Town of Camillus
Zoning Board of Appeals
January 4, 2022 - 7:00 p.m.
Organization Meeting

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

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

PUBLIC HEARINGS:

Zoryana Bosak **TM #: 021.-03-11.0**
5690 Ike Dixon Road
Camillus, New York 13031

Area Variance-Detached Garage

Chairman Feyl moved to set the public hearing for February 1, 2022. 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 30, 2021. Mr. Pirro 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.

- Advance Media- totaling $44.76

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD:
The Zoning Board of Appeals will make the following recommendations to the Town Board:

Mr. Pirro moved to appoint Susan Otto of Melvin & Melvin, PLLC as Zoning Board of Appeals Attorney at the prevailing Town Rates. Mr. Walsh seconding the motion and it was unanimously approved.

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

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

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

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:32 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
February 1, 2022 - 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
Mary Luber, 1st 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:

1. **Zoryana Bosak** **TM #: 021.-03-11.0**
   5690 Ike Dixon Road
   Camillus, New York 13031

   Area Variance-Detached Garage

Zoryana Bosak, the property owner, along with her son Benjamin Bosak, appeared before the Board to address this application. They describe the property as a single-family home with a garage. The applicant is seeking a 2' variance to erect a 30' x 50' detached garage, 18' in height, six feet from the south property line.

The proposed garage would be used for climate-controlled storage for trailers, snow mobiles and a boat. The existing garage would be used for car and house storage.

The neighbor immediately south of the property has a structure on his property approximately 15' away, the ruins of a greenhouse. The neighbor's only concern was regarding the grade, which Mr. Bosak stated hasn't been finalized yet and he will be diligent with the grading and will install gutters and surface drains for the runoffs.

Mary Luber, 1st Ward Councilor sent the surrounding neighbors a letter and no one has had any concerns or objected. She is in favor of this application.

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

NEW BUSINESS:

Mathew Kavanaugh **TM#: 027.-03-11.1**
6001 West Genesee Street
Camillus, New York 13031

Special Use Permit: Home Occupation

Chairman Feyl moved to set the public hearing for March 1, 2022. Mr. de la Rosa seconded the motion and it was unanimously approved.

MINUTES:
Ms. Lansley moved to approve the minutes for January 4, 2022. Mr. Walsh seconded the motion and it was unanimously approved.

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

- Melvin & Melvin-Legal Services totaling $2280.00
- Advanced Media-Legal Notice totaling $43.62

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD:
None

DECISIONS:

1. **Zoryana Bosak** **TM #: 021.-03-11.0**
   5690 Ike Dixon Road
   Camillus, New York 13031

   Area Variance-Detached Garage

   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 2' to allow a detached garage six feet from the south property line. Mr. Walsh seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:15 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
April 5, 2022 - 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
Mary Luber, 1st 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. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

2. CB Land Syracuse, LLC **TM #: 040.-09-13.1**
5008-2010 West Genesee Street
Camillus, New York 13031

Area Variance-Sign

Mr. de la Rosa moved to set the public hearing for April 5, 2022. Mr. Walsh seconded the motion and it was unanimously approved.

James Gamble, Associate Broker for Coldwell Banker Prime Properties, appeared before the Board to present the application. CB Land Syracuse, LLC is the owner. The applicant installed a 16 square foot logo sign on the front peak of the building. A notice of violation was received from the Code Enforcement Office. The property also has a freestanding 4'x 5' sign bearing the logo. Mr. Gamble stated the signage on the building would create a presence and help to identify the business.

Chairman Feyl remarked on the requirements for LBO zoning, specifically the limitations on the size of the allowed free-standing sign and the fact that no sign can be placed on the building. LBO district laws are in place for the protection of the nearby and surrounding residential properties.

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

NEW BUSINESS:

Mark Benenati **TM#: 022.1.-01-19.0**
107 Eagle Crest Drive
Camillus, New York 13031

Area Variance: Building

Chairman Feyl moved to set the public hearing for May 3, 2022. Mr. Walsh seconded the motion and it was unanimously approved.

MINUTES:
Mr. Walsh moved to approve the minutes for February 1, 2022. Ms. Lansley seconded the motion and it was unanimously approved.

