



The Planning Board of the Town of Cicero held a meeting on **Monday, August 8, 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 July 25, 2016 Meeting (**Approved**)
- ❖ Zone Change Recommendation, Public Hearing, District Zone Changes for Comprehensive Plan Update (**Closed**)
- ❖ Site Plan, Peter N. Talev, 8033 Brewerton Road, Proposed additional parking and drive, Ianuzi & Romans (**Approved**)
- ❖ Site Plan, Manishaben Patel, 8019 State Route 31, Proposed kerosene tank, LED sign and roof overhang, Ianuzi & Romans (**To Return**)
- ❖ Minor Subdivision Preliminary & Final Plan, Sketch Review, Set Public Hearing, Island Hollow, 6274 Island Road, 2 Lots, Ianuzi & Romans (**Public Hearing set for next meeting**)
- ❖ Minor Subdivision Preliminary & Final Plan, Sketch Review, Set Public Hearing, Martin Property, 8198 Lawton Road, 2 Lots, David Martin (**Tabled per applicant request**)
- ❖ Site Plan, Sketch Review, Niagara Mohawk Power Corp., dba National Grid, 8842 Brewerton Road, Proposed marshalling yard, Charles Andrew (**To Return**)
- ❖ Site Plan, Sketch Review, Niagara Mohawk Power Corp., dba National Grid, Northern Blvd (Tax Map No. 055.-01-20.0), Proposed marshalling yard, Charles Andrew (**To Return**)
- ❖ Site Plan, Sketch Review, Ovadia Avraham, 6727 Lakeshore Road, Proposed apartment building, Ovadia Avraham (**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.

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.

Approval of Minutes of July 25, 2016 meeting:

Mr. Marzullo made a motion to approve the Planning Board Minutes from the July 25, 2016 meeting. Mr. Abbey seconded the motion. The Chairman called a vote:

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



Chairman Notes: There is a lot going on in the community. Just so you know, we have 16 applications currently sitting in front of the Planning Board. There are probably another half dozen that will probably get started soon.

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

Chairman Smith: This is a continuation of the public hearing. This is a hearing for any issues, comments, concerns for or against the zone change.

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 6:34pm.

Rose Sinopoli, 6471 East Taft Road: I represent the people who live on Taft Road. The little stretch there is 8 houses. We have beautiful homes and we have remodeled them to keep them nice. I have a sister that lives next door to me at 6477 East Taft Road. Also the Deans. There is absolutely no reason in the world that we would ever want our property zoned commercial. It is zoned agricultural. I am staying there. There is always going to be family in that home. There is absolutely no reason I would ever want it zoned commercial.

Ms. Sinopoli read Chuck and Patty Haven's email to Richard Hooper and Mark Venesky dated August 8, 2016. A copy of the letter was submitted to the Clerk.

Ms. Sinopoli: I also feel the same way, so do the Deans. That is their generation. They want to keep the value of their property. By putting apartments in that area, the value of my property is going to go down. I understand Northern Boulevard, maybe it would be good for business, but not for the 8 houses on East Taft Road. Leave our property alone.

Chairman Smith: Did you make that request to the Town Board attention?

Ms. Sinopoli: I came to your last board meeting to make that request.



Chairman Smith: You went to the Town Board meeting?

Ms. Sinopoli: Do I need to make something in writing?

Chairman Smith: You need to bring it to the attention of the Town Board. There is nothing in this proposal about widening roads. We have no say in widening of state highways. We don't have any control.

Ms. Sinopoli: What about East Taft Road?

Chairman Smith: That is a County road. What I am saying is that you mentioned widening roads, there is no proposal at this time. Route 11 was originally Plank Road. I cannot state what could happen someday. It would be the State or County that would widen those roads.

Ms. Sinopoli: When I was at the last meeting, they were talking about future work in roads. You can't say that is not going to happen.

Chairman Smith: You are correct, I can't say.

