Town of Camillus
Zoning Board of Appeals
January 5, 2021 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Steve Pirro
Chris Lansley
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney
Tom Price, Code Enforcement Officer

GUESTS & MEMBERS OF THE PUBLIC
6 Others

Chairman Feyl called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Mr. de la Rosa moved to waive the reading of the legal advertisement. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

Camillus Sportsmen's Club **TM #: 021.-04-12.0**
5801 Devoe Road
Camillus, New York 13031

Special Use Permit: Pole Barn for Indoor Archery

The Camillus Sportsmen's Club provided an updated survey and added two items to be considered that were not addressed under the original application. They are requesting to modify the special use permit to allow a 16' x 45' covered long gun range addition/extension to the pistol range. They are also seeking a modification of the Special Use Permit to allow the installation of a 50' x 128' pole barn for indoor archery use as stated in the original application. The Town Board has modified the code to allow the indoor gun and archery range. Third, they are requesting a variance from the asphalt paving requirements in the Code in connection with the proposed new parking area adjacent to the indoor archery range.

A letter dated 01/05/2021 from Tom Price, Code Enforcement Officer calls the Board's attention to the two new items and states that he has no objection to them being addressed at the same time as the original application.

Hal DeBoer, the Club President, appeared before the Board on behalf of this application. They have provided a new survey with all the updated improvements. Chairman Feyl suggests millings be laid in the lot, which can be striped and would be less expensive than asphalt. He reviewed the survey and the entry doors to the building are opening in. He suggests that they open out for fire safety. Mr. DeBoer agreed.

Mr. Pirro moved to close the public hearing. Mr. Walsh seconded the motion and it was unanimously approved.

Aaron and Melanie Moreland **TM #: 049.-03-12.1**
608 Onondaga Road
Syracuse, New York 13219

Area Variance: Shed in front yard

Aaron and Melanie Moreland, the property owners, appeared before the Board to address their application. They are seeking a variance for a 15' x 8' shed in the south front yard. Mr. Moreland describes the property as a single-family house with a garage and two sheds in the backyard. They were replacing an existing shed in the front yard with a larger shed having doors facing Onondaga Road and the rear yard. The proposed shed would be visible from Onondaga Road.

The Morelands presented to the Board photos of the proposed shed. They also have a signed petition from surrounding neighbors including the next-door neighbor, Donald Drum who resides at 102 Roseland Terrace, for the shed to remain in the south front yard.

The purpose of the proposed shed would be to house materials from the home and the garage to make room for rehabilitation equipment in the house. Mrs. Moreland is having surgery on both knees in February. The Morelands acknowledged that they have a lot of yard and no issues preventing them from placing the third shed elsewhere in the yard such that no variance would be required. The third shed would likely be disassembled upon Mrs. Moreland's completion of her therapy.

Mr. Pirro moved to close the public hearing. Mr. Walsh seconded the motion and it was unanimously approved.

NEW BUSINESS:
None

MINUTES:
Mr. de la Rosa moved to approve the minutes for December 1, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

VOUCHERS:
Ms. Lansley moved to approve the payment of the following vouchers. Mr. Walsh seconded the motion and it was unanimously approved.

- Advanced Media-Legal Advertising totaling $65.35

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD:
None

Organization Meeting:
The Zoning Board of Appeals will make the following recommendations to the Town Board:

Mr. de la Rosa moved to appoint Susan Otto of Melvin & Melvin, PLLC as Zoning Board of Appeals Attorney at the prevailing Town rates. Mr. Walsh seconded the motion and it was unanimously approved.

Mr. Pirro moved to appoint Theresa Garvey as Clerk to the Zoning Board of Appeals. Mr. de la Rosa seconded the motion and it was unanimously approved.

Mr. de la Rosa moved to appoint Mr. Feyl as Chairperson of Zoning Board of Appeals. Ms. Lansley seconded the motion and it was unanimously approved.

Mr. Walsh moved to appoint Mr. de la Rosa as Vice Chairperson of the Zoning Board of Appeals. Mr. Pirro seconded the motion and it was unanimously approved.

DECISIONS:

Camillus Sportsmen's Club **TM #: 021.-04-12.0**
5801 Devoe Road
Camillus, New York 13031

Special Use Permit: Pole Barn for Indoor Archery

Chairman Feyl and the Board conducted the environmental impact assessment, determining that the proposed action will not result in any significant adverse environmental impacts.

Mr. Pirro moved to allow a modification of the special use permit to allow the installation of a 50' x 128' pole barn for indoor archery use. Mr. Walsh seconded the motion and it was unanimously approved.

Ms. Lansley moved to allow a 16' wide by 50' long extension of the covered rifle range. Mr. Walsh seconded the motion and it was unanimously approved.

Mr. de la Rosa moved to grant a variance to allow millings in place of asphalt for the parking area adjacent to the new pole barn. Mr. Pirro seconded the motion and it was unanimously approved.

Aaron and Melanie Moreland **TM#: 049.-03-12.1**
608 Onondaga Road
Syracuse, New York 13219

Area Variance: Accessory Building

Mr. Pirro moved to grant a variance for installation of a 15' x 8' shed approximately 14' into the south front yard. Mr. de Rosa seconded the motion. The motion was denied.