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

- Melvin & Melvin-Legal Services totaling $2550.00
- Advanced Media-Legal Notice totaling $42.16

CORRESPONDENCE:
Chairman Feyl explained to the board that the Camillus Municpal Code Chapter 34-Fences was repealed and the fencing regulations are now included in Chapter 30-Zoning, Article XVI.

Chairman Feyl stated that OYA project appears to be resuming. The Planning Board, Town Supervisor, and Town Attorney are working on the current conditions, final construction plans, bonds,and highway and deccommissioning agreements.

COMMENTS OF THE BOARD:
None

DECISIONS:

2. **CB Land Syracuse, LLC** **TM #: 040.-09-13.1**
   5008-5010 West Genesee Street
   Camillus, New York 13031

   Area Variance-Sign

   Mr. de la Rosa moved to grant a variance to allow the installation of a 16' square logo sign at the peak of the building. Mr. Walsh seconded the motion. The Board was polled:

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

   Motion denied.

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:34 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
May 3, 2022 - 7:00 p.m.

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

ABSENT:
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Dick Griffo, 5th Ward Councilor
Tom Price, Code Enforcement Officer
3 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:

3. Mark Benenati **TM#: 002.1-01-19.0**
107 Eagle Crest Drive
Camillus, NY 13031

Area Variance-Detached Garage

Mr. Benenati appeared before the Board to present his application. He is seeking a variance for a seventeen-foot high, 24' x 40' detached vinyl sided garage with a 3/12 pitched roof. After a lengthy discussion on the placement of the garage and the applicant's acknowledgment that he doesn't need a variance, the applicant withdrew the application. He is going to reevaluate the placement of the garage.

4. Timothy Olcott **TM#: 064.-08-17.0**
116 Blackmore Road
Camillus, NY 13031

Area Variances-Front Yard Fence

Mr. de la Rosa moved to set the public hearing for May 3, 2022. Mr. Pirro seconded the motion and it was unanimously approved.

Mr. Timothy Olcott and Mr. Chase Olcott, appeared before the Board to present their application. The property is located on a corner lot and they are requesting to erect a six-foot high solid vinyl fence in the west front yard, which would extend 22' into the front yard setback. Chairman Feyl asked what the necessity of the fence being in the setback was, and the applicant stated it was to include two trees within the fenced in area.

Chairman Feyl asked if anyone had any comments and a resident expressed opposition to any fences on corner lots that are six foot high or solid, as they cause visual obstructions.

Mr. Griffo expressed his dismay about the opposition to the proposed six foot fence in the front yard.

After further discussion, Mr. Olcott agreed to reduce the west front yard setback intrusion to 15' and will confer with his contractor to ensure that is workable.

Mr. Pirro moved to continue the public hearing to May 12, 2022, at 6 pm. Ms. Lansley seconded the motion and it was unanimously approved.

NEW BUSINESS:

Alicia Treinin & James Cantello **TM#: 060.-02-04.0**
232 Clark Lane
Camillus, NY 13031

Area Variances: Fence in front yard

Chairman Feyl moved to set the public hearing for June 7, 2022. Mr. de la Rosa seconded the motion and it was unanimously approved.

Tim & Sue Bivens **TM#: 021.-12-01.0**
102 Snowflake Circle
Camillus, NY 13031

Area Variance: 2nd Driveway and Accessory Building

Chairman Feyl moved to set the public hearing for June 7, 2022. Mr. de la Rosa seconded the motion and it was unanimously approved.

MINUTES:
Ms. Lansley moved to approve the minutes for April 5, 2022. Mr. Pirro seconded the motion and it was unanimously approved.

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

- Melvin & Melvin-Legal Services totaling $1,275.00
- Advanced Media-Legal Notice totaling $ 43.13

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
Chairman Feyl thanked everyone for attending the Onondaga County Planning Federation training.

DECISIONS:
None

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 8:30 p.m. Mr. Pirro seconded the motion and it was unanimously approved.

Respectfully submitted,
Susan Lucio
Deputy Town Clerk

Town of Camillus
Zoning Board of Appeals
May 09, 2022 – 4:30 p.m.

