



The Planning Board of the Town of Cicero held a meeting on **Wednesday, October 5, 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 September 26, 2016 Meeting (Approved)
- ❖ Site Plan, Island Hollow (Two Plus Four Construction), 6274 Island Road, Proposed Multi-Family Development, Keplinger Freeman Associates (To Return)
- ❖ Minor Subdivision Preliminary & Final Plan, Island Hollow, 6274 Island Road, 2 Lots, Ianuzi & Romans (Approved)
- ❖ Site Plan, The Great Outdoors Recreation Center, Inc., 5480 & 5500 Bartel Road, Proposed RV Sales Store, Jerry Fitzpatrick (To Return)
- ❖ Site Plan, Sarah Chase, 7826 Bull Street, Proposed Home Occupation (Hair Salon), Sarah Chase (Set Public Hearing)

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

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

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. Marzullo led the Pledge of Allegiance.

Chairman Notes: We have a short agenda this evening. Just a note for the Board members, I asked the Town Board to include an upgrade of the projector in this year's budget and they budgeted \$2,000.00 so we can get a digital projector.

**Approval of Minutes of September 26, 2016 meeting:**

Mr. Abbey made a motion to approve the Planning Board Minutes from the September 26, 2016 meeting. Mr. Card seconded the motion. The Chairman called a vote:

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

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

Lisa Wennberg: Representative, Keplinger Freeman Associates



Chairman Smith: We received some information today but it came in too late. We are not anticipating any action tonight in the site plan.

Ms. Wennberg: A couple items were the fire flow and we provided that to the fire department. We submitted the letter that there is sufficient water supply in the senior building.

Chairman Smith: On that issue, we spent a good portion with Mr. Dunham, the Town Fire Marshall, and he has quite a bit of history in water flow. He came in and explained that because of all the controversy going back and forth I assumed there had to be a standard somewhere. There is. Through the State. NFPA. State requires a sprinkler system, adequacy of fire truck hooked up to water system and sprinkler system operating and having enough water capacity to handle both operations. He explained how the sprinkler system works. The fire department uses the next fire hydrant away from the building so it does not impact the sprinkler system. They met the minimum state requirements for water supply. John has all of the information on how it works. He would be happier if we had a 10 or 12 inch water main but asking the applicant to add that would be senseless because the whole water system up there is 8 inches. The sprinkler system does not put out the fire, just keeps the fire down so the fire department can put it out.

Ms. Wennberg: The easements have been sent to Mr. Germain and we included them in the package.

Mr. Germain: I reviewed the easements and they are acceptable.

Ms. Wennberg: The last item were the concerns about the National Grid easement. I did supply a cross section and added to it. Vehicles need to pass safely under the wires. We showed the cross section at maximum height which leaves enough clearance between the lowest wire on the tower and the top of the vehicles. I included the distance from the center line as well as the edge of the easement to the two closest buildings. We also provided a reference with another. That is in your packet. The email that was sent from Pam at National Grid regarding whether or not they were going to be accepting traffic across the easement. They are not opposed but we have to make sure that we meet their requirements. We are waiting to hear back from their engineering department.

Chairman Smith: Also wanted indemnification.

Ms. Wennberg: You asked about putting a fence in the easement to create a barrier. National Grid does not want a fence in their easement and we have very little room. I contacted OCAW and we are proposing a barberry and rose hedge that runs up the easement along the driveway. It will run from the building, starts all the way to the intersection because we can't go into the easement. In addition, on the south side, we included a ....

Chairman Smith: Where?

Ms. Wennberg: Right along the townhouses into the National Grid easement. We are also providing some additional conifers in that area to block the view from the townhouses.

Chairman Smith: I don't have any more questions. Mr. Germain, Mr. Parrish?

Mr. Germain and Mr. Parrish: Not at this time.



Chairman Smith: We anticipate seeing you back on October 19<sup>th</sup>.

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

Tim Coyer, Representative, Ianzui & Romans

Chairman Smith: Mr. Germain, will you please cover the easements.

Mr. Germain: The easements were presented and are now in final form and acceptable. I provided a copy for the file. They will be filed concurrently with the subdivision map.

Chairman Smith: This gives us the cross easement between the properties.

Mr. Germain: Yes, the cross easement across the properties and utility easement. Increased up to 30 feet. That will be shown.

Chairman Smith: The easement for the pumping station, cross access easement that covers two parcels. 30 foot easement is solely for the purpose of establishing frontage on Island Road. Noted that it is not to be used for roads. Doesn't meet requirements.

Mr. Coyer: Correct. Not to be used for access. All the roads within the subdivision are private and will not be dedicated to the Town for the public. Sanitary sewer is bumped up to 30 feet.

Chairman Smith: The Town will not own the sanitary collection station and will not own the road. The Town will use access easement.

Mr. Parrish: They are providing an easement that runs south to extend the sewer out to Northern Boulevard. It may need to be adjusted in the future but I think that will be determined when we go through the detailed review for the plans of the pumping station. Right now, it provides what we need but it may need to be changed.