The Board was polled, the members voting as follows:

Chairman Feyl-No
Richard de la Rosa-No
Steven Pirro-No
Chris Lansley-No
Alex Walsh-No

Motion was denied.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:48 p.m. Mr. Walsh seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey

Town of Camillus
Zoning Board of Appeals
March 2, 2021 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Chris Lansley
Alex Walsh

ABSENT:
Steve Pirro

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Dirk Oudemool, Town Attorney
Chuck White, Town Engineer
John Fatcheric, Planning Board Chairman
Mike LaFlair, 2nd Ward Councilor
Approximately 14 others

Chairman Feyl called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Mr. de la Rosa moved to waive the reading of the legal advertisement. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

1. **OYA Camillus A, LLC** **TM #: 006.-04-12.1**
   6327 Van Alstine Road
   Camillus, New York 13031

   Special Use Permit: Solar Farm

   OYA Camillus B, LLC **TM#: 006.-04-12.1**
   6327 Van Alstine Road
   Camillus, New York 13031

   Special Use Permit: Solar Farm

   Mr. de la Rosa moved to set the public hearing for OYA Camillus A, LLC for March 2, 2021. Mr. Walsh seconded the motion and it was unanimously approved.

   Mr. Walsh moved to set the public hearing for OYA Camillus B, LLC for March 2, 2021. Mr. de la Rosa seconded the motion and it was unanimously approved.

   Eric Kenna, department manager with C&S Engineers, Inc. and Bryan Bayer, environmental consultant and scientist with C&S Engineers Inc., appeared before the Board to present the applications on OYA Camillus' behalf and Glenn Mackay, project manager for OYA, attended via phone.

   Mr. Kenna explained the benefits of community solar as being a clean, renewable energy source available to National Grid, as well as being available to 1200 homeowners, schools

and businesses by subscription and offering a discount of approximately 10% off their power bill.

The proposed project includes the construction, installation, maintenance and decommissioning of a ground-mounted solar system at two sites. The solar array will generate up to five megawatts of power, which will be community managed and distributed. OYA will have a 25-year lease with the current landowners, which contains an option to extend for three terms of five years each. The decommissioning plan for the site will provide financial surety in the form of a bond for the full-required amount.

The solar arrays will be six to seven feet off the ground, tip up reaching a height of nine to ten feet tall, and will track the sun east to west. The site would have security cameras to allow remote monitoring and will be mowed one to two times each summer.

OYA Camillus A, LLC

Mr. Kenna stated the OYA Camillus A project proposes to build within two fenced areas, one located on the east side of Van Alstine Road and utilizing approximately 15.3 acres, and the second located on the west side of Van Alstine Road and utilizing approximately 15.15 acres. The project includes the construction of two gravel access roads, concrete electrical equipment pads, security fencing, and a single interconnection to the utility grid. He provided computer-generated depictions of the completed construction as a visual impact analysis of the solar arrays.

He noted that screening in the form of green slat fencing, double rows of evergreen trees, and a solid hedge will be installed to improve the visual aesthetics to surrounding properties and that OYA will come to a final landscaping detail agreement with the Town when they obtain the building permit.

Construction will include tree clearing, fencing, grading, equipment pads, installation, National Grid utility installation and testing, completion would be expected within eight to nine months. Construction vehicles will use Van Alstine Road and OYA will coordinate a road use agreement with the Camillus Highway Superintendent. Other routes to be used have not yet been determined.

A Glare Analysis Report was submitted to the Board, denoting checks of 59 observation points, including two flight paths from the surrounding airports, and confirming that FAA approval has been received. The panels are antiglare and odorless and absorb the sun rather than reflect it. The inverters, when in operation, will generate noise levels of 79 decibels but the noise will be much lower once the vegetation buffers are installed.

Mr. Bayer stated they have completed a full wetland delineation report for the sites and have received approval from the New York State Department of Environmental Conservation (NYSDEC) and the U.S. Army Corps of Engineers (USACOE).

The New York State Historic Preservation Office (SHPO) submitted a letter stating the projects will not have any impact on cultural resources. The United States Fish and Wildlife Service as well as the DEC have conducted a coordinated review of the endangered species protection (Indiana Bat and the Northern Long-eared Bat) and their habitat

assessment indicated all clearing of trees should occur during the period of November 1st through March 31st.

Mr. Kenna shared that OYA Camillus initially contacted 21 landowners in the Town of Camillus as potential locations for this project. Two other sites were considered as potential locations for this project but determined not to be viable, leaving this location as the sole potential location.

Mr. de la Rosa inquired if the solar panels are functional in the wintertime and Mr. Kenna explained that OYA's plan takes into reconsideration the elements of the weather and anticipated losses and lack of production during the winter.

Residents in attendance expressed concerns about decibel levels, standing water and runoff, whether the system will be on the electrical grid, the potential to diminish property values, electrical fires, power outages, and asked for clarification of the construction schedule.

