buffering. We have shown along the entire portion from the storm water pond to the east where the Army Corps wetlands start we have a berm and 6 foot high evergreen trees going across there, which we believe is going to help with the noise and lighting and other issues the residents brought up. The only lighting that we have is this driveway is getting lit and we have a photometric plan included, which shows that all the lighting is to the south there is a small amount to the north but it is well behind even the berm and plantings we have planned along the north side there.

State DOT has provided us with an email which we passed on to the Town so they would have it approving the location of the driveway and we are in the process of getting the permit from them, they are reviewing some items on the drainage.

The last sheet got into existing signage, basically there is no change in the signage for the dealership, there are some signs going up, an entrance and exit sign at the driveway and signs saying authorized employees only.

The existing drainage is such that a portion of it goes off to the side where a culvert is and it gets treated and dealt with here in this pond here and then it goes to the south and there is another larger pond down there. I know that in talking to Vinnie the representative from Sun Auto, they did make some adjustments to the sound system. They did lower the volume and found that it was higher than what they needed.

I believe that we answered all of Mark Parrish's concerns from his letter and addressed most of the concerns that were brought up by the residents.

Mr. Parrish and Mr. Germain indicated that they didn't have any further engineering or legal issues to address.

Mr. Abbey: Are the trees going to be 6 feet when they are planted? And the lighting along the drive are they on posts and how high are they?

Mr. Romans: Yes, it calls out for 6 foot high trees to start at minimum. Yes, and we actually lowered the light pole height at the recommendation of the Town Engineer from 25 feet to 20 feet and they are full cut off fixtures.

Mr. Parrish: They also have shields on the back to try to prevent any light trespass and cut down on the view of the light fixture.

Chairman Smith: And these are on the Sun Auto side of the berm?

Mr. Romans: Yes, they are right along the driveway facing towards Sun Auto.

Mr. Abbey: Any lighting proposed for the parking lot areas?



Mr. Romans: No, it is truly a vehicle inventory area. They are connecting to this lot here and pushing their chain link fence out here for this paved lot here so that they can access those cars during the day time. The idea was to impact as little property as possible and obviously avoid the wetlands.

Chairman Smith: How will the trucks get out?

Mr. Romans: They would pull forward and then back in off load and pull straight out. That's really the whole thing to make it so they can go out the correct way. And that is really way this is paved we originally were going to pave a portion but we pushed the paving all the way to address some of the dust issues.

Mr. Honors: How tall is the berm?

Mr. Romans: It ends up being about 5-6 feet high, which is higher than we anticipated. One of the reasons why we did that is because there is a drainage swale that runs along the edge of the driveway here and looks like we are able to do it with material that we were going to generate and it just seemed to make more sense, it is going to give you almost 12 feet.

Mr. Honors: And that drainage swale at the base of the berm is all going to pitch west towards the drainage pond.

Mr. Romans: Correct. A portion of the drainage goes down here so you will see on the grading plan. James Trasher, from CHA, they did the SWPPP and grading plan, their plan shows the actual cross section view of the berm that is being put in and you will see that what happens is there is a certain amount of drainage that heads to the pond here and the bulk of it goes here. The way the topography works here these wet lands here are almost at a high point, which sometimes makes sense when they are Army Corps wetlands.

Chairman Smith: Lot 1 the ranch house, is the only house that is adjacent to the parcel, how far is it to the new parking lot?

Mr. Romans: To the driveway it is 65 feet to the parking lot itself it's about 125-130 feet.

Chairman Smith: It looks like they have a storm water pond in the back, will this have any impact on the storm water?

Mr. Romans: No, what happened was, the existing drainage basically most of it goes down here so the idea was to keep everything on ours to not approach them to do anything there. Realistically there is a couple of minor details the State DOT is looking at there.

Chairman Smith: There won't be any lighting on the gravel parking area at this point?



Mr. Romans: Not at all, if that were to ever change they would have to come back for a new site plan.

