Town of Camillus
Zoning Board of Appeals
January 3, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
John Fatcheric, Town Supervisor
Mary Luber, 1st Ward Councilor
Joy Flood, 3rd Ward Councilor
Chris Cesta, Planning Board Chairman
6 Others

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

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

PUBLIC HEARINGS:

Camillus Beauty House **TM #: 057.-01-02.0**
4927 West Genesee Street
Camillus, New York 13031

Special Use Permit-Appearance Enhancement Services

Mr. Anthony Nappa the owner of 4927 West Genesee Street, along with Kelcie Adams and Ashley Moses, his tenants and the owners of Camillus Beauty House, appeared before the Board to address this application. Mr. Nappa describes the area to be leased as 1600 square feet. The tenants will have a 3-year lease. The applicant is requesting a special use permit for appearance enhancement services to include hair, nails, lash extensions, facials, waxing, permanent makeup, other makeup, teeth whitening, and spray tanning. The salon will have four independent contractors, four stations.

Mr. Nappa stated there is only one other tenant in the building and the upstairs would be used for storage. Chairman Feyl also suggested that they have designated employee parking.

The salon would be open 7 days a week, Monday-Sunday, from 8:30 am to 7:00 pm, by appointment only. The neighborhood is residential and they see no negative impact on the neighborhood.

The Board received the following recommendations from the Planning Board: To install one handicapped spot, remove steps and barriers in front entrance for wheelchair access to the

front door, install lighting along the sidewalk, and widen the entrance driveway to accommodate 2 vehicles (12' minimum).

Mr. Pirro questioned if they plan on installing additional lighting behind the building for those parking in the rear. Mr. Nappa will install pole lighting as suggested by the Planning Board, making it not intrusive to the residential neighborhoods.

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

NEW BUSINESS:

Mater Dei Academy **TM#: 006.-02-34.0**
2656 Warners Road
Warners, New York 13164

Special Use Permit-Pole Barn

Ms. Lansley moved to set the public hearing for February 7,2023. Mr. Walsh seconded the motion and it was unanimously approved.

Mr. Pirro moved to refer this application to the Planning Board. Mr. Walsh seconded the motion and it was unanimously approved.

MINUTES:
Ms. Lansley moved to approve the minutes for November 15, 2022. Mr. Pirro seconded the motion and it was unanimously approved.

Ms. Lansley moved to approve the minutes for December 6, 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.

- Advanced Media-Legal Notice totaling $77.04

CORRESPONDENCE:
Town Topics were issued.

COMMENTS OF THE BOARD:
Chairman Feyl would like to recognize and welcome Douglas Shannon as a new member of the Zoning Board of Appeals.

The Planning Board has referred an interpretation to the Zoning Board of Appeals. Section 301 (e) of Chapter 30 of the code, designated "R4, Mixed Residential."

In Reference to: **Michael Rether**
2755 West Genesee Turnpike
Camillus, New York 13031
Adding 2 new single-family detached dwellings on a single lot in an R-4 Zone.

301(e) of Chapter 30 of the code states the R-4 District is designed to accommodate single-family detached dwellings as well as higher density multiple-family buildings.

Thomas Price, Code Enforcement Officer sent a letter dated 12/05/22 stating Section 301, Paragraph E is defined as accommodating MIXED Residential such as single-family DWELLINGS (plural) with no mention of unit types per lot.

Paul Curtin Jr., Attorney for the Planning Board, sent a letter dated 12/29/22 stating that R4 districts are traditionally for multiple family unit developments and may allow a single family home on a single R4 tax parcel, but not multiple units. He stated that it has never been the practice of the Town to allow multiple single-family homes in the R4 district without the benefit of subdivision.

The Board had an extensive discussion on the interpretation request. The Board will review the code, the application, and the site plan and will schedule a public hearing.

Mr. Pirro moved to set the public hearing for February 7, 2023. Ms. Lansley seconded the motion and it was unanimously approved.