Mr. Kenna reiterated that the inverters run at 79 decibels, during daytime hours only, and explained that they be planting knee-high grass and dry swales and complying with storm water requirements in coordination with the Town Engineer and DEC. He noted that the solar arrays would be on National Grid's system and follow their application and approval process, and would not work during an electrical outage. He confirmed that they contacted local fire departments about the proposed projects and did not receive any concerns from them and stated that the system has alarms and monitors and is a low fire risk. He also confirmed that both projects would be concurrently constructed.

With regard to the property values, Chairman Feyl explained that landowners may develop their land as they see fit within the zoning laws and noted that OYA is making screening accommodations for the benefit of the surrounding property owners. He recommended that anyone concerned about their property values confer with the Town's Assessor.

Mr. Walsh moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

<u>OYA Camillus B, LLC</u>

Mr. Kenna stated the OYA Camillus B project proposes to build within a fenced area located on the east side of Van Alstine, utilizing approximately 39.07 acres. The project includes the construction of two gravel access roads, concrete electrical equipment pads, security fencing, and a single interconnection to the utility grid. He provided computer-generated depictions of the completed construction as a visual impact analysis of the solar arrays.

Mr. Kenna stated the target date for construction to commence could be as soon as April 1st if Board approval is obtained, noting that National Grid has already approved the plan, has lease agreements in place, and intends to place utility poles at each intersection, totaling five to six utility poles 30 feet apart.

Ms. Otto noted that, in the preceding months, all technical aspects of the project have been thoroughly considered and analyzed by the Town Engineer and revisions have been made.

Residents in attendance requested the panels planned for the location of the southern tree line be relocated to allow the tree line to be retained and inquired about possible lightning strikes. Mr. Kenna stated that the area of southern tree line involves 1000 panels, which could not be feasibly relocated due to grading, swales, and access roads, and noted that lightning strikes high points and would be more likely to strike a tree than the panels.

Mr. LaFlair thanked everyone for their attendance and reiterated that any property value concerns should be brought to the Town Assessor.

Ms. Lansley moved to close the public hearing. Mr. de la Rosa seconds the motion and it was unanimously approved.

Dirk Oudemool, Town Attorney, stated he is awaiting the decommissioning security agreement with 100% security up front and the highway damage protection agreement. He requested OYA designate a local agent for operations, maintenance, direct interaction and service of process.

NEW BUSINESS:
None

MINUTES:
Mr. de la Rosa moved to approve the minutes for January 5, 2021. Mr. Walsh seconded the motion and it was unanimously approved.

VOUCHERS:
None

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD:
Chairman Feyl noted that on, October 6, 2020, the ZBA passed a resolution or moved to declare itself lead agency on these two projects. The town engineer identified 11 interested parties or agencies to counsel, who sent a letter to the 11 agencies. No agency objected to the ZBA's lead agency status. Six agencies responded consenting to the ZBA as the lead agency.

DECISIONS:

1. **OYA Camillus A, LLC** **TM #: 006.-04-12.1**
   6327 Van Alstine Road
   Camillus, New York 13031

   Special Use Permit: Solar Farm

   Chairman Feyl and the Board completed Parts 2 and 3 of the environmental assessment form, determined that the proposed project will not result in any significant adverse environmental impacts, and issued a negative declaration.

   Mr. Walsh motion to grant a Special Use Permit with the conditions that follow, Ms. Lansley seconded it and it was unanimously approved.

The conditions are:

1. Proper measures should be taken to prevent unintentional discharges of fill or dredged materials into waters of the United States including wetlands.
2. The issuance of any Freshwater Wetlands permit required by the DEC, and submission of those permits to the Town upon receipt and prior to the work.

3. The applicant's adoption and utilization of the construction standards or guidelines of the NYS Department of Agriculture and Markets for Solar Energy Projects

4. The submission of the Notice of intent to the New York State Energy Research and Development Authority for referral to the Department of Agriculture and Markets.

5. The submission of an Operations and Maintenance Plan, as recommended by the Town Engineer.

6. The execution and delivery of a Road Use/Restoration Agreement between the applicant, OYA Solar and the Town, having terms and conditions acceptable to the Town, secured by a $30,000 bond.

7. The execution and delivery of a decommissioning agreement between the applicant, OYA Solar and the Town, having terms and conditions acceptable to the Town, with the applicant and OYA Solar to provide financial security in the form of a bond with a United States surety for the full amount of the estimated decommissioning cost up front.

8. All tree felling shall occur within the dates and guidelines promulgated by the US Department of Fish and Wildlife.

9. The planting of rows of trees or other appropriate vegetative barrier, as depicted in the photo renderings submitted by the applicant, to screen the project from public view and adjacent private properties.

10. The submission of a final, complete set of construction drawings for review by the Town Engineer to confirm that the project meets all codes.

11. Any and all other conditions as set forth in the Town Engineer's letter of February 15, 2021 (the February 15, 2021 Barton and Loguidice letter)

12. Subdivision approval by the Town of Camillus Planning Board

13. The applicant must designate a local agent for service of process and for the town and/ or residents to contact relative to construction, installation, operation and maintenance of the project.

