



The Planning Board of the Town of Cicero held a meeting on **Monday, July 25, 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 June 28, 2016 Meeting (**Approved**)
- ❖ Approval of Minutes from the July 11, 2016 Meeting (**Approved**)
- ❖ Zone Change Recommendation, Public Hearing, District Zone Changes for Comprehensive Plan Update (**Continued/adjourned to next meeting**)
- ❖ Site Plan, Cantech Automotive, 6267 E. Taft Road, Proposed storage building, Bardoun Land Surveying (**Approved**)
- ❖ Site Plan, Sketch Review, Abundant Life Christian Center, 7000 All Nations Blvd., Proposed 60 x 100' outreach building, Ianuzi & Romans (**To Return**)
- ❖ Site Plan, CCJC Enterprises, LLC, Taft Park Drive (Tax Map No. 059.-01-40.0), Proposed contractors service yard, Ianuzi & Romans (**Approved**)
- ❖ Site Plan, Manishaben Patel, 8019 State Route 31, Proposed kerosene tank, LED sign and roof overhang, Ianuzi & Romans (**To Return**)
- ❖ Site Plan, Peter N. Talev, 8033 Brewerton Road, Proposed additional parking and drive, Ianuzi & Romans (**Applicant requested adjournment**)
- ❖ Site Plan, Island Hollow (Two Plus Four Construction), 6274 Island Road, Proposed Multi-Family Development, Keplinger Freeman Associates (**Set Public Hearing**)
- ❖ Site Plan, Visions Federal Credit Union, 5788 East Circle Drive, Proposed building, Delta Engineers, Architects & Land Surveyors (**Approved**)
- ❖ Site Plan, Project Overview, CEA Holdings, Inc., 9155 Brewerton Road, Proposed agricultural, Keith Sernick (**To Return**)

Board Members Present: Bob Smith (Chairman), Mark Marzullo, Joe Ruscitto, Greg Card 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. Ruscitto led the Pledge of Allegiance.

Approval of Minutes of June 27, 2016 meeting and July 11, 2016 meeting:



Mr. Marzullo made a motion to approve the Planning Board Minutes from the June 27, 2016 meeting and July 11, 2016 meeting. Mr. Abbey seconded the motion. The Chairman called a vote:

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

Chairman Notes: We appeared before the Onondaga County Planning Board. We spent about an hour and fifteen minutes. Mr. Vanesky, Mr. Conway, Mr. Hooper and myself. Mr. Vanesky agreed to an extension of time for the County Planning Board to review zone changes. A three week extension to conduct some more studies and review more of the comprehensive plan. We are moving forward.

About the Lyons Run Section – we approved that for signing but it has not been signed. As you are aware, I am supposed to make certain that some things are accomplished. The easements for storm water were never filed. Securities were never paid from April. Storm water systems were not in compliance. The map has not been signed. The meter is running on their ninety days.

**ZONE CHANGE REFERRAL
PUBLIC HEARING
DISTRICT ZONE CHANGES FOR COMPREHENSIVE PLAN UPDATE**

Chairman Smith: We are going to continue the public hearing for three more weeks. We have a presentation that I have put together for the Town Board. I had to do a presentation for the County and I brought it along tonight to go through it quickly with you so it may answer some of your questions.

Chairman Smith reviewed the Powerpoint presentation that he prepared for the Board.

Chairman Smith: The comprehensive plan is on the town website. It is about 80 pages. The town code is also on the website as well as the town laws.

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 6:59pm.

Tim Murphy: Mr. Murphy provided the notes from the special town board meeting and reviewed same.

Mr. Murphy: I did a presentation on Monday, July 18th and I had six points. I asked for a traffic study. It behooves the Town to do that. I would think that this would be your jurisdiction. Intersections need to be addressed. A lot of commercial traffic. Also pedestrian demand. I think it should have been a positive SEQR under traffic conditions alone. I think that is more than reasonable to ask.

Chairman Smith: The State has completed the pedestrian study. They have $\frac{3}{4}$ of a million dollars to start installing sidewalks and connecting existing sidewalks. I believe that will be starting in the Spring of 2018.