Ms. Sinopoli: I am smart enough to understand that if you change the property to commercial, you are basically talking about widening the road. There is no way that road could stand that amount of traffic. I won't stay if the road is widening.

Chairman Smith : Just so you understand, if the State decides to widen a highway, we don't hear about it. Just so that you know, if they make a decision, they do not notify us. I would suggest that you put your request in writing to be taken out of the zone change. There are no proposals yet for apartments in your area.

Tim Murphy, Noel Road, Cicero

Mr. Murphy submitted Six Questions All Brought Up Before to the Clerk, and received, on August 8, 2016. Mr. Murphy read the six questions to the Board.

Mr. Murphy: March 26, 2001 is when the zoning was created. Now you are changing it again. I sat here that day when they changed the zoning and I had no idea. You have been using Lincoln Ave to say what the Town should not have done. It is hard to explain how much animosity there is. I sincerely believe that the meetings should be taped. Why do they not need to be taped? It should be legally. If the change in zoning, what zoning are you changing the properties to?

Chairman Smith: General commercial.

Mr. Murphy: All of them?

Chairman Smith: Yes.



Mr. Murphy: What is the setback in General Commercial?

Chairman Smith: 40% I believe. Mr. Hooper will look that up.

Mr. Murphy: 210 codes – buffering – have you worked on that at all?

Chairman Smith: As I explained, we do the buffering per project. Some are in commercial areas and some are not. Some require additional buffers, some do not. That is a Planning Board function. There are no apartment projects currently .

Mr. Murphy: Wouldn't it behoove the Town to have it set into codes?

Chairman Smith: We will suggest that to the Town Board.

Mr. Murphy: Do you think that is a good idea?

Chairman Smith: I think that buffering is a good idea. We have been adding more and more buffering and landscaping. Byrne Dairy is an example. It is based on each individual site plan. Tim- no matter how many times you say, I am not going to disagree that Walmart was not in your best interest.

Mr. Murphy: This town has a history of poor planning. I feel bad for the Havens and the rest of them. They can opt out legally. Why not just leave the comprehensive plan as is?

Chairman Smith: I think that we need some changes in the comprehensive plan. The town center is not going to happen where they say it is. The zone change is actually keeping up with part of the comprehensive plan. This should have been done 10 years ago.

Mr. Murphy: This is so pro commercial development. Yes, we need the tax revenue. This is a congested nightmare.

Chairman Smith: I do think the comprehensive plan does need to be updated.

Mr. Murphy: But you don't have to adopt it.

Chairman Smith: I do think it needs to be updated.

Mr. Murphy: Legally, your hands are not tied as much if it is not adopted.

Chairman Smith: My guess is they are not going to adopt it and will accept it.

Mr. Murphy: I talked to Tracy – I can't find the notices in the newspaper. I have a hard time finding them. Isn't it in the best interest that these issues be resolved before going to the Town Board.

Chairman Smith: We will include your comments.



Mr. Hooper: Front yard setbacks are 50 feet. Rear is 25. 15 side. 40% coverage.

Mr. Murphy: If you got a 60 foot building, 40% is still not enough buffering.

Chairman Smith closed the Public hearing at 6:52pm.

Chairman Smith: The Town Board is looking for action on the 24th of August. I will be putting this for resolution on next Planning Board meeting.

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

Tim Coyer, Representative, Ianuzi & Romans

Chairman Smith: I thought we discussed most of the issues. Where are they putting their snow? Looking to get a snow easement?

Mr. Germain: That is correct. An easement to allow them to store the snow on the adjacent property. I have seen a licensing agreement that will allow the removal . They have not recorded that agreement.

Chairman Smith: Tim, do you want to talk about the project?

Mr. Coyer: We finally got approval from Auto Zone to use a 6 foot strip along the back of the property for a snow easement. We will get it written up and give to Mr. Germain. We are trying to add some parking along south side of building to try and make the property a little bit safer. Some parking in back and some in front. Cars are almost backing into Route 11. We are proposing an egress in Auto Zone property.