Chairman Smith: Lot 2 development is going to require coming before the Planning Board. Not sure how water usage will work with additional houses. I know there is some activity about development on Northern Boulevard on the county level.

Chairman Smith asked Mr. Germain to construction 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 this in the form of a motion. Seconded by Mr. Abbey. Mr. Chairman made a roll call:

Mr. Abbey: Yes.

Mr. Marzullo: Yes.



Chairman Smith: Yes.

Mr. Card recused himself.

***Being all positive votes, the motion is hereby approved.***

Mr. Germain 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.

Chairman Smith put this in the form of a motion. Seconded by Mr. Abbey. Mr. Chairman made a roll call:

Mr. Abbey: Yes.

Mr. Marzullo: Yes.

Chairman Smith: Yes.

Mr. Card recused himself.

***Being all positive votes, the motion is hereby approved.***

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

Mr. Germain: You are going to move for the adoption of a resolution approving the Minor Subdivision Final Plan known as Island Hollow, 6274 Island Road, 2 Lots, said plan last dated 9/27/2016.

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.
3. The applicant has presented utility and access easements to the Planning Board Attorney for review. I have provided a copy of said easements to the file. Said easement shall be filed with the Onondaga County Clerk and a copy of the recorded easement shall be presented to the Town.



Chairman Smith put this in the form of a motion. Seconded by Mr. Abbey. Mr. Chairman made a roll call:

Mr. Abbey: Yes.

Mr. Marzullo: Yes.

Chairman Smith: Yes.

Mr. Card recused himself.

*Being all positive votes, the motion is hereby approved.*

**SITE PLAN  
THE GREAT OUTDOORS RECREATION CENTER, INC.  
5480 & 5500 BARTEL ROAD  
PROPOSED RV SALES STORE  
JERRY FITPATRICK**

Jerry Fitzpatrick, Representative.

Mr. Fitzpatrick: Our proposal is we are looking to operate a RV sales lot in the former Burger King lot on Bartel Road. The store is currently gutted. We are going to renovate the inside. We are not touching the site plan.

Mr. Card: When Billy Whittaker was there, there was an issue with the placement of cars.

Mr. Fitzpatrick: We are basically taking up spaces for employees and add RVs.

Chairman Smith: This the RV location currently in Fulton?

Mr. Fitzpatrick: Yes, the main store is in Fulton. We also have an East Syracuse location.

Chairman Smith: Hours of operation?

Mr. Fitzpatrick: They will vary but basically 8am-8pm.

Chairman Smith: No dumping of waste, no service?

Mr. Fitzpatrick: Just a sales lot.

Chairman Smith: Is this a lease?

Mr. Fitzpatrick: Yes, a lease.

Chairman Smith: Anything you plan on doing for security?

Mr. Fitzpatrick: Just security cameras in and out of the building.



Chairman Smith: Any fencing or landscaping?

Mr. Fitzpatrick: Not really needed. It is pretty much all parking lot.

Mr. Abbey: Any additional lighting needed?

Mr. Fitzpatrick: Not sure yet.

Chairman Smith: Either note no change in existing lighting or tell us what changes you are proposing. We have certain requirements. Need full cut out.

Mr. Fitzpatrick: We would be relighting the sign.

Chairman Smith: Do we have the sign drawing?

Mr. Fitzpatrick: Yes, I believe that the size fits the codes parameters.

Chairman Smith: If you want any other signage, this is the place you want to be. Add it now if you want it. The Planning Board can consider additional signage.

Mr. Fitzpatrick: That is everything that we need. Just the one sign.

Mr. Marzullo: What about the RVs?

Chairman Smith: No balloons? No banners?

Mr. Fitzpatrick: No, I would like to think we are not that tacky. The RVs speak for themselves.

Mr. Marzullo: How many RVs?

Mr. Fitzpatrick: 60-70.

Chairman Smith: Parking them on the sidewalks is going to block the view, isn't it?

Mr. Fitzpatrick: The smaller units will go there. In the heat of the season, we will have 60-70.

Chairman Smith: What is the heat of the season?

Mr. Fitzpatrick: March through October. We downsize in winter for plowing purposes.

Chairman Smith: How long do you plan on staying in this site?

Mr. Fitzpatrick: Multiple years. We are looking for permanent, not temporary.

Chairman Smith: Any changes to the façade of the building?

Mr. Fitzpatrick: No.

Chairman Smith: Any changes to landscaping?

Mr. Fitzpatrick: The front originally had a glass atrium. That was removed. The very front of the building needs some sprucing up. Nothing too major.



Chairman Smith: We would want pictures of the building. The front could use some sprucing up.

Mr. Card: I am confused. You are proposing to put RV parking in and maintain and access between the building and those RV parked. How are you going to do that?

Mr. Fitzpatrick: Parking toward Route 11? It is pretty substantial. The RVs are only about 11 feet. On Bartel Road side, they would be smaller units like pop ups. That driveway is 30 feet.

Mr. Card: Isn't that a common access from the other plaza?

Mr. Fitzpatrick: We wouldn't be blocking anything. We are staying the one side of the ATM.