Chairman Smith: Any change outside of the use, would have to come back for site plan.

Mr. Romans: Yes, and we put our full statement of use on there and it talks about the 6 foot high landscaping berm along the property line and everything so it is all in there in addition to being on the SWPPP plans, which are part of this site plan.

Mr. Marzullo: Does the statement of use indicate the actual day to day use like we talked about, travel to the site, trucks, and how many cars going in and out daily?

Mr. Romans: No but CHA did a traffic letter and provided it. What they did was they asked State DOT what they wanted, they wanted trip generation, and we met with Betsy Parmley and she said realistically you're not changing the number of trips there, you might have a slight upswing but it's not going to make any difference on the entrance way or how it is configured.

The only thing that would change is if in the future, they do own property to the east, if they were to develop this and come back in for site plan, then there might have to be some modifications made to that entrance driveway. But right now it is 24 foot wide, she recommended it be that wide because of the tractor trailers there.

Mr. Marzullo: Did you say there was some green space in the stone parking area?

Mr. Romans: Yes, there are like storm quality swales, so you end up with that kind of green space that breaks it up a little bit. It is for storm water quality because this whole lot drains towards on facility here.

Mr. Marzullo: Will that be grass?

James Thrasher (CHA): Yes, grass.

Chairman Smith: How far to the houses from the new gravel parking lot?

Mr. Romans: If you figure the houses are at a 25 foot setback, which is typically for that zoning, you are at 185 feet before you get to the gravel parking area. And you have the 6 foot high berm and 6 foot high trees, which are evergreen trees which we find they work better.

Chairman Smith: The applicant understands that these are minimum 6 foot tall and if they should unfortunately die, they would have to be replaced with minimum 6 foot tall trees.

Mr. Romans: Yes, they do.



Mr. Marzullo: Is the green area delineated with anything, what is going to keep the snow plows off of it when they are plowing the stone.

Mr. Romans: You will be plowing snow into it, typically when plow operators work on a gravel parking lot they usually try to leave their blade up a little bit. But realistically gravel verses asphalt, I think gravel is impervious to the point of like 94 %, so after the first season of cars parking on it and driving on it, it's going to be pretty tightly compacted. So you may have some stones get in there, but just as the applicant is responsible for maintenance of this facility, they have to maintain those water quality swales to make sure that they work. It is to their advantage to make sure it works because it is part of their drainage system. It is not to their advantage to pile stone into it. Snow is a little bit different you are going to have snow that is going to be stock piled in areas. Usually what will happen is then they will start taking up part of their parking lot with snow.

Mr. Marzullo: One of the concerns with the residents was dust. Can you describe the gravel base and how that would affect the residents' relative to dust?

Mr. Romans: By paving the entire driveway here, it takes the problem of a car carrier puling dust out and along that drive lane away and really you are talking about a gravel parking lot where they are driving very slow with the car carriers they are not doing 10 miles an hour even. I don't picture there being a lot of dust after that, if there is a problem then the owner will probably have to get a water truck in there and wet it down. If they wanted to pave it in the future they could look to do that, but they would probably have to tell the Town. The basins were sized accordingly in case it ever gets paved, that is one thing that we talked about. It is so close with the impervious percentage there from gravel to asphalt that it made sense to do that.

Chairman Smith: And on this parcel they are not going to have customers going back there right.

Mr. Romans: No, there are signs that say authorized employees only. This lot here, there is an existing chain link fence that is going to come out here and there is a gate that is here and another gate here so you can't just wonder or drive back in this area.

Chairman Smith: They understand that if they were to want to expand that for their customers, they would have to come back because it is not a contemplated use, this if for the storage.

Mr. Romans: Correct, vehicle inventory.

Mr. Marzullo: What are the hours of operation with the snow removal and the backup beep noise that the people had concerns about.