Mr. Murphy: It is nice they are putting people in front of politics. Traffic will increase. When I gave you the presentation, there is a typo on number 2. As far as public hearing goes, you should ask who is for it- the changing of the zones – thank for the presentation. I did not agree with the apartment codes, the buffers. I think that the 210 code should have a significant buffer. Needs a bigger buffer. It is very weak.

Mr. Murphy: If you guys are going to keep your public hearing open? Is the Town Board going to keep it open? Underneath the comprehensive plan, it has legal precedent – it does have legal precedent wither it is adopted or accepted, it ties your hand. You are forced. I would not adopt it or accept it. I would leave it open. Thank you for your time.

Sam Damico, 5898 East Taft road

Mr. Damico: What is your timeframe to have this done?

Chairman Smith: We give a referral. My guess is you are looking at late August or early September.

Chairman Smith: We are going to leave the public hearing open and resume to next scheduled meeting. I have asked for the Board to receive a complete copy of the comprehensive plan. We are expected to weigh in on the plan.

**MINOR SUBDIVISION PRELIMINARY & FINAL PLAN
WALLINGTON MEADOWS 7B-PHASE 2
WHITING ROAD (TAX MAP No. 087.01-01-60.1)
17 LOTS
IANUZI & ROMANS**

Tim Coyer, Representative, Ianuzi & Romans



Steve Calocerinos, Representative, Calacerinos Engineering

Mr. Calocerinos: We are looking for final plan approval for Section B of Wallington Meadows. Section 7B is comprised of 17 lots. All of Section B was 21 lots. 4 lots were filed in September 2014. The developer is looking to file the remainder of the lots in that section. Section 7 was originally developed by Combat Construction. They elected to construct all of Section 7 at once but they filed only one phase of that 7A. They ran into hardships and decided that they did not want to continue. Acquired by the current owner. They came back in 2014 to request to file 4 lots in Section 7B. The now are here to request approval to file plans for the remainder of Section 7B. Alzurin Drive, Periwinkle, and Cobalt Drive.

Chairman Smith: I assume that Cobalt will take us into Section 8?

Mr. Calocerinos: Yes, Cobalt and Periwinkle will tie us into Section 8.

Mr. Calocerinos: In July of 2014 there was a letter issued by the prior Town Board Engineer recommending approval of all infrastructure for 7B which was completed at the same time as Section 7A. The Town Board accepted the town roads in 2014. The Planning Board signed the final map for those first four lots, including all the easements and any right of ways, sanitary sewer easements. The lots themselves were not included. Last December, Obrien and Gere wrote a letter indicating that they inspected. Town Board released all the securities. Everything is good to go. Just looking for approval for final plan.

Chairman Smith: Mr. Germain, can we verify that securities have all been released. Have you seen the easements?

Mr. Germain: They did provide them.

Chairman Smith: Mr. Hooper, any issues.

Mr. Hooper: Mr. Calocerinos is reviewing them.

Chairman Smith: Mr. Parrish, all set? Storm water and drainage?

Mr. Parrish Yes.

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

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

Chairman Smith put this is the form of a motion. Mr. Abbey seconded the motion. The Chairman called a vote.



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

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

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

Mr. Germain: You are going to move for the adoption of a resolution approving the Minor Subdivision Preliminary & Final Plan Wallington Meadows 7B – Phase 2, Whiting Road (Tax Map #087.-01-60.1), 17 Lots, said plan last dated 7/6/2016.

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. Park Fees are hereby set at \$8,075.00 or \$475.00 per Lot and are payable pursuant to town code and as a condition of this approval.
3. 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. The Applicant is further advised that it is the applicant's responsibility to present to the Planning Board and or Town's with satisfactory evidence that all required easements, agreements, and/or conditions have been met. The applicant shall provide the Planning Board attorney with recorded copies of any easement depicted of the plan to be filed.