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

ABSENT:
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Tom Price, Code Enforcement Officer
1 Other

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

PUBLIC HEARINGS:

5. Timothy Olcott **TM #: 064.-08-17.0**
116 Blackmore Road
Camillus, New York 13031

Area Variances-Front Yard Fence (Continuation)

Applicant Timothy Olcott appeared before the Board to continue to present the application. He reviewed the location of the proposed fence with his contractor and is requesting to allow the installation of a fence 6' in height without any open view. The fence would protrude 12' instead of 22' into the west front yard. The proposed fence would extend 61 feet along the west side yard and 70 feet along the rear yard

The Board and Tom Price, Code Enforcement Officer discussed other options with the applicant.

The public hearing was closed.

NEW BUSINESS:
None

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

- Advanced Media-Legal Notice totaling $53.80

COMMENTS OF THE BOARD:
None

DECISIONS:

3. **Timothy Olcott** **TM #: 064.-08-17-0**
   116 Blackmore Road
   Camillus, New York 13031

   Area Variances-Front Yard Fence

Mr. de la Rosa moved to grant a variance to allow a 6' tall fence, not to protrude more than 12' into the west front yard. Ms. Lansley seconded the motion and the Board was polled:

Chairman Feyl-No
Richard de la Rosa-Yes
Steve Pirro-No
Chris Lansley-No

Motion denied.

Prior to any Board member having moved to grant a second variance to allow a solid vinyl fence without any open view, the applicant indicated that he thought his son would insist on a 6' high fence and therefore Mr. Pirro moved to continue the public hearing to June 7, 2022 to allow the applicant an opportunity to confer with his son. Ms. Lansley seconded the motion and it was passed unanimously.

ADJOURNMENT:
Mr. Pirro moved to adjourn the meeting at 4:56 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
June 7, 2022 - 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
Dick Griffo, 5th Ward Councilor
Mary Luber, 1st Ward Councilor
Tom Price, Code Enforcement Officer
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:

6. Alicia Treinin & James Cantello **TM #: 060.-02-04.0**
232 Clark Lane
Camillus, New York 13031

Area Variance-Fence

Alicia Treinin and James Cantello, the property owners, appeared before the Board to address this application. Mr. Cantello describes the property as a single-family home on a corner lot. The backyard slopes upward to the rear property line. There is a shed, a tree, and a deck in the rear yard. They are seeking to install a 6' high solid vinyl fence without any open view in the east front yard.

The proposed fence would begin in the southwest corner of the property and proceed 109' along the south property line, then run parallel with the east property line 43', and then 40' west, in the east front yard, stopping at the house. A 24' section will run parallel to the north property line to the present chain link fence on the west property line.

Mr. Cantello stated they will be adding an addition off the back of the home and the location of the proposed fence would provide more green space for their growing family. The fence would also provide privacy, security, and detain their tall, 70 lb. dog. He stated the fence will not change the aesthetics of the neighborhood. The Cantello's have put a $5000 deposit down on the fence.

Mr. Cantello contacted the neighbor behind the property and the neighbor has no issues with the fence. There is currently a buffer of trees and a chain link fence.

Dick Griffo, 5th Ward Councilor stated he is favor of this application, as it will not affect any surrounding properties, change the aesthetics of the area, or affect it in any adverse way.

Chief Schreyer reviewed the variance application pertaining to the fence project. He stated the proposed fence would not significantly reduce the line-of-sight any more than it is currently limited.

A next-door neighbor on Crestwood Drive in attendance expressed concern that the fence, as proposed, will eliminate his view north. He presented photos to the Board showing the visual obstruction.

The Board discussed options for the location of the proposed fence to reduce the degree of the protrusion into the east front yard and not obstruct the next-door neighbor's view north.

Tom Price, Code Enforcement Officer commented that the zoning ordinance does not allow structures in the front yards to keep the openness character of front yards. The Zoning Board of Appeals should consider any unique circumstances and hardships of the homeowner. He suggested that the Town Board should address the issues with corner lots and amend the law.

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

7. Susan & Timothy Bivens TM #: 021.-12-01.0
102 Snowflake Circle
Camillus, New York 13031

Area Variances: Second Driveway & Second Garage

Mr. Bivens, the property owner, appeared before the Board to address this application. He and his wife own the property. He describes the property as a single-family home with an attached two car garage. He is requesting two variances. First is to allow the installation of a second driveway which would connect to Breed Road. The primary driveway is on Snowflake Circle. The second variance would allow the installation of a second garage that would protrude 25' into the required front yard abutting Breed Road.