2. OYA Camillus B, LLC TM#: 006.-04-12.1
6327 Van Alstine Road
Camillus, New York 13031

Special Use Permit: Solar Farm

Chairman Feyl and the Board completed Parts 2 and 3 of the environmental assessment form, determined that the proposed project will not result in any significant adverse environmental impacts, and issued a negative declaration.

Ms. Lansley motion to grant Special Use Permit with the conditions that follow, and Mr. Walsh seconded the motion and it was unanimously approved.

The conditions are:

1. Proper measures should be taken to prevent unintentional discharges of fill or dredged materials into waters of the United States including wetlands.

2. The issuance of any Freshwater Wetlands permit required by the DEC, and submission of those permits to the Town upon receipt and prior to the work.

3. The applicant's adoption and utilization of the construction standards or guidelines of the NYS Department of Agriculture and Markets for Solar Energy Projects

4. The submission of the Notice of intent to the New York State Energy Research and Development Authority for referral to the Department of Agriculture and Markets.

5. The submission of an Operations and Maintenance Plan, as recommended by the Town Engineer.

6. The execution and delivery of a Road Use/Restoration Agreement between the applicant, OYA Solar and the Town, having terms and conditions acceptable to the Town, secured by a $30,000 bond.

7. The execution and delivery of a decommissioning agreement between the applicant, OYA Solar and the Town, having terms and conditions acceptable to the Town, with the applicant and OYA Solar to provide financial security in the form of a bond with a United States Surety for the full amount of the estimated decommissioning cost up front.

8. All tree felling shall occur within the dates and guidelines promulgated by the US Department of Fish and Wildlife.

9. The planting of rows of trees or other appropriate vegetative barrier, as depicted in the photo renderings submitted by the applicant, to screen the project from public view and adjacent private properties.

10. The submission of a final, complete set of construction drawings for review by the Town Engineer to confirm that the project meets all codes.

11. Any and all other conditions as set forth in the Town Engineer's letter of February 15, 2021 (the February 15, 2021 Barton and Loguidice letter)

12. Subdivision approval by the Town of Camillus Planning Board

13. The applicant must designate a local agent for service of process and for the town and/ or residents to contact relative to construction, installation, operation and maintenance of the project.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 9:26 p.m. Mr. Walsh seconded the motion and it was unanimously approved.

Respectfully submitted,

Theresa Garvey

Town of Camillus
Zoning Board of Appeals
June 1, 2021 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Steve Pirro
Chris Lansley
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Joy Flood, 3rd Ward Councilor
5 Others

Chairman Feyl called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Mr. de la Rosa moved to waive the reading of the legal advertisement. Mr. Pirro seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

HSH Camillus, LLC **TM #: 026.-01-19.0**
2771 Lyons Road
Camillus, New York 13031

Area Variance-Shed forward of rear line of house

Art Kanerviko, a member of HSH Camillus, LLC, appeared with his wife Lisa Kanerviko before the board to address their application. The have lived in the house 21 years. They are seeking to install a 12' by 16' shed forward of rear line of the house. Mr. Kawerviko describes the property as a single family home that sits at a 45-degree angle with 550' of road frontage. The property is approximately 3.7 acres, mostly farmland, with a deck, patio, and an in-ground pool. The rear line of the house is 88' from Lyons Road.

The purpose of the proposed shed would be storage of patio furniture in the winter and service as a screened patio in the summer. The shed would match the aesthetics of the home, have a concrete floor, screened porch area with 8' ceiling and would be placed 70' from Lyons Road. The shed would be placed at an angle, like the angle of the house. He states the topography behind the other sides of the pool is a cliff and backs up to railroad tracks.

David Callahan, 6th Ward Councilor and Mary Luber, 1st Ward Councilor both stated in emails that they are in favor of this application.

Mr. de la Rosa moved to close the public hearing. Mr. Walsh seconded the motion and it was unanimously approved.

The Fairmount Company, LLC **TM #: 047.-05-22.1**
3514 West Genesee Street
Syracuse, New York 13219

Special Use Permit: Small Restaurant

The Planning Board sent a letter, dated May 13, 2021 regarding Rachel's Mediterranean Grill and voted to recommend this Special Use Permit.

Louis Fournier III, from the Sutton Real Estate Company, which is the property manager for The Fairmount Company LLC, appeared before the Board to address the application. He is seeking a Special Use Permit for a small restaurant. The property is .82 acres with frontage on West Genesee Street and access from Myrtis Road. The building has two other tenants, Green Planet Grocery and Metro Mattress. The adjacent properties are a fast food restaurant and a car wash.

Mr. Fournier states the business will be open Monday-Saturday with the hours of 11:00 am to 8:00 pm. The maximum capacity of the restaurant is 38 patrons; the Code requires 56 parking spaces. There will be auxiliary parking across Myrtis Road. The restaurant will have one hood, 12' by 4 ½' and an exhaust fan which will be directed towards West Genesee Street. To eliminate and reduce the migration of cooking odors onto adjoining parcels they will be sealing the demising walls. Dumpster containers will be located behind the building, enclosed, and fenced.