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

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



**SITE PLAN
CANTECH AUTOMOTIVE
6267 E. TAFT ROAD
PROPOSED STORAGE BUILDING
BARDOUN LAND SURVEYING**

Dave Bardoun, representative Bardoun Land Surveying
Rocco Cannata, Applicant

Chairman Smith: The only open item is the elevations. Do you have them for our review?

Mr. Bardoun: We emailed everything. I believe that was the same thing as the last meeting. We did discuss the color at last meeting. I can show you the previous meetings plans. The dark brown on lower 4 feet, the light tan on the upper sections. Only thing that we changed was that the red roof and red trim was going to be matched.

Chairman Smith: Are these the colors?

Mr. Bardoun: Except for the red roof. We discussed that. We discussed that at the last meeting.

Chairman Smith: We are trying to get your project approved. If we don't have it, we don't have it. If we do not have the wall pack. We can debate whether or not if we are going to approve with a contingency.

Chairman Smith: I have written on this plan that the dark brown roof will be red in color to match existing building. Can I just have him initial?

Mr. Abbey: It is boring.

Chairman Smith: They do not want any windows in it. The only use for this is for storage of vehicles.

Mr. Abbey: What about fake windows?

Mr. Marzullo: I agree with Chuck. Why can't we put in some decorative windows in. It is just a big plan building. Why not put some decorative windows?

Mr. Cannata: Rocco: I really want to keep it as low key as possible. I just want a storage building. I don't want traffic. I prefer it to be as plain as possible. I can understand where you guys are coming from. I think if I match the roof. I know it is isn't racy. I prefer to do it low key. I feel like if I do anything more there, it is going to attract traffic.

Mr. Marzullo: How would fake windows do that?



Mr. Cannata: Potentially, that door will be unlocked all day. I don't want customers to walk through there.

Chairman Smith: I can understand where you are coming from. I will give you some benefit of the doubt by the fact that your current facility turns out so nicely. I am sure you will do some landscaping. From my perspective, I would give some latitude for this. You have strenuously made the case a number of times that you do not want attention to this building.

Mr. Ruscitto: If they are fake, they are not going to appear fake. Landscaping would be a compromise.

Mr. Cannata : Our used cars will probably be about 20 feet off that building. I want it to look nice.

Chairman Smith: You changed the colors. You did put the wainscoting on. For your use, it is probably the closest we are going to get to meeting our needs and your needs.

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

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

Chairman Smith put this in the form of a motion. Mr. Card seconded the motion. The Chairman called a vote.

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

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

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

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

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



Mr. Germain: You are going to move for the adoption of a resolution approving the site plan application known as Cantech Automotive, 6267 E. Taft Road, Proposed storage building, said plan last dated July 7, 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 Planning Board notes that the property herein is zoned General Commercial Plus and pursuant to code Section 210-12 G (2) finds the applicant's proposed use as set forth on the Site plan and application is approved pursuant to this section.
3. The applicant's site plan indicates that there will be No modifications are proposed to the water service and no increase in the water flow.
4. The Planning Boar reserves the right at any time verify the actual average water flow to verify that it conforms to the projections supplied by the applicant. The Applicant, including its successors and /or assigns agree as a condition of this approval to cooperate with any reasonable request of the town to verify the applicant's water flow and usage. In the event the projections and the amount of mitigation were not adequate based upon verification of the actual flow, the Applicant will pay the Town the Short fall between the projected usage and the actual usage.
5. Lighting will be full cut off type fixtures – and will shall be submitted to the planning board engineer for its for approval as a condition of this approval. Said plans must be submitted and approved before any permits are issued.

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

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

Chairman Smith: Your property is looking great.

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

Tim Coyer, Representative Ianuzi & Romans

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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 is the form of a motion. Mr. Abbey seconded the motion. The Chairman called a vote.

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

Mr. Coyer: This is the existing Abundant Life Church located on East Taft Road. The applicant is seeking to put in a metal frame building. All utilities, gas, electric, sanitary are going to tie into existing building. This will be an outreach building. Food pantry, deliver meals to the community to people in need, grounds crew. They are also proposing 5 new parking spaces in front of the building. There will be an overhead door on the new building. More pavement to go around the new building. Right now, there are about 70 parking spaces. They need the additional 5 spaces. They will be open 7am-7pm, Monday through Saturday. At most, 25 employees at peak hours.

