



The Planning Board of the Town of Cicero held a meeting on **Monday, February 24, 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 January 27, 2014 Meeting (**approved**)
- Approval of the Minutes from the February 10, 2014 Meeting (**approved**)
- Major Subdivision Preliminary Plan- Public Hearing, Lonergan Subdivision, 5775 Sneller Road (Tax Map #120.-02-01.3), 6 Lots
- Site Plan – Sketch Review, National Grid, Totman Road (Tax Map #054.-01-15.1), Proposed Telecommunications Antenna

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

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.

**APPROVAL OF THE MINUTES FROM THE JANUARY 27, 2014 MEETING**

**Chairman Smith made the motion** to take the approval of the minutes from the January 27, 2014 meeting off the table. **Mr. Abbey seconded the motion.** The Chairman called a vote.

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

**Chairman Smith made the motion** to approve the Planning Board meeting minutes from January 27, 2014. **Mr. Honors seconded the motion.** The Chairman called a vote.

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

**APPROVAL OF THE MINUTES FROM THE FEBRUARY 10, 2014 MEETING**

**Mr. Marzullo made the motion** to approve the Planning Board meeting minutes from February 10, 2014. **Chairman Smith seconded the motion.** The Chairman called a vote.

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



Chairman Smith recognized Vern Conway, Town Board Member and Richard Hooper, Director of Zoning Enforcement, thank you all for joining us.

#### **NOTES FROM THE CHAIRMAN**

Chairman Smith noted the form of the minutes has changed slightly and if anyone has any other changes or suggestions now is a good time to let us know if there is anything that can make them any easier to read or understand. Mr. Germain is providing the written resolutions so the minutes are much more comprehensive.

The codes office has made a real push to get the signs under control and it looks much better around Town. They are doing a great job.

March 4, 2014 at 1pm we will have a coordinated review organized by the County to discuss the Lonergan Subdivision, and the Carmel Runne project. Both Jessica Zambrano and I agreed to the 30 day extensions to allow for this meeting. The County is bringing in Onondaga County DOT, NYS DOT, Metropolitan Transportation Council, WEP, NYSDEC and OCWA. Each applicant gets 30 minutes to present then the members of the review panel have 30 minutes to discuss the project. To comply with Open Meeting Law I can have one planning board member, which Mr. Abbey as Vice Chair has agreed to attend, Jessica Zambrano can have one Town Board member, Mr. Parrish will attend as our engineer and the Chief of Police will attend to discuss traffic in that area.

I know there has been a lot of concern about the dumpster situation on the corner of South Bay and Thompson and I know they are working on it and Mr. Hooper has spoken with them directly, Mr Hooper can you update us?

Mr. Hooper: When we were there removing some signs off the pole he thanked us. I questioned him about the cars he was selling and he provided a site plan approval from 2004 that indicated he could sell a certain amount of cars. When asked about the dumpsters he provided a letter he sent to his attorney from the fall and he said he would reach out to his attorney again.

#### **MAJOR SUBDIVISION PRELIMINARY PLAN –PUBLIC HEARING, 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: The subdivision is of a 49 acre parcel on the north side of Sneller Road. We are proposing a 933 foot long cul-de-sac, we show the proposed easement, we show propose drainage, we are propose a cutoff swall on the north side of Sneller Road. We show 6 lots that would be on private sewer, so as each user comes in, they can design the septic based upon their needs. The lots range in size from



about 4.9 acres to 11.4 acres. There is existing water that runs along 81 but it is on our property in an easement. LGR Engineering is designing how the water would serve this subdivision. There is existing overhead here on Sneller Road that will probably come in underground which is usually done when you get past the preliminary plan as far as the national grid and the electric and we head towards final plan. I did provided County DOT with a copy this plan so they could look at the location of the proposed road way. The plan is the same as the sketch plan provided the only changes are the proposed roadway. We talked to Bruce Lets, the Town Engineer, and he said to show it as 24 feet wide on the pavement and we told him we were looking at open roadside swale and he said that would be something the town would allow. Alex from LJR engineer is going to be sure that the pavement radius and everything works in the cul-de-sac as far as tractor trailer traffic. The one I showed before was for a residential cul-de-sac.

Chairman Smith: Because this is the subject of a coordinated review we won't take any action tonight. The purpose of tonight is to hold the public hearing since it has already been advertised. It will give anyone a chance who wants to have comments on the matter.

Chairman Smith opens the Public Hearing.

Chairman Smith asked for those who wished to speak for the project. (NONE)

Chairman Smith asked for those who wished to speak against the project.

Mr. Diffin: (5895 Sneller Road, Cicero, New York) We are on the right side of that drawing and also across the street so we are just concerned with what will be going in.