Mr. Germain: I have reviewed that easement. It was filed with the county clerk.

Chairman Smith: What about parking out front? Just handicapped spaces?

Mr. Coyer: 3 regular and one handicapped space out front.

Mr. Card: The proposed business establishments would be limited to a certain type of business?

Mr. Coyer: Yes, statement of use specifically lists the uses.

Chairman Smith: This is a tough location. Beyond this, I don't know what they would do.



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. Seconded by Mr. Marzullo.

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

Joe Rusitto 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 Peter N. Talev, 8033 Brewerton Road, Proposed additional parking and drive said plan last dated August 5, 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 has provided the planning Board attorney with a license for snow removal, a copy of which has been supplied to and approved of by the planning board. This site plan approval shall not be effective until the planning board attorney has verified that the final license for snow removal has been recorded with the county clerk. No permits of any kind shall be issued until this has been completed.
3. The applicant's site plan indicates an increase in the projected average water flow of 60 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 \$240 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.

4. The Planning Board 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.

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

Tim Coyer: Representative, Ianuzi & Romans

Chairman Smith: Before you get started, I would like to note that the recommended modifications from the Onondaga County Planning Board have been received.

The Chairman read the Onondaga County Planning Board comments and/or modification requests.

Mr. Coyer: Just a couple quick things. We did get an allowance to revise or change the existing sign that is sitting out in the right of way. I get a letter from NYS DOT. As long as the sign is not getting bigger, we are good. It is just removal of that one section. Since the last time we were here, there were some specific signs that the Planning Board had issues with. They have since moved those signs. They have removed the additional signs that you requested. I have pictures for your review.

Mr. Coyer submitted pictures to the Planning Board showing the removal of the signs.

Mr. Coyer: Specificall,, B and D are the two areas they would like to have removable signs that would change. It is on sheet 3.

Mr. Card: A, B, D and F are on the front of the building? A is permanent?



Mr. Coyer: B is smaller and can be taken off. All the other ones are gone -only the ones shown on the plan are existing.

Mr. Germain: What you are saying is that B and D are the designated areas. The size will remain the same but the signs will change?

Mr. Coyer: Correct.

Chairman Smith: Previously, they covered the whole front of the building. Everywhere. The 8000 gallon kerosene tank is regulated by DEC. What about the overhang?

Mr. Coyer: We have to move it because of setback restrictions.

Chairman Smith: That is for storing lawn mowers, etc.?

Mr. Coyer: Correct. Just to protect outside equipment.

Mr. Marzullo: Can you clarify the signs for me please?

Mr. Coyer: I will have to double check for you.

Chairman Smith: The signage has to be approved or it needs to be removed.

Mr. Marzullo: The signs on the glass – is that allowed? Can we not allow him to put them back on the doors?

Mr. Germain: He is giving you a sign package designated area. He is not showing anything on this plan right now for windows.

Mr. Hooper: Anything is allowed on the inside of the glass door.

Mr. Marzullo: My point is we are showing that nothing is on the inside of the doors.

Mr. Germain: There is no way you can prevent the signs inside the glass door.

Chairman Smith: it is unfortunate. They frequently put up neon signs.

Mr. Germain: Is the applicant volunteering to waive the signs on the inside of his doors?

Mr. Marzullo: It looks nice right now.

Mr. Coyer: I see your concern. I would like to confirm with the client before I make that commitment for him. He was here last time. He was willing to move as many signs as he could to appease the Board. I can discuss that with him about not putting signs on the inside windows.



Mr. Germain: It is within your scope to ask the applicant to voluntarily agree to not add more signs on inside of glass windows.

Chairman Smith: Would you like us to put this off until the next meeting

Mr. Coyer: Does the canopy count? We do have quite a bit of linear feet.

Chairman Smith: I think the Board would be receptive to what has been presented if we can get applicant to agree to not put any more on the inside of the glass door.

Mr. Coyer: I will get a definitive answer from the client for our next meeting.