Mr. Card: I think there is a cross easement back there. I think we addressed that to Billy Whittaker because we didn't want to block that traffic. We need to make sure that there is no cross easement

Mr. Fitzpatrick: I will find out and let you know.

Mr. Abbey: How is the condition of the blacktop?

Mr. Fitzpatrick: It's ok. Not bad.

Mr. Abbey: Nice to see some activity in there. I think it has been empty for a while now.

Chairman Smith: Great location for this. The race track just received the funding they have been waiting for. You are likely to be here for a while?

Mr. Fitzpatrick: I hope so.

Chairman Smith: It would be nice to see some sprucing up in the landscaping. Can you ask someone to put that on the site plan? The reason we look for some landscaping is because it helps us with our storm water and runoff.

Mr. Fitzpatrick: OK I will check with the owner.

Chairman Smith: Any water consumption?

Mr. Fitzpatrick: Just bathrooms and employees.

Mr. Card: Similar to operation in Manlius Center Road?

Mr. Fitzpatrick: Yes.

Chairman Smith: How many employees?

Mr. Fitzpatrick: 4 to 5.

Chairman Smith: This has been sent to the County. We will need the County referral back before we make any determination. I am not sure when they meet.

Mr. Fitzpatrick: I will get you the landscaping and lighting information over to you.



Mr. Parrish: We should investigate the 30 feet, cut down 20 feet is less than what you want for two way traffic. We need to make sure we have room.

Mr. Fitzpatrick: I didn't realize there was an easement there.

Chairman Smith: My concern is that if you park them side by side, it would make it impossible for patrol cars to watch.

Mr. Hooper: I have the same concern about the 20 foot aisle and parking in the front. I will look at the fire department for review.

Mr. Parrish: I don't think that would be for vehicle access, probably just pedestrian traffic. We will check with the fire department. I see that as a walking display area rather than a driving area.

**SITE PLAN  
SARAH CHASE  
7826 BULL STREET  
PROPOSED HOME OCCUPATION (HAIR SALON)  
SARAH CHASE**

Sarah Chase, Applicant

Ms. Chase: I have been a hairdresser for 26 years and I am looking to come up with a solution because I lost my place of business.

Mr. Card: Is this a permissible use in her zone?

Chairman Smith: Home occupations are listed as acceptable by the Town Board as long as they go through site plan and the Planning Board approves it. This is in reality a use variance. Under Town Code, we can and we are charged with considering these. One thing I don't want to forget about is that the ZBA will be notifying the neighbors and giving them the opportunity to comment. Mr. Germain, can we set a public hearing? We will ask the Codes Office to notify the surrounding neighbors and will ask them to come in and give us their thoughts. Hair styling is mentioned directly in the code.

Chairman Smith asked Mr. Germain to construct a motion to set a public hearing for the next Planning Board meeting.

Mr. Germain: You are going to move for the adoption of a resolution calling for a Public Hearing in the matter of Sarah Chase, 7826 Bull Street, Proposed home occupation (hair salon). This public hearing shall commence at 6:30 pm or as soon thereafter as the matter may be heard at the regular scheduled meeting of the planning board on Wednesday, October 19, 2016 at 6:30 PM.

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

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



Mr. Marzullo: How many customers at one time?

Ms. Chase: Just one at a time. A lot of hair cuts. I could have one there and one coming.

Mr. Marzullo: So just yourself? No other employees?

Ms. Chase: Just me.

Mr. Marzullo: I am curious about the parking.

Chairman Smith: Please note on your site plan that there will be no other employees. In the future, if we approve this with restrictions, that is what the Codes Office will use to enforce if there are complaints. So you will need to specifically answer that question. If you have employees, you will have to tell us how you will handle parking. We need to know if you are going to do a ramp. You would need to show that on your map. You understand that if you expand, you will need building permits.

Mr. Marzullo: Do you have a 2 car wide driveway?

Ms. Chase: Yes, a little bigger than that.

Mr. Marzullo: How many vehicles?

Ms. Chase: We can park out back by the back garage. We will let our customers park in the driveway.

Ms. Chase: Probably Tuesday through Friday, 9-7 or 8. By appointment.

Mr. Marzullo: How many customers on any given day.

Ms. Chase: About 20 probably.

Chairman Smith: How many chairs will be in the facility? How many salon chairs?

Ms. Chase: I don't know exactly.

Chairman Smith asked Mr. Parrish to pull up the applicant's premises on the pictometry website.

Mr. Marzullo: One concern would be parking.

Mr. Germain: That should be written on your plan. It needs to be noted on your plan hours of operation, number of employees, if any.

Chairman Smith: We just need specific information. Signage is restrictive in a home business. It has to be in the window. You can't put a sign outside your house. If you are going to make any changes in lighting we need to know. This does not have to go to the County

Chairman Notes: The Town Board is moving forward with phase 2 of the rezoning. Just so you are aware, we are working on phase 2 now.

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



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

**Next Scheduled Regular Meeting: Wednesday, October 19, 2016 at 6:30 PM**

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 7:25 pm.

Submitted by Lisa L. Stewart  
Planning Board Clerk