Mr. Bivens is looking to re-instate a driveway permit. He received a permit from the Highway Department in 2012 that was rescinded by the Code Enforcement Officer because the driveway violates the zoning ordinance. He stated currently the driveway is crushed stone and approximately 26' wide. The driveway permit from the Highway Department has two different dates, years apart. Mr. Bivens had no explanation for the discrepancy.

The applicant states the topography of the front yard is steep and the back yard is flat and gradually inclines. The rear yard setback is 70', the setback east is 38' and the Snowflake Circle setback is 59.5'.

The proposed second garage would be 34' wide, 48' deep, and 12' in height with a sloped roof. The proposed garage would house his personal pick-up truck and a motorcycle trailer. The driveway on Breed Road is used to park a 14' x 7' enclosed motorcycle trailer in the winter and a 26' long camper in the summer.

The required front yard abutting Breed Road is 75'. The Planning Board determined in 2004 that a 75' building line would allow the Town of Camillus to widen Breed Road in the future due to its possibility of becoming a collector street. Under the Comprehensive Plan of the Town of Camillus, when a corner lot fronts both a collector street and a local street, the driveway should be located so that it accesses the local street.

A letter was received from a neighbor explaining that the driveway would be in violation of the Singing Hills Subdivision covenants. The covenants state only one private garage to house three vehicles is allowed.

There was discussion about the applicant's options, the clearing of the rear yard, and whether the gravel driveway on Breed Road has been widened since its initial installation.

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

MINUTES:
Mr. de la Rosa moved to approve the minutes for May 9, 2022. Mr. Pirro seconded the motion and it was unanimously approved.

NEW BUSINESS:

1. **Tuscarora Golf Club**
   2901 Howlett Hill Road
   Camillus, New York 13031

   Special Use Permit: Maintenance Building

   Mr. Pirro moved to set the public hearing for July 5, 2022. Mr. Walsh seconded the motion and it was unanimously approved.

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

- Melvin & Melvin-Legal Services totaling $2370.00

OLD BUSINESS:

Timothy Olcott **TM#: 064.-08-17.0**
116 Blackmore Road
Camillus, New York 13031

Area Variances: Fence in Front Yard (Continuation)

The applicant withdrew his application.

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
None

DECISIONS:

4. **Alicia Treinin & James Cantello TM #: 060.-02-04.0**
   232 Clark Lane
   Camillus, New York 13031

   Area Variances-Fence in Front Yard

Steve Pirro excused himself from the motion and vote.

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

Chairman Feyl moved to grant a variance to allow the installation of a fence to run due north from the south boundary line where it intersects the east building line to a point that is 13' (plus or minus) east of the building line. Mr. de la Rosa seconded the motion and it was unanimously approved.

Chairman Feyl moved to grant a variance to allow a 6' high fence in the location stated. Mr. de la Rosa seconded the motion and it was unanimously approved.

Chairman Feyl moved to grant a variance to allow a solid fence in the location stated. Mr. de la Rosa Seconded the motion and it was unanimously approved.

5. **Susan & Timothy Bivens TM#: 021.-12-01.0**
   102 Snowflake Circle
   Camillus, New York 13031

   Area Variances: Second Driveway & Second Garage

   Mr. Pirro moved to grant a variance to allow the installation of a second driveway that would connect to Breed Road, subject to the approval of the Town Highway Department. Ms. Lansley seconded the motion and the Board was polled:

   Chairman Feyl-No
   Mr. de la Rosa-No
   Mr. Pirro-No
   Ms. Lansley-No
   Mr. Walsh-No

   Motion denied.

Chairman Feyl moved to grant a variance from the requirements of section 602(D) of the Code to allow a second garage that would protrude 25' into the required front yard abutting Breed Road. Mr. de la Rosa seconded the motion and the Board was polled:

Chairman Feyl-No
Mr. de la Rosa-No
Mr. Pirro-No
Ms. Lansley-No
Mr. Walsh-No

Motion denied.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 9.07 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
July 5, 2022 – 7:00 p.m.