Chairman Smith: If he should not want to do that, please come back with the square footage of the windows.

Mr. Ruscitto: In sign D and B, if you look at your color photo, it looks like there is room for him to add more signage. I assume that he is not going to fill in any more. He will stay within what he has already stated.

Mr. Card: Since you are proposing to move the dumpster, if you put that adjacent to the front of the building, it requires that the dumpster be in an enclosure. It looks terrible. Most site plans we would require the dumpster in an enclosure. I would like to see the dumpster put in a suitable enclosure.

Mr. Coyer: OK.

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

Chairman Smith: We need to set a public hearing for subdivision. We are looking to schedule for August 22nd. The letters have gone out. Everyone copied for lead agency status. We are looking to schedule a coordinated review before the end of the month. We would invite Centro, DOT, fire departments etc. to come meet with us and discuss their concerns before we take action on the plan. That notice will be going out. We will publish a notice in the paper that we are going to do a coordinated review. It will generally be around 1:00pm in the afternoon. It will be a published meeting.

Mr. Coyer: This is a 2 lot subdividon, about 48.35 acres. One tax parcel. They want to subdivide into 2 lots. Lot 1 is 19.2 acres. Lot 2 will be roughly 29.2 acres. Lot 2 will have a 30 foot strip down the easterly side of the property to give it road access. Lot 2 will only have access through development of lot 1.



Chairman Smith: Mr. Parrish, what do we normally take for a road right of way?

Mr. Parrish: Standard width for road right of way is 60 feet.

Mr. Card: So, that 30 feet would never be a town road?

Mr. Parrish: No.

Mr. Marzullo: This just does not seem to be good planning to me. What is something falls through? Why not make it 60?

Mr. Coyer: I understand what you are saying? At worse you could have a driveway up there. As it sits today, they will have to put right of ways in. Private driveway.

Mr. Marzullo: why not though? Why not make it 60?

Mr. Coyer: They are proposing an apartment complex here. If you widen it, it will affect the setbacks and restrictions because of the existing power lines.

Chairman Smit: The roads that they are proposing for the apartments and townhouses, are all private road. Applicant understands that those roads will never meet town requirements so if applicant was to come back and ask for the town to expand the use, the only solution would be to rip the roads out and put in roads that meet town specs. That needs to be clearly understood by the applicant. The roads are all private. The developer is committing himself to forever using private roadways through this entire parcel.

Mr. Coyer: He understands that.

Mr. Germain: You can ask for there to be a note on the plan.

Mr. Marzullo: Yes, so be it.

Chairman Smith: What about the easements?

Mr. Germain: I haven't seen them yet. They need to be carefully crafted due to common ownership. So if I own both lots, I could change the easement.

Chairman Smith: Same ownership of both parcels?

Mr. Coyer: I believe lot 1 will be transferred.

Chairman Smith: Can you address the ownership please?

Mr. Coyer: Yes.

Mr. Germain: I would like to take a look at the proposed easements.



Mr. Card: The 3 parcels in front of this are homes. These are 3 homes. They are zoned industrial. Just to point out there are issues with our zoning.

Chairman Smith asked Mr. Germain to construct a motion establishing a public hearing for the August 22nd meeting.

Mr. Germain: You are going to move for the adoption of a resolution calling for a Public Hearing regarding the Minor Subdivision Preliminary & Final Plan known as 6274 Island Road, 2 Lots. This public hearing shall commence at 6:30 pm at the regular scheduled meeting of the planning board on August 22, 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

Chairman Smith: Just so you understand, there will be 2 public hearings at next meeting. One on the project itself and one for the subdivision. 2 public hearings on the same project.

**MINOR SUBDIVISION PRELIMINARY & FINAL PLAN
SKETCH REVIEW
SET PUBLIC HEARING
MARTIN PROPERTY
8198 LAWTON ROAD, 2 LOTS
DAVID MARTIN**

Tabled per applicant request.