Mr. Romans: They get the bulk of their deliveries during the day time but there is going to be times when you have a snow storm just like when residential driveways get done at 2am that you are going to



have that, that is part of living in Central New York. I think that the evergreens and the berm will take away a lot of that noise because it is so high.

Chairman Smith: there is no lighting in the gravel parking lot so won't that make it difficult.

Mr. Romans: The bulk of it will probably be done in the day time but if there was a blizzard the plows may come when the snow gets to a certain height. When they buy vehicles at auction they bring them to this parking lot for storage.

Mr. Abbey: Do the vehicles coming in and leaving the storage area go by tractor trailer?

Mr. Romans: You may have some at other areas that are driven in but the bulk of what you have is there are car carriers that bring them in. They may be driven out if they go to get prepped. During the year they have on average about 3-4 car carriers a week. There is no way for the car carriers to get in to the facility now and they were parking on Route 11, which isn't safe and DOT recognizes that it's an issue. If something changes on the development they have to come back in for either a new site plan or amend this one.

Chairman Smith: The initial load in of cars is going to be the worst and then I assume the vehicles change out as they hopefully sell them and it is going to be a normal flow.

Mr. Romans: They have the same now instead of having cars at different locations scattered they can now bring them to their one location here.

Chairman Smith: There is no anticipation that we are going to salvage vehicles here.

Mr. Romans: No it is not to store junk vehicles or anything like that, this is strictly inventory, they go and by vehicles to resell. They are a new dealership too.

Chairman Smith: Neil is there some language in there that specifically tells the Codes office 20 years from now that salvage vehicles were not anticipated. We don't want a junk yard, I know this is Caputo's business, but we have to look into the future too. They won't store them for insurance purposes or collusion.

Mr. Romans: No, it is not meant to me a place where you strip a car down for parts.

Chairman Smith indicated that has to be noted for future reference.

Mr. Ruscitto asked regarding plowing what about using flashing lights instead of back up beeping. Indicating that the berm is high enough it would block the lights.

Mr. Romans indicated that not all trucks have back up alarms and agreed that it would be better.



Chairman Smith spoke to the area being flat now and how the 6 foot berm and 6 foot trees are going to help protect them from the current existing operation; it will add some additional buffering from what is already there.

Mr. Romans: I know Vincent met with a bunch of people after the last meeting and gave them his card and said if you find the load speaker getting too loud stop over and see me and he would take care of it. They found it to be louder than what it needed to be. The berm and the evergreens will be an upgrade from what is currently there. We will be removing the dead trees that are there now to get the berm and the evergreen trees in.

Chairman Smith asked about the side walk.

Mr. Romans: We show a proposed sidewalk going all the way in front of the existing Sun Auto and we do show that on the plan and we will be working with State DOT on that.

Mr. Marzullo asked further about having the applicant use snow plows without the backup alarm but with flashing lights instead.

Mr. Germain suggested that you put it in the resolution that they would consider the use of backup lights on a plow as opposed to the beeping but not require it. Because if you require it a certain safety measure and there is a problem you are subjecting the Town to liability requiring them to use one safety method over another safety method. I think you could certainly put it in that you are asking the applicant to consider the use.

There was further discussion about there may possibly laws that would supersede the Board. And that requiring the applicant to use one safety method over another could possibly open the Town up to liability.

Vincent Salvagni(CFO Sun Auto Group): Just on that same token if I tell the plow company not to use the backup alarm I feel like I would be taking the liability on personally as well. So that is where I completely agree I don't like the backup plow in my neighborhood when its 3am and they are plowing but I understand why it is there. So I agree with you if there was a way around it yes but if the company we use has other people who require them to use it, it kind of puts me in a bind where it's not something that you can shut off.

There is further discussion between the Board, Mr. Germain and the applicant about the plowing and the plow trucks using backup lights as opposed to backup alarm. They discussed the liability about requiring the applicant to have his snow plows use backup lights. They discussed asking the applicant to consider using backup lights on the plows but not requiring it. There was also some discussion about what the laws may state regarding safety regulations for snow plows. The applicant again expressed his



concern about his liability for making his plow company use the backup lights as opposed to the backup alarm.