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

ABSENT:
Chris Lansley

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
3 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:

8. Tuscarora Golf Club, Inc **TM #: 025.-03-24.1**
2901 Howlett Hill Road
Camillus, New York 13031

Special Use Permit (Modification)-Maintenance Building

Otey Marshall, a representative for Tuscarora Golf Club, Steve Kurta, Superintendent of Tuscarora Golf Club, and Nick Masterpole, President of the Tuscarora Golf Club, appeared before the Board to present this application. Tuscarora Golf Club, Inc is the owner of this property. The property is an 18-hole golf course with 110 acres. They are requesting a special use permit to install a 120' x 50' maintenance building to replace outdated facilities. They will be removing three small storage structures and replacing them with the proposed maintenance building. Mr. Marshall provided to the Board a packet with site plans and photos.

The Planning Board reviewed this application and gave a positive recommendation for the Special Use Permit. In the letter, dated June 15, 2022, it recommended downlit lighting and drainage should have abundance of impervious surface surrounding the building.

Mr. Marshall explained that a rainwater collection and storage system would reduce the surface drainage needed for the overall maintenance area. Any asphalt pavement would be removed and crushed stone will be placed. The exterior lighting would be minimal, downlit and be motion activated. The deconstruction of the three small buildings would be taken away and recycled. The chemicals would be stored the same as now, just relocated to the proposed building.

Two storage buildings and a maintenance building will remain for cold storage. The proposed building will store maintenance equipment. This is a modification of a Special Use Permit from 1998.

Mr. Walsh asked how long the project will commence. Mr. Marshall stated deconstruction has begun, site pad will be prepared by fall and the pre-engineered metal building has been ordered. The project should be completed by the spring.

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

NEW BUSINESS:

Karen Sweeney **TM#: 065.-04-07.1**
5415C West Genesee Street
Camillus, New York 13031

Special Use Permit: Daycare

Chairman Feyl moved to set the public hearing for August 2, 2022. Mr. de la Rosa seconded the motion and it was unanimously approved.

Joseph & Melissa DiFabio **TM#: 020.1-04-22.0**
5500 Rolling Meadows Way
Camillus, New York 13031

Area Variance-Swimming Pool

Mr. Walsh moved to set the public hearing for August 2, 2022. Mr. Pirro seconded the motion and it was unanimously approved.

MINUTES:
Mr. de la Rosa moved to approve the minutes for June 7, 2022. Mr. Pirro seconded the motion and it was unanimously approved.

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

- Advanced Media-Legal Notice totaling $61.56

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD:
None

DECISIONS:

6. **Tuscarora Golf Club, Inc.** **TM #: 025.-03-24.1**
   2901 Howlett Hill Road
   Camillus, New York 13031

   Special Use Permit (Modification)-Maintenance Building

   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 modification to the special use permit to allow the installation of a 120' x 50' maintenance building to replace outdated facilities and to support the upkeep and maintenance of the golf course. Mr. Walsh seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa 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
August 2, 2022 - 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
Mary Luber, 1st Ward Councilor
3 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:

Joseph & Melissa DiFabio **TM #: 020.1-04-22.0**
5500 Rolling Meadows Way
Camillus, New York 13031

Area Variance-Swimming Pool in Front Yard

Mr. DiFabio, the applicant, appeared before the Board to address this application. Mr. DiFabio and his wife are the owners of the subject property. The property is a corner lot, approximately 2 acres in size, single family home. Last year, the Town Board allowed the applicants to install a fence on the property line and a license to go through drainage easement.

Mr. DiFabio states the property has a 5' grade change from the side of the house to the roadway and then to the back yard. The applicants have only 5% of usable yard. The drainage easement is 1 ½ acres. The house is 2500 square feet. He is requesting a 50' variance off the building line for the installation of an 18' x 33' pool in the south front yard. He states the pool will not change the aesthetics of the neighborhood or present any danger to the public.

The Board discussed with the applicant other options for the placement of the pool, including moving the pool north into the rear yard and north of the building line.

