



The Planning Board of the Town of Cicero held a meeting on **Monday, September 26, 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 September 12, 2016 Meeting (**Approved**)
- ❖ Amendment of Minutes from the July 25, 2016 Meeting (Approved)
- ❖ Minor Subdivision Preliminary & Final Plan, Public Hearing, Martin Property, 8198 Lawton Road, 2 Lots, David Martin (To Return)
- ❖ Site Plan, Sketch Review, Design Shop Signs & Graphics, 5676 State Route 31, Proposed metal frame building, Cathi & Gregg Sutton (To Return)
- ❖ Site Plan, Abundant Life Christian Center, 7000 All Nations Blvd., Proposed 60' X 100' outreach building, Ianuzi & Romans (Approved)
- ❖ Site Plan, Blackburn Lawn & Landscape, 6351 NYS Route 31, Proposed landscape business, Ianuzi & Romans (To Return per applicant request)
- ❖ Minor Subdivision Preliminary & Final Plan, Island Hollow, 6274 Island Road, 2 Lots, Ianuzi & Romans (To Return)
- ❖ Site Plan, Public Hearing Continued, Island Hollow (Two Plus Four Construction), 6274 Island Road, Proposed Multi-Family Development, Keplinger Freeman Associates (Public Hearing Closed)

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

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

Chairman Smith opened the meeting by noting the locations of the two 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. Card led the Pledge of Allegiance.

Approval of Minutes of September 12, 2016 meeting:

Mr. Card made a motion to approve the Planning Board Minutes from the August 8, 2016 meeting. Mr. Marzullo seconded the motion. The Chairman called a vote:

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



Approval of Amendment of Minutes of July 25, 2016 meeting:

Chairman Smith made a motion to approve the amendment of the July 25, 2016 meeting to include a copy of the letter submitted by Tim Murphy. Mr. Abbey 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
MARTIN PROPERTY
8198 LAWTON ROAD, 2 LOTS
DAVID MARTIN**

David Martin, Applicant

Mr. Martin: This is 10 acres of land on Lawton Road. We are breaking off 3.2 acres to build a house for my daughter. My son lives next door. This is our family compound. Just a little ranch house.

Chairman Smith: We cannot take action this evening as we are still waiting for County approval.

Chairman Smith 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 6:35pm.

Kim Lamb, Lawton road.

Ms. Lamb: I have already spoken with Dave. Our tree line separates the two properties. I just wanted to make sure that the tree line remains. From what I understand when we bought our property, those trees are on our property. I think he is going to use his existing driveway. If at any point he sells that property, that new house that he is building, will there be another driveway put in and where would it be?

Chairman Smith: In most instances, we would ask for an easement for the driveway. We will have Mr. Germain look into that.



Chairman Smith closed the public hearing at 6:39pm.

Mr. Martin: There is plenty of room for another driveway if necessary but I am not planning on it now. We are just going to use that until I die.

**SITE PLAN
SKETCH REVIEW
DESIGN SHOP SIGNS & GRAPHICS
5676 STATE ROUTE 31
PROPOSED METAL FRAME BUILDING
CATHI & GREGG SUTTON**

Gregg & Cathi Sutton, Applicant

Chairman Smith: This is your present building and your current parking lot. Are you adding asphalt?

Mrs. Sutton: No, it is already in place.

Mr. Sutton: No changes.

Chairman Smith: You are just adding a new building?

Mr. Sutton: Yes. We are going to use it to store equipment strictly related to my business.

Chairman Smith: No additional public storage. Any water or sewer?

Mr. Sutton: Just gas and electric.

Mrs. Sutton: We just expanded our business and we need more space. We need bigger areas to wrap. Right now we are renting space.

Chairman Smith: Are you adding employees? Is there sufficient parking?

Mrs. Sutton: Yes and yes.

Chairman Smith: Do we have architectural drawings?

Mrs. Sutton: Not yet, just the sketches so far. Just a rendering.

Mr. Abbey: Will you have drive in/drive out large doors.

Mrs. Sutton: The doors face the existing building, not facing the street.

Mr. Abbey: Are they big enough to accommodate large vehicles?



Mr. Sutton: The back is 14 foot and front is 10.

Mrs. Sutton: Windows will be facing Route 31.

Chairman Smith: What about colors?

Mrs. Sutton: They will match the existing building. Light gray and charcoal gray. Black roof.

Chairman Smith: Any signage?