Public Comment
Joy Flood, 3rd Ward Counselor asked if there would be a cross walk to the auxiliary parking area and if the area would be paved and striped. Mr. Fournier responded that the Town owns Myrtis Road and that there is an arrangement with Barrett Paving for millings. Chairman Feyl stated that the auxiliary parking area must be striped.

Residents in attendance expressed concerns regarding the appearance of the parking lot, the lighting, and the capacity of the restaurant. Mr. Fournier states there will be two rows of parking, the existing fence will be extended, and they will keep the trees as a buffer. They do not intend to have lighting in the auxiliary parking lot.

Mr. de la Rosa moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

NEW BUSINESS:
None

MINUTES:
Mr. Walsh moved to approve the minutes for March 2, 2021. Ms. Lansley seconded the motion and it was unanimously approved.

VOUCHERS:
Mr. Pirro moved to approve the payment of the following voucher. Mr. de la Rosa seconded the motion and it was unanimously approved.

- Melvin & Melvin-Legal Services totaling $765.00

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD:
None

DECISIONS:

HSH Camillus, LLC **TM #: 026.-01-19.0**
2771 Lyons Road
Camillus, New York 13031

Area Variance-Shed forward of the rear line of the house

Chairman Feyl and the Board conducted the environmental impact assessment, determining that the proposed action will not result in any significant adverse environmental impacts.

Mr. de la Rosa moved to grant a variance allowing the 12' x 16' shed and bump-out twenty feet forward of the rear line of the house. Mr. Pirro seconded the motion and it was unanimously approved.

The Fairmount Company, LLC **TM#: 047.-05-22.1**
3514 West Genesee Street
Syracuse, New York 13219

Special Use Permit: Small Restaurant

Chairman Feyl and the Board conducted the environmental impact assessment, determining that the proposed action will not result in any significant adverse environmental impacts.

Mr. Pirro moved to grant a Special Use Permit to allow a small restaurant. Mr. de la Rosa seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:40 p.m. Mr. de la Rosa seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
July 6, 2021 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Steve Pirro
Chris Lansley
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Joy Flood, 3rd Ward Councilor
1 Other

Chairman Feyl called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Mr. de la Rosa moved to waive the reading of the legal advertisement. Mr. Pirro seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

Thomas Kehoskie **TM #: 041.-01-62.0**
5000 West Genesee Street
Camillus, New York 13031

Area Variance-Sign

Mr. Pirro moved to set the public hearing for July 6, 2021. Mr. Walsh seconded the motion and it was unanimously approved.

Mr.Thomas Kehoskie, the applicant, appeared before the Board to address this application. He is seeking to install 4' x 6' monument electronic sign 6" from the right of way on West Genesee Street. Mr. Kehoskie stated the placement of the sign would make it more visible for potential customers. The Code requires that the sign be set back 15' and he is requesting a 14 ½' variance.

Locations for the sign were discussed with several suggestions; one was to place the sign near the southeast corner of the building; one was to place it due north of the proposed location, farther from West Genesee Street. Another suggestion was to place the sign on the east side of the property. Mr. Kehoskie explained that if he extends the parking lot in the future, there would still be visibility issues. If he moves the sign north from its current proposed location, parked trucks or other vehicles will block its view from traffic traveling east.

Mr. Pirro asked the amount of walk in traffic from customers per day. Mr. Kehoskie stated one or two customers usually by appointment.

The sign would have a full content, which includes three businesses and a website.

Chairman Feyl stated the Code allows a sign in an LBO district up to 6' in height from the finished grade. Mr. Pirro suggested a mount or a berm to heighten the sign.

Public Comment
Joy Flood, 3rd Ward Counselor trusts the ZBA will make an appropriate decision in regards to this matter using the site plan as well as being fair to the applicant. She walked the site, took pictures, and offered that a berm would help Mr. Kehoskie with the site issues. She suggests that the sign have limited, or less, information, with bold letters naming the businesses, address, and phone numbers.

Mr. Pirro moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

NEW BUSINESS:

David Thomas **TM#: 010.1-08-10.0**
161 Golden Meadows Way
Warners, New York 13164

Area Variance-Shed 8' forward of rear of house

Mr. Pirro moved to set the public hearing for August 3, 2021. Ms. Lansley seconded the motion and it was unanimously approved.

MINUTES:
Mr. Walsh moved to approve the minutes for June 1, 2021. Ms. Lansley seconded the motion and it was unanimously approved.

VOUCHERS:
Mr. Walsh moved to approve the payment of the following voucher. Mr. Pirro seconded the motion and it was unanimously approved.

- Melvin & Melvin-Legal Services totaling $510.00
- Advanced Media-Legal Notices totaling $52.56
- Hummel's Office- Supplies totaling $29.99

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
None

DECISIONS:

Thomas Kehoskie **TM #: 041.-01-62.0**
5000 West Genesee Street
Camillus, New York 13031

Area Variance-Sign

Chairman Feyl and the Board conducted the environmental impact assessment, determining that the proposed action will not result in any significant adverse environmental impacts.