Chairman Smith: We don't have any color renderings.

Mr. Coyer: I have some for you. There is one sign going on the front of the building.

Chairman Smith: This is zoned agricultural but Town Code allows for churches in agricultural zones. We are all set on zoning.

Mr. Ruscitto: I count 6 new parking spaces, not 5.

Mr. Coyer: I will provide specific detail at the next meeting. This is just our general idea.

Mr. Ruscitto: Even more paving over on the north side?

Mr. Coyer: Yes.

Mr. Ruscitto: Is there a reason why you couldn't exclude paving?

Tim: I will discuss with client.

Mr. Abbey: Is there a second floor?

Mr. Coyer: I don't believe so but I will double check.

Chairman Smith: You can see the overhead door is pretty tall. I think that they are planning on making deliveries and tractor trailer deliveries. They will receive deliveries for food. That is why they decided on paving rather than gravel to back up the trucks. What color is the roof?



Mr. Coyer: We will provide full colors to you next meeting.

Mr. Marzullo: Pavement around the entire perimeter?

Mr. Coyer: I will discuss with the client and let you know.

Mr. Card: Since you have neighbors, are you planning on any buffering?

Mr. Coyer: Nothing planned but we can add some buffering.

Chairman Smith: How much distance between the adjacent property?

Mr. Coyer: About 200 feet.

Mr. Card: Proposed water usage for the building? Is that adequate parking?

Mr. Coyer: They are going to utilize the existing parking lot. This is septic.

Chairman Smith: No impact on sanitary sewer district.

**SITE PLAN
CCJC ENTERPRISES, LLC
TAFT PARK DRIVE (TAX MAP NO. 059.-01-40.0)
PROPOSED CONTRACTORS SERVICE YARD
IANUZI & ROMANS**

Tim Coyer, Representative Ianuzi & Romans

Mr. Coyer; This is the existing contractor service area installed without a permit, without Board approval. All the gravel was installed. The last time, we had comments to be addressed. The client has agreed to pave the 25 feet. He would like to use a certain material but he is willing to change it. The other comment was that the monuments were to be placed at the corners of the existing gravel area. They want to us a 5x5 monument. They can change it if the Board would like them to.

Chairman Smith: Mark, you made good points on the use of paving as opposed to asphalt.

Mr. Parrish: I don't feel it is an appropriate use. Simple asphalt paving would be more appropriate than granite curbs.

Chairman Smith: This is strictly a lay down yard. With such an attractive entrance, it could confuse people. It should look as such.

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



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Chairman Smith put this in the form of a motion. Mr. Card seconded the motion. The Chairman called a vote.

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

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

That is in the form of a motion. Seconded by Mr. Abbey.

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

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 site plan application known as CCJC Enterprises, LLC, Taft Park Drive (Tax Map #059.-01-40.0), Proposed contractors service yard, said plan last dated July 11, 2016. This approval is contingent on the following:

1. The Planning Board notes that the site plan indicates that there will be no water service proposed for the project and no increase in the water flow.
2. Entrance will be paved with asphalt as opposed to the application as depicted on site plan.

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

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



**8019 STATE ROUTE 31
PROPOSED KEROSENE TANK, LED SIGN AND ROOF OVERHANG
IANUZI & ROMANS**

Tim Coyer, Representative Ianuzi & Romans

Mr. Coyer: The last time we were here, it was determined that this site has never had an approved site plan. We were asked to show all the existing signage. We should have shown the Sunoco sign on the canopy. We are going to add that to the site plan. I do have a note showing the total square footage of existing signage and proposed signage. We are looking to add a sign beneath the canopy and revisions to the existing sign out front. He wants to take out one small section and add the digital reader.

Chairman Smith: Just so we are clear, we are adding the gas price LED out by the street and we are adding the changeable LED board under the canopy.