Mr. Sutton: No.

Chairman Smith: Any signage that you want to change should be addressed now. If you want to change signage on the exiting building, now is the time to do that also.

Mr. Marzullo: Congratulations on the expansion. How long have you been here?

Mrs. Sutton: 9 years. We employ 7 people. We are adding at least 2 more employees.

Mr. Marzullo: Any cross reference easements?

Mr. Parrish: I can look.

Mr. Card: We don't have to worry about buffering your neighbor. Exterior lighting?

Mr. Sutton: Yes. Not on the back side.

Mr. Card: Address the lighting fixtures in your site plan.

**SITE PLAN
ABUNDANT LIFE CHRISTIAN CENTER
7000 ALL NATIONS BLVD.
PROPOSED 60' X 100' OUTREACH BUILDING
IANUZI & ROMANS**

Tim Coyer, Representative Ianuzi & Romans

Chairman Smith asked Mr. Coyer to review the few items that were left from the last meeting.

Mr. Coyer: There is about 475 feet roughly from the back corner to the existing building. This building will sit about 20 feet lower so there will be plenty of buffering. We are using full cut off fixtures and that has been noted.



Mr. Marzullo: The County talked about the temporary drive. We didn't give any direction.

Chairman Smith: They don't use it. I am not concerned with it. It was just a comment.

Mr. Coyer: I don't even think it is passable at this point. Very overgrown.

Mr. Parrish: He put full cut off but problem is referencing the wrong lens. Just need to delete the RL.

Mr. Coyer: OK.

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 Mr. Marzullo.

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

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

Move for the adoption of a resolution approving the site plan application known as Abundant Life Christian Center, 7000 All Nations Blvd., Proposed outreach building., said plan last dated 9/26/2016. This approval is contingent 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 elevations as presented herein.
2. The proposed lighting consists of wall packs on the building. The model for the wall packs must be for the full cut off type fixture and not the refractive lens that is noted on the plan.

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

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



**SITE PLAN
BLACKBURN LAWN & LANDSCAPE
6351 NYS ROUTE 31
PROPOSED LANDSCAPE BUSINESS
IANUZI & ROMANS**

Chairman Smith: We are going to put this off until the October 5th meeting. The applicant asked for additional time to go over some changes.

**MINOR SUBDIVISION PRELIMINARY & FINAL PLAN
ISLAND HOLLOW
6274 ISLAND ROAD, 2 LOTS
IANUZI & ROMANS**

Chairman Smith: We need to discuss the outstanding easement issue.

Mr. Coyer: There are 3 easements that are getting dedicated. Two to the Town. Access easement for the pump station. The sewer easement goes behind the building.

Chairman Smith: The Town is concerned about running our sewer pipes on private roads that are do not meet Town specifications. The easements need to be wide enough.

Mr. Coyer: The OCWA easement. The Town easement is 20 foot.

Chairman Smith: Is that wide enough for a truck to go down?

Mr. Parrish: Not really. That is not an ideal place to bring a truck down through. It is enough to be able to get in and bring in some equipment to dig it up if needed but as far as running trucks down there on a regular basis, it would not work well.

Chairman Smith: Is a wider easement an issue?

Mr. Coyer: No. We have plenty of space. Would a 30 foot easement be better?

Mr. Parrish: Yes. The more room you have the better. 30 feet should be fine.

Chairman Smith: We are covering what will probably never happen but I would like to increase that to 30 feet.

Mr. Coyer: Would you like the sewer easement to be 30 feet as well?

Mr. Parrish: There is going to need to be some coordination.

Mr. Germain: I received some easements today but I have not reviewed them yet. The easements that I did get before were not all inclusive.



Chairman Smith: We need all the paperwork in and reviewed. As long as you have to come back, let's make that 30 foot.

Mr. Coyer: We added all of Mr. Parrish's note to the side. Note that flag lot is for future development. All roads are private and will not be dedicated to the town as public highways.

Chairman Smith: Is the sewer collection part of the subdivision or site plan?

Mr. Parrish: That will be addressed under the site plan.

Mr. Germain: You asked us to adjourn this so you can provide us with additional information regarding the easements and the Board will do so.

Mr. Parrish: I would like to review everything before I comment.