Chairman Smith: This is a tough situation having a residential community that is existing and has been there for a long time and having all this commercially zoned property that actually wraps all the way around the neighborhood. This is an allowable use and the applicant has mitigated even on his current parcel for DOT, by closing a driveway. He has agreed to put a sidewalk all the way across his current parcel, although only this parcel's to help mitigate the pedestrian traffic. I think the 6 foot berm comes down and will actually improve the current operation because right now there is nothing there. A great deal of what we do is being reasonable and coming up with the best for both parties and it has certainly been awhile. Mark has done a great job on the engineering. It has been difficult with the SWPPP and everything. I think we can make a determination.

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: 5 Opposed: 0 Abstained: 0 Motion approved unanimously

Mr. Germain: You are going to move for the adoption of a resolution approving the Site Plan application known as Used Car King (Sun Auto), 8016 Brewerton Road, Proposed Gravel Parking Area. Said Plan last dated September 5, 2014. This approval is strictly conditioned on the following:

- 1) The color schemes and renderings and/or elevations as presented by the applicant to the planning board in regard to this application shall be incorporated by reference into this site plan and the board's approval thereof. Accordingly the actual project must substantially conform to the original elevations as modified herein.
- 2) There will be no storage of salvage vehicles on the premises.
- 3) The applicant is asked, but not required as part of this approval, to consider the use of back up lighting on the snow plow as opposed to an audible back up warning system.
- 4) The applicant is reminded to comply with the parameters of the site plan especially in regard to the items that mitigate any disturbance to the neighboring properties.

Chairman Smith indicated that the Planning Board has taken into consideration the County's recommendation and we have taken into consideration that the NYSDOT has approved the traffic changes and they have conducted a traffic study.

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

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



**SITE PLAN, IMAGE PRESS,
6333 DAEDALUS ROAD,
PROPOSED 5,940 +/- SQ. FT. ADDITION
IANUZI & ROMANS**

Representative: Hal Romans, Ianuzi and Romans

Chairman Smith: Can you clarify the use from our last meeting and what utilities will be in the addition?

Mr. Romans: We have a statement of use on there and it states as follows: Tax Map #51.03-12 continue to be used for graphic design services; The proposed garage addition to be used for graphic design installation only; Day shift hours are M-F 8am to 5pm, night shift hours are M-F 3pm to midnight; Lighting, signs, landscaping, parking to remain unchanged except for removal of the parking area for the proposed garage location.

The proposed garage will have heat and electricity extended from the existing building, there will be no outdoor uses, loading, storage areas or equipment. Existing building façade, the proposed garage façade to match the existing building upon completion and we have provided a copy of the architect drawings for the submittal.

Basically what they are going to do is have heat and electricity there, I think there was a question about whether they do buses, and they don't do any buses. They have 5 bay doors in the front, (4) 12 ft. x 14 ft. and (1) 14 ft. x 14 ft. so everything will be done inside.

Chairman Smith: There is no mechanical work or no service work on these vehicles. This is strictly for the installation of graphics. And there is no increase in sewer use or water use?

Mr. Romans: No, no service being done. There is no proposed bathroom being put in the addition it is strictly a garage that is heated with electricity so that they can put the decals and things on the vehicles. That is it, everything else stays the same, lighting landscaping.

Mr. Hooper: They are going to wrap vehicles with vinyl, do they wash vehicles before they wrap them?

Mr. Romans: I don't know, I don't know the process. I would think that they wipe them off at least. But I don't know that, they may do it someplace else like a car wash then just wipe the dust off.

Chairman Smith asked Mr. Parrish and Mr. Germain if they had any engineering or legal issues.

Mr. Parrish and Mr. Germain indicated that they didn't have any further engineering or legal issues to address.