Mr. Coyer: The only additions we have is to add the sign from the canopy. We are looking to add a 8000 gallon fuel tank. We are going to use the SW existing pump for diesel. We are moving the propane area back. About the overhand, I moved it to the back so it would adhere to the restrictions.

Chairman Smith: We need to discuss the signs.

Mr. Coyer: The County brought up 2 comments.

Chairman Smith: The kerosene tank is going to be underground. It will be regulated by the DEC.

Mr. Coyer: Mr. Parrish covered it in his review.

Mr. Coyer read the comments from the Onondaga County Planning Board.

Mr. Coyer: The existing sign partially overlaps into the State right of way by about one foot. The reason for that is because the State has widened the right of way. We are not looking to add to the sign. The structure is remaining the same. We are literally taking the board and changing it to a digital reader.

Chairman Smith: No increase in signage?

Mr. Coyer: Correct. No intention of having LED sign out there to flash. They have to adhere to Sunoco's regulations.

Chairman Smith: We should probably talk with the State DOT. I am guessing they will not have a problem but it should be discussed. I would like the DOT to be aware that you are modifying even though you are not expanding or moving the sign.



Mr. Coyer: I will contact them.

Mr. Ruscitto: How long ago was the right of way expanded?

Mr. Coyer: Over ten years.

Chairman Smith: 10-15 years. I do remember the State doing quite a bit of work up there. There is a gas station on the opposing corner.

Mr. Card: You are proposing a digital sign. I have an issue with the other signs. It seems like a lot of extra signage. I think that it is extreme signage. I am not fond of those two signs – H, I, J, K.

Chairman Smith: Given the traffic in the area, we should not have any signage impeding someone trying to get out of there. How does the Board feel about the signage on the front of the building?

Mr. Card: There are signs all over the front of the building. Can we consolidate those signs to one area on the building and not all over the building? Is he proposing to change that sign all the time?

Chairman Smith: He has the largest collection of beer. I think we can come up with an area to keep the signage so that the Codes Office has something to enforce. The front of the building is busy and distracting.

Mr. Hooper: I think there is a lot of repetitive clutter out there. Lot of signage. It is cluttered. It needs to be consolidated to avoid clutter.

Chairman Smith: This would include temporary signs for a special.

Mr. Card: Don't you have signs all over the pumps also? We don't want signs all over the pumps if we are giving you signs L and M.

Chairman Smith: They have to put the price per gallon on the pump as required by state regulation. We need the signs cleaned up with a specific designated area.

Mr. Coyer: Ok, cut down the signage. Designate specific areas for signage. Eliminate as much signage as possible.

Mr. Card: The overhang-was that originally proposed as 15 foot?

Mr. Coyer: Yes. Just a roof overhang to keep lawn mower, etc dry.

Mr. Card: No garbage?



Mr. Coyer: There is a dumpster on the property.

Mr. Card: Please show it on the site plan.

**SITE PLAN
PETER N. TALEV
8033 BREWERTON ROAD
PROPOSED ADDITIONAL PARKING AND DRIVE
IANUZI & ROMANS**

Applicant requested an adjournment.

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

Sue Kimmel, President, Two Plus Four Construction
Ed Keplinger, Keplinger Freeman Associates
Michael Bragman, Jr., Applicant
Tim Coyer, Representative Ianuzi & Romans

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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. Mr. Abbey seconded the motion. The Chairman called a vote.

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

Ms. Kimmel: Quick update – since we have been here, we have received the funding. 1.2 million tax credits and 5 million commitment for housing trust fund dollars. We are back and ready to go to get site plan approval. This is affordable housing. Apartments that are below market rents but do not have rent subsidies. No rental subsidies. The larger building on the left side is a 36 unit designated for seniors, 55 and older. The remainder of the parcel are 2 and 3 bedroom townhouses. Financing is in place. As soon as we can get through the site plan approval, we are ready to begin construction.



Chairman Smith: The townhouses are available to rent at any age? How many bedrooms?

Mr. Kimmel: 35 two bedroom and 23 three bedroom.

Mr. Keplinger: 4 garages.