**SITE PLAN
PUBLIC HEARING CONTINUED
ISLAND HOLLOW (TWO PLUS FOUR CONSTRUCTION)
6274 ISLAND ROAD
PROPOSED MULTI-FAMILY DEVELOPMENT
KEPLINGER FREEMAN ASSOCIATES**

Lisa Wennberg, Representative Keplinger Freeman Associates

Chairman Smith: Did everyone see the National Grid communication?

Ms. Wennberg: A couple updates from the coordinated review. Comments from the Fire Department. We did add the hydrant on the 36 unit building so now there are two. There will be an appropriate fire department connection on front of the building. There are now 5 hydrants for the townhouse building. The turning radius template complies with the Fire Chief dimensions and I did try it at both loops and I got the trucks in and out. There was a comment from WEPP – we did move the sanitary behind the buildings instead of in the driveway and sidewalk areas. We had discussions with the school and they have agreed to pick up the children on the private driveway. We do have that in writing. I will double check for you. We did provide the traffic study. We added the estimated water usage to the overall plan for 8100 gallons per day.

Chairman Smith: 8100 is the daily water consumption?

Ms. Wennberg: Yes, that is daily usage.

Chairman Smith: Please note that on the plan.

Ms. Wennberg: We sent over the flow data that we received from OCWA. I did receive some comments from Onondaga County DOT. A couple grading modifications. That will be



addressed on the final plan. They wanted an updated work zone traffic standard DOT sheet provided. That will be switched out. National Grid said that they are going to grant us access. They had a few questions for us. One of their concerns was that their trucks would drive down that dirt path and not be able to get onto the dirt path. We provided stone areas with 25 foot radius on both sides so they can drive from the private drive onto the dirt road so they can do any modification as necessary. They were concerned that the dumpster direction would be going toward the wires. We made it parallel to the wires.

Chairman Smith: Do you have a copy of the National Grid correspondence with you?

Ms. Wennberg: Let me look. No I don't. Their email did not mention a grading issue.

Mr. Bragman, the applicant provided Ms. Wennberg with the email from National Grid and Ms. Wennberg read same to the Board. Ms. Wennberg agreed to provide a copy of the email correspondence to the Board for review.

Ms. Wennberg: Indemnification will have to be added to the National Grid agreement. The conductor study is done by tem.

Chairman Smith: You will share their approval with us?

Ms. Wennberg: Absolutely.

Chairman Smith 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 reopened the public hearing at 7:07pm.

Les Madison, 6309 Way Forest

Mr. Madison: The main thing, you were at the temple meeting that we had and you mentioned that the senior housing was your idea. You asked them. I am going to ask you to recuse yourself from that vote on this matter. That was your idea and I don't see how you cannot be prejudiced.

Chairman Smith: I will not be recusing myself. We often meet with applicants. I am 100% aware that we have a serious shortage of senior housing and I will absolutely recommend to anyone coming in that they add senior housing as a component. This is part of my job.



Mr. Madison: When you mentioned that it was your idea, in my mind I do not see how you can not be prejudiced for that project.

Chairman Smith: I appreciate your concern but I will not be recusing myself.

Mr. Madison: We question how they came across their \$118,000 tax on this. Who considered that over in The Crossings that over \$1,000,000 in taxes are paid. We feel this will deface our housing. Is there any place you can go to ask about that.

Chairman Smith: The Planning Board does not have any right to get involved in assessments. That would be referred to the assessor. The assessor is independent of this Board or the Town Board.

Mr. Madison: You can understand how I feel. My property value. I am just wondering if you are going to put the access road back there to the pumping station. Is it going right over the road? Or under the road?

Chairman Smith: The County has just updated their pumping station requirements and the County has very specific requirements on what size the driveway has to be and paving for the pump station. Those will be public infrastructure. We are going to make a recommendation. My guess is that the Town Board will not diminish our recommendation. We wanted a wider easement so if something happens, they will have access. The pumping station has to be built to the standards of Onondaga County. As far as paving, that now will be determined by the County regulations. They have some specific needs to be addressed.

Mr. Madison: Mr. Bragman, there was a sign up when I bought my house. The sign said some patio homes were going to be built. Why was that never talked about?

Chairman Smith: I can answer part of that for you. Town board changed it to multi family residential about 10 years ago. That is a Town Board decision. My guess is that the market collapsed shortly after The Crossings went in. We haven't done many new housing permits.

Mr. Madison: Anything being built will affect Crossings, sewer problems, sanitary problems. Storm water.