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

NEW BUSINESS:

Samuel Cosamano **TM#: 020.-05-37.1**
5573 Rolling Meadows
Camillus, New York 13031

Use Variance-Solar Array

Chairman Feyl moved to set the public hearing for September 8, 2022. Mr. Walsh seconded the motion and it was unanimously approved.

MINUTES:
Mr. de la Rosa moved to approve the minutes for July 5, 2022. Mr. Pirro seconded the motion and it was unanimously approved.

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

- Melvin & Melvin-Legal Services (OYA) totaling $1050.00
- Advanced Media-Legal Notice totaling $43.62

CORRESPONDENCE:
None
COMMENTS OF THE BOARD:
None
DECISIONS:

7. **Joseph & Melissa DiFabio** **TM #: 020.1-04-22.0**
   5500 Rolling Meadows Way
   Camillus, New York 13031

   Area Variance-Swimming Pool

   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 18' in the south front yard for the installation of an 18' x 33' pool. The pool is not to protrude into the south front yard more than 18 feet. Mr. de la Rosa seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:25 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 15, 2022 - 7:00 p.m.

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

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

GUESTS & MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
5 others

Absent:
Steve Pirro

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 advertisements for the public hearings. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

1. **Partners in Parenting, Inc.** **TM#: 065.-04-07.0**
   c/o Karen Sweeney
   5415C West Genesee Street
   Camillus, NY 13031

   Special Use Permit: Drop in Child Care

Mr. de la Rosa moved to set the public hearing for November 15, 2022. Mr. Walsh seconded the motion and it was unanimously approved.

Karen Sweeney, the applicant, appeared before the Board to present this application. Ms. Sweeney is applying for a Special Use Permit for a drop in childcare facility. She currently operates a licensed day care facility and has 28 years of experience. She will have a yearly lease once the special use permit is granted. This will be a drop in facility for short term childcare not more than three hours at a time and not regulated by the State of New York. The ages of the children will be 8 weeks old to 12 years old. Hours of operations are Monday-Friday 5:00 am to 8:00 pm and Saturday hours will vary. The staff would be state regulated and trained from her current daycare. The childcare facility will be called The PIP Stop.

Ms. Sweeney presented a site plan of the building. The children will be on the first floor only, separated by age. The upstairs would be used by Ms. Sweeney only, for office work. The main entrance will be in the back on the east side of the building, and this is where clients will enter. The employee parking will be in the southernmost parking area with signage reserving the spaces for the employees. Parent parking will also be south of the building, in the middle parking area, with movable signs that read “PIP Stop Drop Off Only “. There will be a crosswalk from the parking area to the east side entrance of the building. The owner of the real property, Dr. Joseph Barry will take care of the snow removal and the dumpsters that are

in the back of his other building. A new sign out front, on West Genesee Street, will replace the current sign and will have the same dimensions. There will be no outdoor play area. Ms. Sweeney stated that the childcare will have a positive impact on the neighborhood.

The Board received recommendations from the Planning Board. Among other recommendations, the Planning Board recommends that there be signage located within the parking area for parent drop off and pick up of children and that a crosswalk be installed.

Ms. Lansley questioned if any children would be bussed in. Ms. Sweeney stated no, only parents may drop off their children.

A current client of Ms. Sweeny spoke and stated she has had excellent service with her current daycare and is in favor of this application. She stated that there is a need for this type of service in the community.

Mr. Walsh inquired about cost. Ms. Sweeney hasn't come up with a cost plan yet.

Mary Luber 1st Ward Councilor asked when the business would open. Ms. Sweeney stated as soon as possible, probably by December 1, 2022.

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

2. Joseph & Elisabeth Szakacs **TM#: 005.-04-15.5**
2366 Canal Road
Camillus, New York 13031

Special Use Permit-Animal Boarding Facility

Mr. de la Rosa moved to set the public hearing for November 15, 2022. Mr. Walsh seconded the motion and it was unanimously approved.

The Planning Board sent a letter, dated November 15, 2022, regarding this application and is recommending this Special Use Permit.

Mr. Szakacs, the applicant, appeared before the Board to address this application. He and his wife are the owners of the subject property. He describes the property as a single-family home, with a two-car garage, a deck, and a dog kennel. The parcel is 5.06 acres and they own two additional lots totaling, about 1 acre.