Mr. de la Rosa moved to grant a 12' variance to allow a freestanding sign positioned 2 ½' due north of the applicant's proposed location, for a total setback of 3', measured from the "existing highway boundary" depicted in the site development plan submitted by the applicant to the Zoning Board of Appeals. Mr. Pirro seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:59 p.m. Mr. Walsh seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
August 3, 2021 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Steve Pirro
Chris Lansley
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
5 Others

ABSENT:
Richard de la Rosa

Chairman Feyl called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Mr. Pirro moved to waive the reading of the legal advertisement. Mr. Walsh seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

David Thomas **TM #: 10.1.-08-10.0**
161 Golden Meadows Way
Warners, New York 13164

Area Variances-Shed forward of rear line of house and in front yard

Mr. Thomas, the applicant, appeared before the Board to address his application. He is the owner of the subject property. He describes the property as a single family home, 1/3 acre, and a swimming pool on a corner lot. He is seeking to construct a 12' x 18' shed 8' in front of the rear of the house, and 8' into the northern front yard.

The property is at a corner of a paper road with a right of way and easements. Mr. Thomas explained that the reason for the proposed placement is the topography as the back edge of his property is a steep berm. The proposed shed would be 10' in height, with doors in the front and on the side and would be used for storage to house outdoor equipment and personal items.

Chairman Feyl and Mr. Pirro questioned why the proposed shed could not be placed within the rear yard and what are the extenuating circumstances for the variances.

Michael La Flair, 2nd Ward Councilor sent a letter dated July 10, 2021 stating he is in support of the variance due to drainage issues and the lot is at a corner of a paper road. He is in favor of this application.

Mr. Pirro moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

Karyn Dieffenderfer **TM #: 005.-03-08.1**
6429 Newport Road
Warners, New York 13164

Special Use Permit: Montessori Preschool/Day Care Center

Ms. Lansley moved to set the public hearing for August 3, 2021. Mr. Walsh seconded the motion and it was unanimously approved.

The Planning Board sent a letter, dated July 27, 2021 regarding this application and voted to recommend a Special Use Permit.

Karyn Dieffenderfer and Rosemary Morgese, applicants, appeared before the Board to address this application. They are seeking a Special Use Permit for a Montessori Preschool/Daycare center. The owners of the property, Therese and Charles Bishop have provided a letter of intent dated July 14, 2021 and are in favor of the Special Use Permit. They attended the hearing. The term of the lease will be yearly with the option of renewal.

The building was a former Church with adequate parking, outdoor lighting and garden space. The Montessori preschool program would teach practical life skills, language, math, cultural sciences, and map skills. Ms. Dieffenderfer and Ms. Morgese formed an LLC, named Birch Tree Montessori and they will be the only employees at this time. Additional employees would be added if they exceed more than 14 children. The maximum number of children for the facility's square footage would be 18 to 21 depending on the age of the children and other factors. The ages for the preschool children would be 2 ½ to 6 years old with the hours of 8:45 am to 11:30 am, Monday-Friday.

They are following the State guidelines for the Montessori preschool and are using a mentor for regulations. Ms. Dieffenderfer and Ms. Morgese are both New York State certified for nursery school through six grade and Montessori certified for 2 ½ years old to 6 years old. The State does not require a license for less than three hours for a preschool and they will comply with the guidelines if the program extends to additional hours.

The driveway has a curved entrance and exit with adequate parking. Instructors will meet the children at the parent's car for pick up and drop off. Per the Planning Board's recommendations, the outdoor play area will have to be completely fenced in, with an access way from the facility to the play area to be striped to indicate a pedestrian walkway.

Mr. Walsh inquired of the opening day. Ms. Dieffenderfer stated the second week of September pending approval from this meeting.

Mr. Pirro questioned signage, lighting in the parking lot, and snow removal. The will have a sign the same size as what is already there with LED lighting. The property owner will take care of snow removal and the dumpsters.

Mr. Pirro moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

NEW BUSINESS:
None

MINUTES:
Mr. Walsh moved to approve the minutes for July 6, 2021. Ms. Lansley seconded the motion and it was unanimously approved.

VOUCHERS:
Mr. Walsh moved to approve the payment of the following voucher. Ms. Lansley seconded the motion and it was unanimously approved.

- Melvin & Melvin-Legal Services totaling $750.00
- Advance Media-Legal Notices totaling $42.16

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD:
None

DECISIONS:
David Thomas **TM #: 10.1.-08-10.0**
161 Golden Meadows Way
Warners, New York 13164

Area Variances-Shed forward of the rear line of the house and in front yard

Mr. Pirro moved to grant a variance to allow a 12' x18' shed to protrude 8' into the north front yard. Mr. Alex seconded the motion and the Board was polled:

Steve Pirro-No
Chairman Feyl-No
Chris Lansley-No
Alex Walsh-No

Motion Denied

Mr. Pirro moved to grant a variance to allow the placement of a 12' x 18' shed 8' in front of the rear of the house. Mr. Walsh seconded the motion and the Board was polled:

Steve Pirro-No
Chairman Feyl-No
Chris Lansley-No
Alex Walsh-No

Motion denied

Karyn Dieffenderfer TM#: 005.-03-081
6429 Newport Road
Warners, New York 13164

Special Use Permit: Montessori Preschool/Day Care Center

Chairman Feyl and the Board conducted the environmental impact assessment, determining that the proposed action would not result in any significant adverse environmental impacts.