Chairman Smith: Right now they are subdividing 50 acres to break into lots for commercial use. It is not residential it is already zoned general commercial plus. The applicant has indicated in past discussions they are trying to find small business, office buildings and potentially light industrial but no heavy industrial. But this is just for the site plan approval for the subdivision, every project that will be built after has to come back before the Planning Board for a full site plan review so you will have every opportunity to come back.

Mr. Diffin: OK, so there is nothing going on right now this is just for the subdivision.

Chairman Smith: Right.

Chairman Smith asked if there was anyone else who wished to speak against the project.

Chairman Smith closed the Public Hearing. 6:45pm



**Site Plan – Sketch Review, National Grid,  
Totman Road (Tax Map #054.-01-15.1), Proposed Telecommunications Antenna**

Representative: Brandon Neddo, National Grid

Mr. Neddo: We want to put this telecommunications pole in for system reliability. We use it so we can send signals to our control room so that pressure readings on each side of the valve that we have installed here and then if something were to happen like say a line break they have the ability to go through that remotely, which will quicken the lead time so we don't have to send guys there. As of right now we have a 20 foot easement where our transmission pipeline runs and a permanent pavement easement for parking. And the proposed pole location is right on the outside of the fence we have right now around their valve site. It would be the installation of a 60 foot pole with an antenna signal use and it would be pretty minimal for land disturbed.

Chairman Smith: Our main concern would be is the drop zone adequate around it. So if it fell would it fall on their property Mark?

Mr. Parrish: I have not looked at the details yet, but I believe those are property lines.

Mr. Neddo: We only have a 20 foot easement so if it did fall it could fall on the property line to the north or the south.

Mr. Marzullo: Is it a wooden pole?

Mr. Neddo: Yes

Chairman Smith: With an antenna on top of it. How high would the total height be with the antenna?

Mr. Neddo: The antenna comes out the top, just the 60 feet total.

Mr. Marzullo: Is it tethered at all?

Mr. Neddo: No, I don't believe so.

Mr. Honors: Is there a guide wire?

Mr. Neddo: There might be a guide wire, but I cannot recall. It would be a typical utility pole installation, but I am not sure what the standard is.

Chairman Smith: Is there a road going out to it?

Mr. Neddo: We have the pavement easement where we put our cars there, it is all crushed stone.



Chairman Smith: How far is it from the Northern Blvd. or Totman Road?

Mr. Neddo: It is around 60-70 feet.

Mr. Parrish: The telecommunications ordinance has a lot of requirements that are not really going to be applicable in this situation. Given that this is basically a telephone pole we certainly don't ask for analysis, so I don't know that we will be requiring everything typically we would require or that the ordinance requires. Can you talk about the nature of the antenna?

Mr. Neddo: The largest antenna we have is around 10 feet in length, it will be attached to the side of the pole. And the remote signal is solar powered in this instance. The reason the pole has to be 60 feet is because our telecommunications department did a survey and that is where they found the best quality signal. They want to be sure there is consistency they don't want to do 30 feet and then not have the ability to not have signal when they need it. So in the event of an emergency they want to be able to have capability.

Chairman Smith: Is there solar panels mounted on the pole also?

Mr. Neddo: No there are actually solar panels already mounted.

Chairman Smith: So basically we are going to have antennas mounted on a pole. And if it wasn't for the fact that it is for a telecommunications device we wouldn't be concerned. We have to be consistent because it is a telecommunications device.

Chairman Smith: Neil do we have to bring it back?

Mr. Germain: It depends, from a legal perspective you don't have to bring it back but I don't know if you have a full engineering review of this yet.

Chairman Smith: Can we make it contingent on Mark doing a review?

Mr. Germain: No, because then you would be approving it without the benefit of the review you are asking for. If Mark felt comfortable with a recommendation on the telephone and characterizing it as such then I don't think it would be a problem if you opined right now. But I can't answer the engineering questions right now.

Chairman Smith: But legally we can, I don't know how comfortable Mark is, I will ask him to speak to it.

Mr. Parrish: Well the other question I just asked Dick was has this been sent to the County, does it need to go to the County?



Chairman Smith: We are going to set this down for two weeks from today, well actually the next meeting is the second Monday in March, and we will put you on the agenda for the purpose of doing the determination.

Mr. Neddo: OK

Mr. Parrish: Bob, realistically I am not going to have too much to put on this, what my report is going to say is that there are a number of things that are not being provided per the telecommunications ordinance.

Chairman Smith: Well we have set it down for two weeks so we can answer it then.

Chairman Smith asked if the members had anything else to discuss.

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

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJORNED AT 6:57 P.M.

Submitted by Kristin Ryder  
Planning Board Clerk