The kennel will be built off a 16' x 20' Amish shed, which includes an outdoor run pen. The kennel will be able to house five dogs. The proposed kennel will be approximately 535' from Canal Road and situated just southwest of the house, near the bedroom window.

The applicant stated they do not need a license to operate this facility. He is a dog trainer, and he and his wife will be the only employees. The hours of operation will be 24 hours a day, 7 days a week for boarding but any drop off or pick up would be during normal business hours only. The neighborhood is rural and the nearest neighbor is approximately 500' away and through a wooded area. The Szakacs stated this boarding training facility will be for current clients, not random dog owners.

Mr. de la Rosa referred to the photos that were provided and asked if the kennel would have partitions and heated. Mr. Szakacs stated there will be partitions once it is built and the kennel will be well insulated.

1st Ward Counselor Mary Luber asked how the parking will be handled. Mr. Szakacs stated that he mostly goes to clients' houses or a neutral space but for boarding it will be one client at a time in the driveway.

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

3. Hospitality Services, Inc. TM#: 047.-06-09.0
3500 West Genesee Street
Syracuse, New York

Area Variances: Freestanding Sign

Mr. de la Rosa moved to set the public hearing for November 15, 2022. Ms. Lansley seconded the motion and it was unanimously approved.

Mr. Richard Vinal, project manager for Hospitality Services, Inc, which own the local Taco Bells in the area, appeared before the Board to address this application. They are seeking a freestanding sign with a set back less than 15' from West Genesee Street, 50' in area, and 30' in height. The sign would be double sided with LED lighting.

Chairman Feyl stated the area is very busy with traffic and stop lights and suggested a monument sign. Mr. Vinal stated the location of the sign is not visible with surrounding business signs and business has been low.

Mr. Price liked the suggestion of the monument and advised the applicant to consider the snow depending on the height of the monument base.

Mr. Vinal would like to check with the corporate office and continue this application.

Mr. Walsh moved to continue this application. Ms. Lansley seconded the motion and it was unanimously approved.

OYA Referral-

Chairman Feyl moved to approve the Onondaga County Planning Board's October 19, 2022 recommendation or proposed action regarding OYA A. Mr. de la Rosa seconded the motion and it was unanimously approved.

Mr. de la Rosa moved to approve the Onondaga County Planning Board's October 19, 2022 recommendation or proposed action regarding OYA B. Mr. Walsh seconded the motion and it was unanimously approved.

Mr. Walsh moved to ratify and reaffirm the granting of the previously approved Special Use Permit for OYA A. Mr. de la Rosa seconded the motion and it was unanimously approved.

Ms. Lansley moved to ratify and reaffirm the granting of the previously approved Special Use Permit for OYA B. Mr. Walsh seconded the motion and it was unanimously approved.

MINUTES:

Mr. de la Rosa moved to approve the minutes of August 2, 2022 meeting. Mr. Walsh seconded the motion and it was unanimously approved.

VOUCHERS:

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

Melvin & Melvin-Legal Services (OYA) totaling $1455.00
Melvin & Melvin-Legal Services totaling $735.00
Advanced Media-Legal Notice totaling $33.43

CORRESPONDENCE:

Town Topics correspondences were issued

COMMENTS OF THE BOARD

None

DECISIONS:

1. **Partners in Parenting, Inc.** **TM#: 065.-04-07.1**
   c/o Karen Sweeney
   5415C West Genesee Street
   Camillus, NY 13031

   Special Use Permit: Drop in Child Care

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

Mr. Walsh moved to grant a Special Use Permit to allow a Drop in Child Care with the following conditions:

- The proposed Drop in Child Care must comply with all New York State Buidling and Fire Codes.
- Employee parking must be separately designated and located away from the building
- Parent parking area must be appropiately designated and marked with signage as described by the applicant.
- A crosswalk must be installed connecting the parking area to the east side entrance.

Ms. Lansley seconded the motion and it was unanimously approved.