Mr. Ruscitto: All set

Mr. Abbey: That is a good point about washing though because if they did do any washing they would need drains or a facility for that.



Mr. Romans: I have to think if they are doing it in the winter time and everything else that they can't be doing anything that is going to put water on the floor and go out the garage because it is just going to ice over. I believe that it is washed someplace else and then the decal area might be cleaned with some kind of a car cleaner.

Chairman Smith asked if we could make the resolution specific that this is not for car washing, it says no maintenance on vehicles so is that covered because if it becomes an issue then the Codes Department would have something to hang their hat on.

Mr. Germain: You could but what if they have to wash the cars, we aren't going to know what is going on there anyways. You have no maintenance on or auto repair on vehicles to be performed, I would say that is close enough. If you said you can't wash the cars in there that is pretty restrictive.

There was further discussion between the Board, Mr. Germain and the applicant regarding the language of not allowing washing of the vehicles in the garage.

Chairman Smith asked the Board members if they had anything further and the Board members had nothing further.

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: 5 Opposed: 0 Abstained: 0 Motion approved unanimously

Mr. Germain: You are going to move for the adoption of a resolution approving the Site Plan application known as Image Press, 6333 Daedalus Road, Proposed 5,940 +/- sq ft Addition. Said Plan last dated September 15, 2014. This approval is strictly conditioned on the following:

- 1) The color schemes and renderings and/or elevations as presented by the applicant to the planning board in regard to this application shall be incorporated by reference into this site plan and the board's approval thereof. Accordingly the actual project must substantially conform to the original elevations as modified herein.
- 2) No maintenance of vehicles or repair work is to be performed at the site.

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

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

**SITE PLAN, SKETCH REVIEW, VISIONWORKS
5653 EAST CIRCLE DRIVE,
PROPOSED 10,000 SQ. FT. RETAIL BUILDING**



IANUZI & ROMANS

Representative: Hal Romans, Ianuzi & Romans

Chairman Smith indicated that this week he became aware of the fact that there is going to be a 10,000 sq. ft. retail building going in at the Market Place Mall, they hope and I wanted to put it on the agenda. The fees have been paid, but I wanted everybody here to be aware as quickly as possible of what is being proposed as the construction seasons nears the end.

Mr. Romans: The only change is that it is not 10,000 sq. ft. it is now about 3,600 sq. ft. Actually you can see on the site plan how it works out very nicely with what is existing there. You can see East Circle Drive, and Advanced Auto and Lowes is here to the east. It has no frontage on East Circle Drive, basically Market Place Mall, owns around it and has ingress and egress along these driveways here out to East Circle Drive. There is existing sanitary sewer, water and electrical over here. Right now what you have there is a parking lot that is not used. It was at one time approved for a 10,000 sq. ft. retail building in the past and what we are going to do is to do a Visionworks Eye Care Center. It is roughly 3,557 sq. ft. basically what we tried to do is utilize the existing islands that were there, so the islands around that are green either grass or landscape would remain and we would be increasing the green area by putting in one new island and a couple of smaller islands, so instead of having two bays of parking spaces like the existing lot has the building would site inside it there and the same traffic pattern can still be utilized. It will be a frame construction but it will have a masonry knee wall with like dryvit or something. I have elevation drawings to show what it looks like. It would be a single user. The existing drainage is that this parking lot drains over land towards these gravel areas on the other side of the driveway. So these two gravel areas drop into this creek storm water area here. So we are decreasing the impervious area because we are putting in more green space by adding islands and around the building we are going to have a 5 foot planted area. Parking space wise, there is existing 101 spaces. This parking lot right now is used as a cut through. We would maintain these parking spaces down here and these over here; we put a new row in here and here. We show 6 here now but we may take a couple out and a dumpster location. The front of the building would be towards the east or towards the shopping center.