**SITE PLAN
SKETCH REVIEW
NIAGARA MOHAWK POWER CORP.
DBA NATIONAL GRID
8842 BREWERTON ROAD
PROPOSED MARSHALLING YARD
CHARLES ANDREW**

AND

**SITE PLAN
SKETCH REVIEW
NIAGARA MOHAWK POWER CORP.
DBA NATIONAL GRID
NORTHERN BLVD, (TAX MAP NO. 055.-01-20.0)
PROPOSED MARSHALLING YARD
CHARLES ANDREW**



Karla Corpus, attorney for National Grid
Eric Madia, standing in for Mr. Charles Andrew

Ms. Corpus: These are laydown areas for equipment, vehicles etc during the construction of the transmission lines.

Chairman Smith: Just so everybody knows where we are at, I filed to be party to the public service commission hearings, that being the location of a power substation, we are working on that. This also came up at the time. They would be storing their poles, the equipment, employees reporting to work at these locations.

Ms. Corpus: We submitted two separation applications. We also submitted combined storm water and prevention plan for both. We wanted the Board to have the completed SWPP right now.

Chairman Smith: Mr. Parrish will make those recommendations.

Mr. Madia: For Snellar road, it is about 3.1 acres. We will be using it for roughly 18-24 months for employees reporting to work, parking, restrooms, few construction trailers, storing steel poles. Just pretty much material storage.

Mr. Corpus: This one has the two entrances. Those were moved so they comply with site plan requirements.

Chairman Smith: They needed to be asphalt in a certain distance.

Mr. Madia: Yes. Any debris will be cleaned up by the contractors working at the time.

Ms. Corpus: These properties are being leased by National Grid. We do have current leases. The owners have requested if possible that they consider leaving the gravel and fence there once the lease has been completed.

Chairman Smith: The Planning Board will discuss how we want it left once the lease is up. I know you have had discussion with the Town Board about the road. The other side basically functions the same way but that one is on the Town road that is in a good location.

Ms. Corpus: I believe that site was used as a lay yard before.

Chairman Smith: The State used it. I know there were discussions with the Town Board as to documenting the condition of the town road. We also had discussions regarding the cross over because most of the vehicles would be crossing with the large poles. The poles are going to stick out into the traffic. The county has put a truck turn around on Island Road. We want the crossovers closed temporarily during the project. It will be a public safety hazard. We have the same situation a little further down. Totman. The County would have to close both of those.



Ms. Corpus: We have submitted site plans.

Chairman Smith: They are fairly straight forward sites. These are just lay down yards for this project.

Mr. Marzullo: What kind of daily traffic?

Mr. Madia: Crew count. I don't know the county yet. We can get that for you.

Mr. Marzullo: What about the fencing and lighting.

Mr. Madia: The plan does have the lighting. We do show the lighting. The intent was to be flexible with the fencing depending on what the Board wanted.

Chairman Smith: Public Service Commission has to approve this too.

Mr. Abbey: How many acres?

Mr. Madia: That one is 4 acres and other is 3.1 acres on Sneller.

Chairman Smith: All of the testing has gone very well regarding loading the substation behind Town Hall where they are tearing down the barn and salt barn.

**SITE PLAN
SKETCH REVIEW
OVADIA AVRAHAM
6727 LAKESHORE ROAD
PROPOSED APARTMENT BUILDING
OVADIA AVRAHAM**

Chairman Smith: We don't have these plans.

Mr. Avraham: This is an apartment building on the waterfront. We may have a problem with the setback-36 feet from the property line.

Chairman Smith: Let's cover a few things. Richard and I have had a meeting. This is the parcel across from the section that Mr. Avraham had originally proposed for 72 units and for a number of reasons, that is currently stalled and he is hoping to get it going soon. Right now, this project is the parcel near the current marina and boat launch. He is looking to build 24 apartments overlooking the lake. We would have to have a variance but these are the units that he is talking about. 1 bedroom apartments. They did send in a copy of what the apartments will look like.