2. Joseph & Elisabeth Szakacs **TM# 005.-04-15.5**
2366 Canal Road
Camillus, New York 13031

Special Use Permit: Animal Boarding Facility

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

Mr. de la Rosa moved to grant a special use pemit for the boarding of dogs. Mr. Walsh seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjorn the meeting at 8:10 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
December 6, 2022 – 6:50 p.m.
Organization Meeting

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

STAFF PRESENT:
Susan Otto, Attorney

ABSENT:
Alex Walsh

Chairman Feyl called the meeting to order at 6:50 p.m. followed by the Pledge of Allegiance.

OLD BUSINESS:

Hospitality Syracuse Inc.
3500 West Genesee Street
Syracuse, New York 13219

Area Variances: Freestanding Sign

Mr. de la Rosa moved to continue this application to January 3, 2023. Mr. Pirro seconded the motion and it was unanimously approved.

NEW BUSINESS:

Camillus Beauty House, LLC
4927 West Genesee Street
Camillus, New York 13031

Special Use Permit: Appearance Enhancement Services

Chairman Feyl moved to set the public hearing for January 3, 2023. 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 (OYA) totaling $195.00
- Melvin & Melvin-Legal Services totaling $1065.00
- Office Supplies- totaling $42.78

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
The Board had a discussion on changing the publication for legal notices to the Penny Saver/Press Observer and will further investigate.

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

Chairman Feyl moved to reappoint Susan Otto of Melvin & Melvin, PLLC as Zoning Board of Appeals Attorney at the prevailing Town Rates. Mr. Pirro seconded the motion and it was unanimously approved.

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

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

Chairman Feyl moved to appoint Mr. Pirro as Vice Chairperson of the Zoning Board of Appeals. Ms. Lansley seconded the motion and it was unanimously approved.

Chairman Feyl set the Zoning Boards of Appeals 2023 meetings:

January 03, 2023	July 06, 2023
February 07, 2023	August 01, 2023
March 07, 2023	September 05, 2023
April 04, 2023	October 03, 2023
May 02, 2023	November 09, 2023
June 06, 2023	December 05, 2023

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

B

Benenati Mark
Area Variance-Detached Garage, 6, 8
Bivens Timothy
Area Variances-Driveway-Accessory Building, 9, 14, 16
Blackmore Road 116
Area Variances-Front Yard Fence, 8, 11, 12, 15
Bosak Zoryana
Area Variance-Detached Garage, 1, 3, 4

C

Camillus Beauty House, LLC
Special Use Permit-Appearance Enhancement Services, 29
Canal Road 2366
Special Use Permit-Animal Boarding Facility, 25, 28
Cantello James
Area Variances-Front Yard Fence, 9, 13, 16
CB Land Syracuse, LLC
Area Variance-Sign, 5, 6
Clark Lane 232
Area Variances-Front Yard Fence, 9, 13, 16
Cosamano Samuel
Area Variance-Solar Array, 23

D

DiFabio Joseph & Melissa
Area Variance-Swimming Pool, 19, 22, 23

E

Eagle Crest Drive 107
Area Variance-Detached Garage, 6, 8

H

Hospitality Services, Inc.
Area Variances-Freestanding Sign, 26
Howlett Hill Road 2901
Special Use Permit-Maintenance Building, 15, 18, 21

I

Ike Dixon Road 5690
Area Variance-Detached Garage, 1, 3, 4

O

Olcott Timothy
Area Variances-Front Yard Fence, 8, 11, 12, 15
OYA
Referral, 26

P

Partners in Parenting, Inc.
Special Use Permit-Daycare, 24, 27

R

Rolling Meadows 5573
Use Variance-Solar Array, 23
Rolling Meadows Way 5500
Area Variance-Swimming Pool, 19, 22

S

Snowflake Circle 102
Area Variances-Driveway-Accessory Building, 9, 14, 16
Sweeney Karen
Special Use Permit-Daycare, 19, 24, 27
Szakacs Joseph & Elisabeth
Special Use Permit-Animal Boarding Facility, 25, 28

T

Tuscarora Golf Club
Special Use Permit-Maintenance Building, 15, 18, 21

W

West Genesee Street 3500
Area Variances-Freestanding Sign, 26
West Genesee Street 4927
Special Use Permit-Appearance Enhancement Services, 29
West Genesee Street 5008
Area Variance-Sign, 5, 6
West Genesee Street 5415C
Special Use Permit-Daycare, 19, 24, 27