Ms. Kimmel: Total of 24 pages. Not attached but are available for rent by tenants only.

Chairman Smith: Note on the site plan that the garages are only available for rent by tenants. Who will maintain the grounds?

Ms. Kimmel: My company will be responsible for all the maintenance and landscaping. All the upkeep. We want to control the looks of the property. We want it to look nice. We provide a bistro set for their patios. That is all they are allowed to put on their patio. We want it to look as nice as it can. Maintenance and management is by our company and we will have an on site office in both buildings.

Chairman Smith: Who has ownership of the roadways?

Ms. Kimmel: They are private.

Chairman Smith: What about trash removal? We have a town wide trash contract. They do not go onto private roads.

Ms. Kimmel: We will be contracting ourselves for garbage removal.

Ms. Keplinger: There will be dumpster enclosures throughout the facility.

Chairman Smith: Trucks will go to the dumpsters. Will the tenants be responsible to get the garbage to the dumpsters.

Mr. Keplinger: The dumpsters are fenced in. We have made some changes. We rotated the building. We have about 54 parking spaces. 1.5 spaces per unit. There will be generous landscaping buffers. We have LJR Engineering working with us on storm water and drainage. Storm water management facility is located in the NE corner of the property and also at the south end of the property. Sanitary pump station located at the southwest corner of the site.

Chairman Smith: Will you provide us with the capacity? There was negotiation between the Town Board and the developer a number of years ago.

Mr. Keplinger: Water is being designed and constructed by OCWA. They will have a 30 foot easement throughout the facility. Gas and electric will be coordinated with National Grid. We have a generous amount of landscaping along the roads and foundation planting in front of each building. We plan on getting SWPP to you.



Chairman Smith: Have you submitted a plan to National Grid for the road? That is an easement.

Mr. Card: When you first enter, what is that?

Mr. Keplinger: The community building for all the residents. There is a playground planned also.

Chairman Smith: Only for the use of the residents?

Mr. Abbey: Is there a buffer in between or it is just trees? Or berm and tree?

Mr. Keplinger: Right now, it is just trees.

Chairman Smith: How many stories?

Mr. Keplinger: 2 stories.

Chairman Smith: Similar to that one in North Syracuse?

Mr. Kimmel: Yes, that one is larger.

Mr. Ruscitto: What about trash for the seniors? Inside or outside?

Ms. Kimmel: Inside for seniors. Our staff will be responsible for taking the garbage from the inside to the outside.

Mr. Ruscitto: 55 and up. What is a couple, one is 55 and one is 50?

Ms. Kimmel: Everyone in the household must be 55.

Mr. Keplinger: We will also be submitting for a 2 lot subdivision.

Mr. Kimmel: No plans for the rest of the parcel. We are only purchasing the front parcel.

Mr. Marzullo: What about access to the back parcel?

Mr. Keplinger: There will be an access easement.

Chairman Smith: The zoning here is multi use residential. But the surrounding zoning is industrial primarily.

Mr. Marzullo: No plan of public road then?

Mr. Kimmel: No.



Chairman Smith: If this is what is approved, it will be private roads for the whole parcel.

Mr. Marzullo: Point of the 30 foot piece?

Mr. Coyer: So it meets codes. For lot 2

Mr. Marzullo: It seems strange.

Mr. Bragman: We didn't want to ask for any variances. We believe this complies with the current code and we wouldn't have to ask for any variances.

Mr. Marzullo: What would you expect to do on lot 2.

Mr. Bragman: I am hoping that we would do more of the same in the future.

Mr. Marzullo: Don't you want to leave something to put a road in there at some point?

Mr. Bragman: It is our intent to keep all the roadways private.

Chairman Smith: When would we expect the subdivision request?

Mr. Keplinger: This week.

Mr. Abbey: How does fire protection work on private roads.

Mr. Kimmel: They have to meet NYS building code. Senior is sprinkler building. We will have to find out where to set the hydrants.

Mr. Keplinger: The engineers are working on that for us. Does have to meet fire code.