Chairman Smith: The water issues are not a result of this project. They are actually downstream from you. Their storm water will not affect yours. I had WEP look at the conveyance of the water flow, no issues with conveyance. Pipes are adequate to handle. No way affects the crossings. You do have a storm water issue but this project will not contribute.

Debbie Gargon 6112 Cobblestone drive

Ms. Gargon: I think there is a huge need for this project. I rented in Cicero for many years. I know quite a few people that need affordable housing. I think that this is a great project.



Tim Murphy, Noel Road

Mr. Murphy: I was at the coordinated review. National grid said” busses and emergency vehicles use a 60 foot right of way so trucks can pass, less is inadequate”.

Scott Mantano, 6015 Woodduck Path

Mr. Mantano: I am a Town of clay resident but hear to speak for my mother who lives at 7636 Thompson Road. This type of senior housing would be perfect for her. She has lived in same house for 63 years. Not much available for senior housing. Something like this would be perfect for her. There is a need for senior housing.

Louis Pardee, McKinley Street

Mr. Pardee: I have driven school bus and fire trucks. When he said there is plenty of room for a fire truck, will it also fit a school bus? Fire truck wheel bases are a lot shorter.

Mr. Parrish: I don’t think that the roads are any really different than typical town roads. They are 11 foot. The same as the Town of Cicero roads.

Mr. Pardee: They should check into that. If the buses will fit.

Chairman Smith: 22 foot is what is required for a Town road.

Mr. Pardee: Thank you. I knew there was a big difference between the bus and fire trucks.

Debbie Joss, 6268 Island Road

Ms. Joss: I received an email from Jennifer Daly – the executive assistant for Sue Kimmel. I had requested that they let me know about the Onondaga County traffic study. She told me that they did the study. It was done on one day only. Done in the middle of the summer. A lot of people could have been on vacation. Where were they located when they counted the cars? I am located to the west of the first entrance. I get a lot of traffic past my house from The Crossings. I would like answers to those questions if you have them.

Chairman Smith: I know one was submitted to the Town. I want to see the study.

Ms. Joss: Where were they sitting when they counted the traffic?

Mr. Parrish: It looks like intersection of site with Island Road.

Ms. Joss: They probably did not count any of the cars coming out of The Crossings. The entrance to Island Hollow is going to be approximately .2 miles past The Crossing exit/entrance. I am just saying, did they or did they not county The Crossing traffic.



Mr. Parrish: They are measuring the impact of their driveways.

Ms. Joss: I am concerned about the impact on my house.

Chairman Smith: Do any of the members remember seeing the traffic study. We don't have a copy of the traffic study. There is not one in the file and the Board members don't have one. Can we get that sent to the rest of us please. Give Lisa your email and we will email you the study.

Ms. Joss: It was done on July 14th. Is one day sufficient? I was told that it was done during peak hours.

Chairman Smith: When we see it, we will send it to you. We can't really comment on it until we see it.

Ms. Joss: Is there any investigating going on into the impact on real estate values in this area or in areas where it has been done before. What impact does it have on the real estate values?

Chairman Smith: None that I am aware of.

Mr. Joss: We are all concerned about the values of our property.

Mr. Germain: A study of the impact on the valuation of property – you can get your own study and present it to the Board. The assessor would not make a potential impact study. It would be speculative.

Ms. Joss: How has it impacted other developments like this.

Chairman Smith: I don't know. Take a look at what Cobblestone had on the area. They were already in place and The Crossings old pretty quickly. It is difficult to determine. Something you should consider is that this is going to be managed multi family residential housing. Stringent leases. State oversight. Other side of the coin is that if this wasn't a managed facility, you would have the developer just come in and sell it and we could end up without management. If you went to the Town of Clay, off Caughdenoy Road, you can see what happens when you don't have managed multi family residential. You have to bear in mind that this land is zoned for multi family residential housing. I doubt the owners want to keep the land for looks. If this project isn't selected, we don't know what the next project is.

Ms. Joss: Patio homes are also considered multi family. The ones in Pastures are connected.

Chairman Smith: Things change. You could have just townhouses and they would not be managed. That worries me. I don't have the answer but I know what happens when each neighbor manages their own property. I listened to the point made that she will be managing them. We have townhouses selling now. There is a need. Is the neighborhood better off with managed or a free for all? Are we better with a manager with a good track record. They do well



with managing. It is a 50 year agreement. She has to manage it and own it for 50 years. We have 50 years of management. I don't know the answer as to where you go to get a study.