DECISIONS:

Camillus Beauty House, LLC **TM #: 057.-01-02.0**
4927 West Genesee Street
Camillus, New York 13031

Special Use Permit-Appearance Enhancement Services

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

Mr. Walsh moved to grant a Special Use Permit to allow the specified appearance enhancement services (hair, nails, lash extensions, facials, waxing, permanent makeup, other makeup, teeth whitening, and spray tanning) subject to the applicant's compliance with the Planning Board's four recommendations, and further subject to the condition that lighting directed towards the building be installed in the rear parking area. Ms. Lansley seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:48 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
February 7, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
David Weber, Deputy Code Enforcement Officer
2 Others

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

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

PUBLIC HEARINGS:

Mater Dei Academy **TM #: 006.-02-34.0**
2656 Warners Road
Warners, New York 13164

Modification of Special Use Permit-Pole Barn

Brian Petersen, project manager, appeared before the Board on behalf of the applicant. He described the property as 44 acres, average grade, with a 56,000 square foot facility. The facility is a K-12 school as well as boarding for high school aged boys. Mater Dei Acamey is a subsidiary under the umbrella of The Society of Saint Pius X, Syracuse, New York, Inc.

They are requesting a special use permit to install a 40' x 60' pole barn. It would be metal and 19' 4" in height. They will be removing three small storage structures and replacing them with the proposed barn. It would be used to house outdoor maintenance equipment, mowers, plow and sports equipment.

Mr. Peterson has supplied the board with a "master plan" showing 15 acres to be developed in the future. The Planning Board pointed out that the overall concept plan that was presented to them is not subject to approval at this time and it was received anecdotally.

Mr. Peterson stated he sees no negative impact on the neighborhood. The proposed barn would be 575' from the road and 400' from the closest neighbor.

Mr. Shannon asked if there would be chemicals stored in the barn and if the fire hydrant is within range. Mr. Petersen stated they will have some spraying chemicals and gas for the

mowers. The hydrant is behind the building and he feels within range. He stated a road will be installed within width requirements of all local and fire codes.

Mr. Walsh asked if there would be electrity to the barn. Mr. Peterson stated there will be exterior lighting on each side of the building with dusk to dawn cutoff down lights.

David Weber, Deputy Code Enforcement Officer, believes the fire hydrant is within 600' per the required fire code.

The Planning Board recommends that the ZBA refer to the elevation plan and the lighting cut sheets as conditions of its findings, if any, as it proceeds with this matter.

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

NEW BUSINESS:

Treelanders **TM#: 007.-03-05.2**
6429 VanBuren Road
Syracuse, New York 13219

Special Use Permit-Pole Barn

Chairman Feyl moved to set the public hearing for March 7,2023. Mr. Shannon seconded the motion and it was unanimously approved.

Chairman Feyl moved to refer this application to the Planning Board. Ms. Lansley seconded the motion and it was unanimously approved.

Mr. Pirro moved to declare this a Type II action. Mr. Walsh seconded the motion and it was unanimously approved.

MINUTES:
Ms. Lansley moved to approve the minutes for January 3, 2023. Mr. Walsh seconded the motion and it was unanimously approved.

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

- Hummels-Name plate-$42.47
- Melvin & Melvin Legal Services totaling $3852.50.

CORRESPONDENCE:
Town Topics were issued.

COMMENTS OF THE BOARD:

In Reference to: Michael Rether
2755 West Genesee Turnpike
Camillus, New York 13031

Adding 2 new single-family detached dwellings on a single lot in an R-4 Zone.

The applicant withdrew this application.

DECISIONS:

Mater Dei Academy TM #: 006.-02-34.0
2656 Warners Road
Warners, New York 13164

Modification of Special Use Permit-Pole Barn

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

Mr. Walsh moved to grant a modification of the Special Use Permit to allow a 40' x 60' pole barn for storage and equipment. Ms. Lansley seconded the motion and it was unanimously approved.