Mr. Pirro moved to grant a Special Use Permit to allow a Montessori Preschool/Daycare. Mr. Walsh seconded the motion and it was unanimously approved.

The Board amended the previous motion: Chairman Feyl moved to grant the Special Use Permit to allow a Montessori Preschool/Daycare per Planning Board's requirements. Ms. Lansley seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. Pirro moved to adjourn the meeting at 7:50 p.m. Mr. Walsh seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
September 7, 2021 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Steve Pirro
Chris Lansley
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
1 Other

Chairman Feyl called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Mr. de la Rosa moved to waive the reading of the legal advertisement. Mr. Pirro seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

John & Ruth Bettis **TM #: 007.-02-14.0**
6611 Van Buren Road
Warners, New York 13164

Area Variance-Storage Building

Mr. de la Rosa moved to set the public hearing for September 7, 2021. Ms. Lansley seconded the motion and it was unanimously approved.

Ruth Bettis, the applicant, appeared before the Board to address her application. Ms. Bettis and her husband are the property owners. She describes the property as a single-family ranch home that is over 300' from the road, with a barn behind the home. Ms. Bettis and her husband were granted a variance for the barn years ago, to allow them to board 8 horses, but they do not or cannot use the barn to stable horses.

The applicant is requesting to install a 24' x 26' storage building 26' forward of the rear line of the house. The storage building will not have the same aesthetics as the house and will be higher than the house. The storage building is essentially a pole barn. It will be more then 5' from the house. Ms. Bettis explained that the reason for the proposed placement is the topography of wetlands, a stream and leach fields along with the septic tank. The leach fields run south to north.

Ms. Bettis stated that her husband was recently in a car accident and would use the storage building as a quiet workshop close to the home for rehabilitation and for storage. The building will not have electricity.

Mr. de la Rosa stated the property is unique and sits far back from the road. He does not see a problem with the variance. Ms. Bettis stated that it would be a financial burden for additional fill to have delivered further down the driveway.

The Board, Ms. Otto and Ms. Bettis had an extensive discussion regarding the elevations of the property, where the leach fields are, the size of the variance, and different options for the placement of the proposed building. Mr. de la Rosa offered to continue the hearing to allow Ms. Bettis an opportunity to produce documentary evidence of the location of the leach fields. She did not want to further delay.

Michael LaFlair, 2nd Ward Counselor prior to the meeting contacted the Board stating that due to the grade, drainage, wetness and the topography of the property, he is in favor of granting the variance.

Mr. Pirro moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

NEW BUSINESS: None

MINUTES:
Mr. Walsh moved to approve the minutes for August 3, 2021. Mr. Pirro seconded the motion and it was unanimously approved.

VOUCHERS:
Ms. Lansley moved to approve the payment of the following vouchers. Mr. Walsh seconded the motion and it was unanimously approved.

- Melvin & Melvin-Legal Services totaling $1020.00
- Advanced Media-Legal Notices totaling $62.96

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
None

DECISIONS:

John & Ruth Bettis **TM #: 007.-02-14.2**
6611 Van Buren Road
Warners, New York 13164

Area Variance-Storage Building

Mr. Pirro moved to grant a variance of 26' to allow a 24' x 26' storage building 26' forward of the rear of the house. Mr. de la Rosa seconded the motion and the Board was polled and voted as follows:

Richard de la Rosa: Yes
Steve Pirro: No
Chairman Feyl: No
Chris Lansley: No
Alex Walsh: No

Motion denied

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 8:05 p.m. Ms. Lansley seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
November 4, 2021 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Steve Pirro
Chris Lansley

ABSENT:
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Dave Callahan, 6th Ward Councilor
2 Others

Chairman Feyl called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Mr. de la Rosa moved to waive the reading of the legal advertisement. Mr. Pirro seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

Robert & MegCarolyn Remesz **TM #: 040.-11-21.0**
14 Henry Beach Drive
Camillus, New York 13031

Area Variance-Addition

Mr. Pirro moved to set the public hearing for November 4, 2021. Ms. Lansley seconded the motion and it was unanimously approved.

Robert and MegCarolyn Remesz, the property owners, appeared before the Board to address this application. They describe the property as a single-family home, ¼ acre, on a corner lot. They are seeking a 6' variance into the rear yard for an addition. The existing garage would be demolished to build an addition for a master suite and a garage. The existing driveway is on Evergreen Drive.

Mrs. Remesz contacted the neighbor behind the property and they have no issues with the addition. There is currently a buffer of trees and a fence.

Dave Callahan, 6th Ward Councilor contacted the Highway and Code Enforcement's offices and they can move the existing driveway to Henry Beach Drive.