Chairman Smith asked about as part of this project possibly trying to fix the drainage problem area where water ponds up.

Mr. Romans indicated that he would check into it because that area may be owned by Market Place Mall.

Mr. Ruscitto: How many parking spaces are actually needed to run this business?

Mr. Romans: Not 69, or actually I end up with 77. There are 101 there now but I know that these parcels in addition to ingress egress they also have cross easements for parking. So looking at Advance Auto, this is there owned parking spaces here, I know that they have some people park here but they do have



a sidewalk that goes all along back here. So I don't know if they have people parking in these spaces here.

Mr. Ruscitto: I wondered if there was any way of getting more green space.

Mr. Romans: Well we are increasing green space by taking out asphalt and adding islands that are going to be grass and landscaping and then also around the building 5 feet.

Mr. Marzullo: Are these doubled here?

Mr. Romans: That is the way it is currently and what it is, is I believe the way it was set up was that if someone wanted to go to Auto Zone and park here they can park there and then go on the side walk.

Chairman Smith: What are the chances of removing that whole double row and turning that all into green space? That would drive the traffic around the perimeter.

Mr. Romans: I could ask, the one thing we want to be careful of is overall parking count. I am sure that this was probably looked at back when it was originally Market Place Mall as an overall concept in parking space count for all of the facilities here. I have been at Lowes when they are parked all the way out. I can see, it is something that I can ask them.

Chairman Smith: that would sort of direct the traffic around the parcel also.

Mr. Romans: Maybe if we even took out a portion of them or something.

Mr. Ruscitto: It might dry up some of the water too.

Mr. Romans: I think that what is happening here is.

Mr. Honors: It is a low area.

Mr. Romans: Yes, there might be a failure in the drive lane or something like that where you have it. It doesn't take much, when you go down a couple of feet you are probably at the water table. When I looked at the water that is running through here it is at times, you can see where it has the propensity to get all the way up to the edge of the pavement.

Chairman Smith: Could you look at those things?

Mr. Romans: Yes we will.

Chairman Smith asked Neil if he is going to want cross access easements because they are different owners.



Mr. Germain: Yes, they should show them but I don't know what you are going to get as far as I think what you are talking about is a drainage easement back there. They are going to have to go the owner of the adjoining property if they want to do anything in conjunction with them and get some kind of agreement to do it, if that is the direction you are going to go.

Mr. Romans: What we were thinking of doing is it sheet drains now here, that is where the bulk of it goes. What we were thinking was is that we would bring something down and for the roof drains because we don't want the roof water to go across the sidewalks because it ices up. But basically maintain the grade that is out there now to let it continue to sheet drain. I will check and see what their existing cross easements are.

Mr. Germain: I would think there is existing easements parking because it is probably shared parking back there at some point.

Mr. Romans: I think that Advanced Auto uses a portion of that, and they have a sidewalk.

Mr. Germain: So you can just show that on your plan, whatever shared parking there is, if there is an agreement out there, that way you know.

Chairman Smith: Well this parcel if owned by a different entity and there is no public access, it is surrounded. Is there exterior going to be keeping with the other buildings in the area?

Mr. Romans: What they are thinking about doing for a portion up do masonry, brick like a column look and then parity board or drivet above that and then the utilities would be up on the roof behind a parapets so you can't see them. It is better than you average building, it is actually going to look very nice there. I told them to check their signage too, because I would think that they want signage on, they said three sides, I said you may want to do four sides because you want someone that is driving down East Circle Drive to know that is where Visionworks is.

Chairman Smith asked Mr. Parrish if he had engineering questions and he had nothing at this time.

The remaining Board members are all set and had nothing further at this time.

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

Next Scheduled Regular Meeting: October 1, 2014 at 6:30 PM.



PLANNING BOARD MEETING
TOWN OF CICERO

September 22, 2014
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IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS
ADJOURNED AT 7:37pm.

Submitted by Kristin Ryder
Planning Board Clerk