ADJOURNMENT:

Mr. Walsh moved to adjourn the meeting at 7:35 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
March 7, 2023 - 7:00 p.m.

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

ABSENT
Douglas Shannon

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLICABSENT
John Fatcheric, Town Supervisor
Gregg Humphrey, Code Enforcement Officer
1 other

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

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

PUBLIC HEARINGS:

Treelanders **TM #: 007.-03-05.2**
6429 VanBuren Road
Syracuse, New York 13219
Special Use Permit-Pole Barn

Fritz Albiker, President and owner of Treelanders, LLC appeared to address his application to amend the existing Special Use Permit for this property. He noted that his business has been located on this property since 1999 and he owns 42 acres of land with 10 acres of road frontage, most of which is flat in topography. The property currently has multiple buildings and is mostly paved apart from some gravel parking lots. He desires to construct a 40' x 80' pole barn to use as a sawmill. The building will feature a 16' awning on the 80' side, windows, one man door, and two open doors. There will be no heat, water, or sewer. The building will be set back from the road approximately 185' to 200' and will be at least 150' from the northerly property line.

He added there is a farmhouse to the north of his property and he owns the properties to the east and south, the latter of which contains a rental home. To the west, across Van Buren Road, is another rental property owned by him, an abandoned residential property, and the railroad.

Mr. Pirro inquired what the height of the building is and whether there would be an external lighting. Mr. Albiker stated the building would be 21' tall with 16' ceilings and there would be no external lighting.

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 February 7, 2023. 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 advertisements totaling $32.10
- Melvin & Melvin-legal services totaling $1,312.50

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
The Board members welcomed new Code Enforcement Officer Gregg Humphrey.

DECISIONS:

Treelanders **TM #: 007.-03-05.2**
6429 VanBuren Road
Syracuse, New York 13219
Special Use Permit-Pole Barn

Chairman Feyl noted the Planning Board, which reviewed this application, provided documentation noting no issues or concerns with the applicant's request. He conducted SEQR review determining there were no adverse environmental impacts from this project.

Mr. Pirro moved to declare this a Type II action under SEQR and grant the applicant a modification of the previously issued special use permit of 1999 allowing the construction of a 40' x 80' x 21' pole barn with a 16' awning, windows, one man door, and two open doors, with no heat, water or sewer. Mr. Walsh seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:08 p.m. Ms. Lansley seconded the motion and it was unanimously approved.

Respectfully submitted,

Martha Dickson-McMahon, Interim ZBA Clerk

Town of Camillus
Zoning Board of Appeals
April 4, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Joy Flood, 3rd Ward Councilor
Dave Weber, Deputy Code Enforcement Officer
Dave Callahan, 6th Ward Councilor

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

PUBLIC HEARINGS:
None

NEW BUSINESS:

SECNY **TM#: 047.-05-21.0**
3508 West Genesee Street
Syracuse, New York 13219

Area Variance-Sign

Ms. Lansley moved to set the public hearing for May 2, 2023. Mr. Pirro seconded the motion and it was unanimously approved.

Mr. Pirro moved to declare this an unlisted action. Mr. Shannon seconded the motion and it was unanimously approved.

Keplinger Freeman Associates **TM#: 040.-01-12.1**
3 Henry Beach Drive
Camillus, New York 13031

Special Use Permit- Credit Union

Chairman Feyl stated that a credit union in an LBO District on a property that does not front West Genesee Street is not an allowed use in the Town of Camillus and is prohibited. The application is for a credit union, in an LBO district, that does not front West Genesee Street. It is the requirement of the code that the property front West Genesee Street if the credit union is in an LBO District.

Attorney Susan Otto commented that the code states if someone wants to operate a bank in an LBO district, the property must front West Genesee Street. The Board cannot grant a special use permit absent satisfaction of that requirement. It is a condition precedent. Section

1303 of the code specifically states that a court of appeals case to the contrary is superseded and that any authority of the ZBA to grant any area variance from those requirements is revoked.