Mr. de la Rosa moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

NEW BUSINESS:
None

MINUTES:
Mr. de la Rosa moved to approve the minutes for September 7, 2021. Ms. Lansley seconded the motion and it was unanimously approved.

VOUCHERS:
Ms. Lansley moved to approve the payment of the following vouchers. Mr. Pirro seconded the motion and it was unanimously approved.

- Melvin & Melvin-Legal Services totaling $1575.00

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD:
None

DECISIONS:

Robert & MegCarolyn Remesz **TM #: 040.-11-21.0**
14 Henry Beach Drive
Camillus, New York 13031

Area Variance-Addition

Chairman Feyl and the Board conducted the environmental impact assessment, determining that the proposed action will not result in any significant adverse environmental impacts.

Mr. Pirro moved to grant a variance of 7' into the rear yard to allow an addition. Mr. de la Rosa seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:15 p.m. Mr. Pirro seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
November 30, 2021 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Steve Pirro
Chris Lansley
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Dave Callahan, 6th Ward Councilor
Michael LaFlair, 2nd Ward Councilor
2 Guests

Chairman Feyl called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Mr. de la Rosa moved to waive the reading of the legal advertisement. Mr. Pirro seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

Ronald M. Milback
Milback Custom Homes, LLC
3749 Malibu Hills Drive
Syracuse, New York 13209

TM#: 015.1-10-03.0

Area Variance-Home

Mr. de la Rosa moved to set the public hearing for November 30, 2021. Mr. Pirro seconded the motion and it was unanimously approved.

Ronald Milback, of Milback Custom Homes, the developer, and Timothy Coyer, a surveyor from Ianuzi & Romans Land Surveying, P.C., appeared before the board to address this application. Mr. Milback is the authorized representative of Snowbirds Landing and the developer. They are seeking a 7 ½' variance from the rear yard setback requirement to allow construction of a single-family home.

Mr. Coyer stated this is a subdivision of Malibu Hills Estates. The proposed home is larger in size compared to the buildable area of the lot, which is the reason for the variance. This is a corner lot surrounded by vacant land including the westerly road that has not been developed yet. All the lots are similar in size and have a 25' front yard setbacks, 7' side yard setbacks, and most of the lots have 40' rear yard setbacks. Certain lots in the subdivision have rear yards that are only 15' deep.

Chairman Feyl commented that the lot was set up for a smaller house and the homeowner would like a larger home.

Dave Callahan, 6th Ward Councilor and Michael LaFlair, 2nd Ward Councilor both stated that they are in favor of this application.

Mr. Walsh moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

NEW BUSINESS:
None

MINUTES:
Mr. de la Rosa moved to approve the minutes for November 4, 2021. Ms. Lansley seconded the motion and it was unanimously approved.

VOUCHERS:
Ms. Lansley moved to approve the payment of the following vouchers. Mr. Walsh seconded the motion and it was unanimously approved.

- Advance Media-Legal Notices totaling $43.20

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
None

DECISIONS:

Ronald M. Milback **TM #: 015.1-10-03.0**
Milback Custom Homes, LLC
3749 Malibu Hills Drive
Syracuse, New York 13209

Area Variance-Home

Chairman Feyl and the Board conducted the environmental impact assessment, determining that the proposed action will not result in any significant adverse environmental impacts.

Mr. Pirro moved to grant a rear yard variance of 7 ½' to allow the single-family home. Ms. Lansley seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:20 p.m. Mr. Pirro seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

B

Bettis John & Ruth
Area Variance-Storage Building, 26, 28

C

Camillus Sportsmen's Club
Special Use Permit, 1, 3

D

Devoe Road 5801
Special Use Permit, 1, 3
Dieffenderfer Karyn
Special Use Permit, 23, 25

G

Golden Meadows Way 161
Area Variance-Shed, 20, 22, 24

H

Henry Beach Drive 14
Area Variance-Addition, 29
HSH Camillus, LLC
Area Variance-Shed, 15, 17

K

Kehoskie Thomas
Area Variance-Sign, 18, 21

L

Lyons Road 2771
Area Variance-Shed, 15

M

Malibu Hills Drive 3749
Area Variance-Home, 31, 32
Milback Ronald
Area Variance-Home, 31, 32
Moreland Aaron & Melanie
Area Variance-Shed, 2, 4

N

Newport Road 6429
Special Use Permit, 23, 25

O

Onondaga Road 608
Area Variance-Shed, 2
OYA Camillus A, LLC
Special Use Permit-Solar Farm, 5, 9
OYA Camillus B, LLC
Special Use Permit-Solar Farm, 5, 12

R

Remesz Robert & MegCarolyn
Area Variance-Addition, 29, 30

T

The Fairmount Company, LLC
Special Use Permit, 16, 17
Thomas David
Area Variance-Shed, 20, 22, 24

V

Van Alstine Road 6327
Special Use Permit-Solar Farm, 5, 9, 12
Van Buren Road 6611
Area Variance-Storage Building, 26, 28

W

West Genesee Street 3514
Special Use Permit, 16, 17
West Genesee Street 5000
Area Variance-Sign, 18, 21