Mr. Card: Built over the water?



Mr. Avraham: Over? No, on the shoreline.

Chairman Smith: These are the size of the units - 900 square feet. 36 feet from the property line.

Mr. Avraham: From the edge of lakeshore to here is about 50 feet. Property line is about 10-15 feet from the edge. Almost 50 feet from the white line.

Mr. Card: From shoreline to edge of road is 110 feet?

Mr. Avraham: About 110 feet from white line to the shoreline is about 110 feet.

Mr. Card: Is that what they refer to as the high water mark?

Mr. Avraham: Mid water.

Mr. Card: So from edge of Lakeshore Road...how wide are the units?

Mr. Avraham: 28 feet I believe.

Chairman Smith: 36 foot wide.

Mr. Avraham: Where the apartment building starts, this is the lakefront, then you have Lakeshore Road, Lakeshore Road is about 8-10 feet higher in elevation than the apartments.

Mr. Card: The required setback is how much?

Mr. Hooper: 50 feet.

Mr. Parrish: Set back is taken from the property line.

Mr. Card: You would have to get a variance from the ZBA.

Mr. Avraham: Using existing driveway. Going to do away with public launching business.

Mr. Card: I am confused. The docks would be remaining? In front of the apartments?

Mr. Avraham: Yes. Tenants get first refusal. Existing parking area right now. Doing away with the launching business.

Mr. Card: What about the restaurant business?

Mr. Avraham: Once we have water and sewer brought in, then we will propose something more permanent where the restaurant is now. Right now we don't have any sewer or water going through the property. I am hoping to propose something a little more permanent. We have plenty of parking.



Mr. Card: Is that a flood zone?

Mr. Avraham: The launch business will no longer be public launching.

Mr. Ruscitto: The boat slips there currently will be for first refusal for the residents. How will the public get there?

Mr. Avraham: We get rid of the cars all over. This is not a traffic generator.

Chairman Smith: They would be putting their boat in in the beginning of the season.

Mr. Marzullo: Make sure fire dept. gets a copy of this.

Mr. Card: Is there a sewer line?

Mr. Avraham: I believe we will have to dig under the road. We have a pump station there. We may have to tie into that.

Chairman Smith: You are going to have to have sewers, no question.

Chairman Smith: To the board members- I am assuming they can visit to get an idea of what he is talking about.

Mr. Avraham: Yes, anytime.

Chairman Smith: Mr. Hooper and I just looked at this a week ago. There wasn't anything codes could see that we cannot approve it. It is a unique piece of property.

Mr. Avraham: We are doing 3 8 unit buildings. That will be easier in terms of finance. It will give us a kick start to do the rest of the plan.

Mr. Marzullo: How large is it?

Mr. Avraham: 2.5 acres. It was all swamp. We filled it in.

Chairman Smith: He wishes to move on this pretty quickly.

Mr. Avraham: Just call me if you have any questions.

Mr. Abbey: Rentals or owner purchased?

Mr. Avraham: Rental

Mr. Avraham: The condo project by Coopers seems to be a lot closer than 25 feet to the water.



Mr. Card: That was a PUD.

Chairman Smith: I think they changed that to the homeowner association. Was that changed to a PUD?

Chairman Smith: You can apply to the town board to turn the parcel into a PUD. Whatever the Town Board agrees to, you can do in a PUD. Discuss that with Mr. Hooper. The Town Board grants a PUD, then Planning Board for site plan, then back to Town Board. That is a possibility.

The Chairman, the Board and the Applicant had a lengthy discussion regarding PUD.

Chairman Smith: If the restaurant is put in the PUD, it is taken care of. It is actually a zoning action. You should discuss that with Mr. Hooper.

Mr. Avraham: Thank you, I will.

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. Card seconded the motion. The motion was approved unanimously.

Next Scheduled Regular Meeting: Monday, August 22, 2016 at 6:30 PM

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 8:07 pm.

Submitted by Lisa L. Stewart
Planning Board Clerk