Ms. Otto noted that the requirement applicable to banks in an LBO District fronting West Genesee Street is not unlike the requirement that appearance enhancement services in an LBO District must be conducted on a parcel that fronts West Genesee Street or the 500 block of Hinsdale Road.

The Planning Board's letter by Paul Curtin states for branch banking in an LBO district, the subject property has to front West Genesee Street. The Planning Board therefore felt constrained from making any recommendations due to the current zoning restrictions.

Daniel Trivision **TM#: 047.-05-23.0**
21 Gifford Drive
Syracuse, New York 13219

Area Variance-Fence

Mr. Pirro moved to set the public hearing for May 2, 2023. Ms. Lansley seconded the motion and it was unanimously approved.

Mr. Pirro moved to declare this an unlisted action. Mr. Walsh seconded the motion and it was unanimously approved.

Marijane Hewett **TM#: 058.-03-03.0**
100 Bramley Drive
Camillus, New York 13031

Area Variance-Detached Garage

Mr. Shannon moved to set the public hearing for May 2, 2023. Ms. Lansley seconded the motion and it was unanimously approved.

Mr. Pirro moved to declare this a SEQR Type II action. Mr. Walsh seconded the motion and it was unanimously approved.

MINUTES:
Mr. Walsh moved to approve the minutes for March 7, 2023. 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 advertisements totaling $33.45.

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
None

DECISIONS:
None

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:08 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
May 2, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLICABSENT
Mary Luber, 1st Ward Councilor
Gregg Humphrey, Code Enforcement Officer
4 Others

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

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

PUBLIC HEARINGS:

SECNY Federal Credit Union **TM #: 047.-05-21.0**
3508 West Genesee Street
Syracuse, New York 13219

Area Variance-Sign

David Razzante of Metropolitan Signs and Walter Bobesky, executive officer for SECNY, appeared to present this application. They reduced the square footage of the proposed sign substantially and are now seeking a 4 square foot variance to allow a 39.875 square foot sign cabinet. There will be two occupants/tenants of the building, SECNY Federal Credit Union and King David's Restaurant. They plan to take down the existing sign. The building is less than 35,000 square feet.

The sign cabinet would be 5' 6" across and 7'3" in height with illumination backlit. The proposed sign would result in better visibility and easier for drivers to read. The Code allows a 36 square foot freestanding sign. They are adding a covered aluminum panel in the box with the address number. This will not be backlit and Mr. Humphrey, Code Enforcement Officer, believes this is within the code.

Mr. Pirro questioned the landscaping plan. Mr. Bobesky stated they will be adding shrubs and additional landscaping.

Joy Flood, 3rd Ward Councilor sent an email stating she is in favor of this application. She supports the applicant's efforts and believes the sign will improve the plaza and welcomes SECNY to the business community.

The Planning Board reviewed this referral on March 27,2023 and determined that the signage that is proposed does not present any site-specific issues. The Planning Board recommended that some landscaping be introduced around the base of the structure to soften its overall appearance.

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

Marijane Hewett **TM#: 058.-03-03.0**
100 Bramley Drive
Camillus, New York 13031

Area Variance-Detached Garage

Marijane Hewett, the applicant, appeared before the Board to address this application. Ms. Hewett is the owner of the subject property. She describes the property as a single family house, on a ¼ acre lot, with a shed, fence, flag pole and a deck. This is a corner lot. The applicant is proposing to install a 12' x 22' garage with a breezeway. The applicant changed her plans from a detached garage to an attached garage.

The Board and the applicant dicussed that a variance will not be needed for an attached garage.The applicant will contact her contractor and would like to continue this public hearing until next month.

Mr. Pirro moved to continue this public hearing for June 7, 2023. Ms. Lansley seconded the motion and it was unanimously approved.