Chairman Smith notes: For Heidi, please make sure that these plans are submitted to the North Syracuse Fire Department and receipt that they have seen them.

Mr. Card: OCWA water – they do all that for you.

Mr. Keplinger: Yes.

Chairman Smith: I would like us to schedule a public hearing and send out notices. Mr. Germain, can we get resolution to schedule public hearing? Let's schedule it for August 25th meeting.

Mr. Germain: You are going to move for the adoption of a resolution calling for a Public Hearing in the matter of the Site Plan Application known as Island Hollow (Two Plus Four Construction), 6274 Island Road, Proposed Multi-Family Development. 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 Monday, August 25, 2016.



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
VISIONS FEDERAL CREDIT UNION
5788 EAST CIRCLE DRIVE
PROPOSED BUILDING
DELTA ENGINEERS, ARCHITECTS & LAND SURVEYORS**

Dan Feldinzki, Representative Delta Engineers

Chairman Smith: One of the issues was widening that drive. Were we able to accomplish that?

Mr. Feldinski: Yes. We can easily accommodate it. We received comments from Mr. Parrish and we have addressed all the comments. Hoping to get site plan approval.

Chairman Smith: This last plan has change to the driveway noted on it.

Mr. Feldinski: No, not yet. We are looking for approval with this contingency/ conditional approval.

Mr. Germain: What kind of widening are we talking about?

Mr. Feldinski: 20 -22 feet.

Chairman Smith: Is the rest of the plan correct?

Mr. Feldinski: Yes it is.

Chairman Smith: The parking that you removed, did you show that.

Mr. Parrish: We provided a review letter. All set.

Chairman Smith: This does not have to go to the County.

Mr. Abbey: Time frame?

Mr. Feldinski: We are close. Ready to go.

Chairman Smith: They have done their asbestos abatement already.

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

Mr. Germain: You are going to move for the adoption of a resolution that the Planning Board



of the Town of Cicero assume the role of Lead Agency pursuant to the New York State Environmental Quality Review Act.

Chairman Smith put this in the form of a motion. Mr. Card seconded the motion. The Chairman called a vote.

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

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

That is in the form of a motion. Seconded by Mr. Abbey.

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

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 site plan application known as Visions Federal Credit Union, 5788 East Circle Drive, Proposed building, said plan last dated June 3 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 applicant's site plan indicates a projected increase in the average water flow of 100 gallons per day. The Planning Board recognizes the need to mitigate or offset the increased stress to the sanitary sewer system and accordance with the Town's policy regarding said offset and/or mitigation requires the payment of \$4 per gallon or in this case \$400 to be paid to the Town. Said payment shall be due and payable before the earlier of the issuance of any required permit or 30 days from the date of this approval.
3. The Planning Boar reserves the right at any time verify the actual average water flow to verify that it conforms to the projections supplied by the applicant. The Applicant, including its successors and /or assigns agree as a condition of this approval to cooperate with any reasonable request of the town to verify the applicant's water flow and usage. In the event the projections



and the amount of mitigation were not adequate based upon verification of the actual flow, the Applicant will pay the Town the Short fall between the projected usage and the actual usage.

4. The road as depicted at the southwesterly entrance will be widened from 20 to 22 feet.

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

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

**SITE PLAN
CEA HOLDINGS, INC.
9155 BREWERTON ROAD
PROPOSED AGRICULTURAL
KEITH SERNICK**

Keith Sernick, Applicant

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

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

Chairman Smith put this in the form of a motion. Mr. Abbey seconded the motion. The Chairman called a vote.

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

Chairman Smith: We have a meeting this Wednesday. We have received a lot of support from our State Senator, Legislator and neighboring communities. This is a regional project. We are getting very close. If this happens, they want to be working on the site by this October.

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. Chairman Smith seconded the motion. The motion was approved unanimously.

Next Scheduled Regular Meeting: Monday, August 8, 2016 at 6:30 PM



PLANNING BOARD MEETING
TOWN OF CICERO

July 25, 2016
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IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 8:43 pm.

Submitted by Lisa L. Stewart
Planning Board Clerk