Ms. Joss: Back to your point regarding Cobblestone already being there. Difference between Cobblestone and this is that Cobblestone is more obscure. You can't see it. You can't compare the two.

Chairman Smith: At the end of the day, it is zoned multi family residential.

Ms. Joss: Yes, I know. No one can predict the future. Thank you for your time.

Ron Cocciole, 6069 Meadow Drive

Mr. Corriole: I am impressed by the way the Town works here. I had an experience this summer that made me look at I want to look into senior housing. I couldn't find any. I would like to have some options for senior housing. I am supporting that we don't have a lot of housing for our seniors now.

Chairman Smith: There is no question that we need senior housing in Cicero. We have over 200 people waiting to get into Toll Road that this developer owns. The apartment complexes are full. The developers are already in asking to add more units. There is no doubt that Cicero as a community has matured and there is a need for when people want to get out of their single family homes, that they don't have to leave their hometown. Every time a developer comes in , I will talk about senior housing.

Chairman Smith closed the public hearing at 7:37pm.

Chairman Smith: The Onondaga County Planning Board looked at this project and we have received their comments. The County Planning Board considered the subdivision referrals at their meeting. As such, the Board is not forwarding a resolution regarding the two referrals.

Chairman Smith read the Onondaga County Planning Board comments.

Chairman Smith: They did include some of the things there were fighting about. There was a waterflow concern. I did ask the applicant to provide us with some numbers on what the buildout would be. There are wetlands back there. There are 32 acres left over.

Mr. Coyer: 11 and ½ acres left, unencumbered outside of the wetlands.

Michael Bragman, Jr., Applicant: When we did the traffic study, it is customary for the traffic engineer to ask about the remaining property. The traffic study was done with the 94 units. We also added an additional 72 senior units that was taken into account.

Chairman Smith: How many total?



Mr. Bragman: 72 total. 58 townhouses. And the senior housing. 72 for the future in the back parcel.

Chairman Smith: we would like to look at that.

Mr. Germain: What I think Mr. Bragman is saying is that they did add the proposed buildout of the back as well. It has already been done and the numbers are included.

Mr. Bragman: Yes. You will have the numbers for another 72 included in the traffic study.

Chairman Smith: It is noted that Centro has no public transit within walking distance. It is 3 miles from a bus route. Call a bus is restricted by federal regulation. Centro cannot send call a bus here because they are not close enough to existing bus route. That came right from Centro. There was a reasonable explanation by the applicant that the people these are marketed to will know that there is no transportation. Leases will state as such. That is reasonable. But it is a concern.

Chairman Smith: Onondaga County DOT has reviewed submitted traffic data and they are fine with it. No sidewalks are to be provided. National Grid easement is mentioned. They discussed that. Comments on lot 2 containing trees, ponds, brush, need us to make certain that we recognize the wetlands. Applicant obtain appropriate permits from DEC. Served by Oak Orchard and Davis Road pump station area. Applicant will install a pump station. Sized to accommodate flow from proposed development. Offset gallon water. Offset the sanitary sewers. The flow in the sanitary sewers, we have a flow problem in most of the Ccounty and one way we are solving it is as we bring in new development, we do an offset that is put into an account, \$4 per gallon for daily use. Town in cooperation with WEPP is working on fresh water being introduced to sewer. That is the least expensive option.

Chairman Smith: Onondaga County did raise some concerns and we are working on addressing them. Did everyone receive a copy of the OCWA report. I would suggest that if you have questions, please talk to Mark Parrish. I have asked the Fire Department to comment. They did give us a letter in August and they did not seem to have a problem. They did ask for a OCWA study which we will forward. There was a public meeting over at Believers Chapel. I did attend. The comments were good. I think that Sue Kimmel had some very good points. I think some of the residents were wondering what would happen if this project doesn't get approved.

Mr. Ruscitto: I agree that we have a need for senior housing. They are maintained well. There is a huge need in this town.

Mr. Abbey: I would like to see the project continue. There is a great need for it and a growing need.

Chairman Smith accounted that Mr. Card has recused himself from this determination.

Chairman Smith: Our next meeting is October 5th.



Mr. Germain: Note that we talked about getting some correspondence from the school. Getting a copy of the National Grid email. Traffic study needs to be fully distributed.

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

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

Next Scheduled Regular Meeting: Wednesday, October 5 2016 at 6:30 PM

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 7:55pm.

Submitted by Lisa L. Stewart
Planning Board Clerk