Daniel and Naomi Trivision **TM#: 047.-05-23.0**
21 Gifford Drive
Syracuse, New York 13219

Area Variance-Fence

Mr. Trivision, the applicant, appeared before the Board to address this application. Mr. Trivision and his wife are the owners of the subject property. He describes the property as a single family home, a shed, on a ¾ acre corner lot. The backyard slopes upward to the rear property line. The property has two front yards, one on Gifford Drive and the other on Myrtis. Myrtis Road is a dead end with a barricade at the southern property line. There are businesses behind the applicants property along with a stockade fence. They are seeking to install a solid vinyl fencing to enclose the side and rear yards.

The proposed fence would begin at the northeast corner of the house and would be 20' feet long, 6' in height and run parallel with the building line or east and continue 55 feet south along the boundary line to the southeast corner lot. The fence would continue 90' west at the 8' height along the south property line, to the southwest corner, 22' north at 6' in height, along Myrtis Drive, at which point the fence would continue 26' east and then 12' north where it

would end. The Trivisons are requesting three variances. One is to allow an 8' high fence in the rear yard, the second is to allow a 6' high fence in the west front yard and last to allow a solid fence, 0% open view, in the west front yard. There will be two gates, one on the east side and the other in the front.

The fence would provide privacy, security for their small children and detain their dogs. The businesses behind their property have workers on breaks smoking and the barricaded area on Myrtis is a congregating spot for loiterers.

Joy Flood, 3rd Ward Councilor stated she is in favor of this application. Her email from 05/01/23 states due to the unusual configuration of the road that this is a unique situation. She believes this will not hinder any sightlines since the commercial fence is adjacent. With their small children, safety and security for them is the utmost prioritity.

Chief Schreyer reviewed this application and did not believe there would be any line of site issues as a result of the placement of the proposed fence.

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

NEW BUSINESS:

Cornerstone Homes **TM#: 020.1.-04-54.0**
2615 Moonlight Circle
Camillus, New York 13031

Area Variance-Front Yard Setback

Mr. Shannon moved to set the public hearing for June 7, 2023. Mr. Walsh seconded the motion and it was unanimously approved.

Mr. Pirro moved to declare this a SEQR Type II action. Mr. Walsh seconded the motion and it was unanimously approved.

First Baptist Church **TM#: 023.-02-01.0**
1960 NYS Rte 5
Elbridge, New York 13060

Special Use Permit-Modification

Mr. Walsh moved to set the public hearing for June 7, 2023. Mr. Shannon seconded the motion and it was unanimously approved.

Mr. Pirro moved to declare this a SEQR Tyle II action. Mr. Shannon seconded the motion and it was unanimously approved.

MINUTES:
Mr. Walsh moved to approve the minutes for April 4, 2023. 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.

- Melvin & Melvin-legal services totaling $2782.50.

CORRESPONDENCE:
Town Topics were issued.

COMMENTS OF THE BOARD:
None

DECISIONS:

SECNY Federal Credit Union TM #: 047.-05-21.0
3508 West Genesee Street
Syracuse, New York 13219

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. Shannon moved to approve a 4' variance to allow a 39.875 square foot sign subject to the removal of the existing pole prior to the erection of the new sign and the applicant's compliance with the Planning Board's recommendations. Mr. Walsh seconded the motion and it was unanimously approved.

Daniel & Naomi Trivision TM#: 047.-05-23.0
21 Gifford Drive
Syracuse, New York 13219

Area Variance-Fence

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 2' variance to allow an 8' fence, 90' in length in the rear yard. Mr. Shannon seconded the motion and it was unanimously approved.

Mr. Pirro moved to grant a 2' variance to allow a 6' fence on the Myrtis side. Mr. Shannon seconded and it was unanimously approved.

Mr. Pirro moved to grant the 60’ of solid vinyl fencing with zero visibility. Mr. Walsh seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. Pirro moved to adjourn 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
June 7, 2023 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Chris Lansley
Douglas Shannon
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLICABSENT
Mary Luber, 1st Ward Councilor
3 others

ABSENT
Steve Pirro, Vice Chairman

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

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

PUBLIC HEARINGS:

Cornerstone Homes **TM #: 020.1.-04-54.0**
John Szczech
2615 Moonlight Circle/Lot 33
Camillus, New York 13031

Area Variance-Front Yard Set back

John Szczech, President and owner of Rolling Meadows Development Corp., appeared to address his application. He is requesting a 5' front yard variance. Mr. Szczech states the topography in the back drops off to a ravine. For placement of the proposed house a 5' variance is needed due to the swale between the lot next door. The house is under contract for purchase.

Gregg Humphrey, Code Enforcement Officer sent an email questioning why the building can't be moved back, turned, or designed with the garage further back.

Mr. Szczech explained that Lot 34 sits northwest 6' to 7' higher than Lot 33. The variance is for draining and grading purposes. The lot is on a curve.

Mr. Shannon asked if a French ditch pipe was considered. Mr. Szczech stated not without a catch basin.

Mary Luber, 1st Ward Councilor stated she is in favor of this application.

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

First Baptist Church **TM#: 023.-02-01.0**
1960 NYS Rte 5
Elbridge, New York 13060

Special Use Permit-Modification

Pastor Benjamin Johnson of First Baptist Church of Memphis appeared before the Board to address this application. This is an amendment to the existing Special Use Permit for this property. The church is seeking to install a patio area, a 12' x 12' gazebo, a bench and a church bell display. The property has a church, a shed, a parking lot, and an additonal parking area. Pastor Johnson stated they had planned for additional parking spaces but have not had the need for them.

The patio would be 36' wide, 32' deep, with a 5' walk way leading up to the patio. The church would use this area for memorial and celebration purposes. The project would take 4 days to install. Pastor Johnson presented a drawing by a landscaper. It shows where everything will be positioned and shows two benches.

Mr. Shannon questioned snow removal. Pastor Johnson stated the snow is pushed east and west, not south where the patio area would be.

Mr. Walsh asked if they would lose parking spaces and if the gazebo would have electrity. Pastor Johnson stated they would lose some spaces. The church has plans to run a conduit to the gazebo for security and aesthetic lights.

The Planning Board reviewed this referral and recommends the application in its current conformation.

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

Marijane Hewett **TM#: 058.-03-03.0**
100 Bramley Drive
Camillus, New York 13031

Area Variance-Detached Garage (Continuation)

Gregg Humphrey, Code Enforcement Officer issued a permit for an attached garage.

Mr. Walsh moved to withdraw the continuation of the public hearing. Mr. Shannon seconded the motion and it was unanimously approved.

NEW BUSINESS:
None

MINUTES:
Chairman Feyl moved to approve the minutes for May 2, 2023. 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 advertisements totaling $46.95.
- Melvin & Melvin-legal services totaling $1277.50.

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
None

DECISIONS:

Cornerstone Homes **TM #: 020.1.-04-54.0**
John Szczech
2615 Moonlight Circle/Lot 33
Camillus, New York 13031

Area Variance-Front Yard Set back

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

Ms. Lansley moved to approve a 4' variance front yard setback for construction of a new house. Mr. Shannon seconded the motion and it was unanimously approved.

First Baptist Church **TM#: 023.-02-01.0**
1960 NYS Rte 5
Elbridge, New York 13060

Special Use Permit-Modification

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

Mr. Walsh moved to grant a modifcation to the special use permit for the installation of a patio area with a 12' x 12' gazebo, benches, and a display of a church bell. Mr. Shannon seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:20 p.m. Mr. Shannon seconded the motion and it was unanimously approved.

Respectfully submitted,

Theresa Garvey, ZBA Clerk

Town of Camillus
Zoning Board of Appeals
August 1, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
None

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

PUBLIC HEARINGS:
None

NEW BUSINESS:

Hospitality Restaurant Group **TM#: 047.-06-09.0**
3500 West Genesee Street
Syracuse, New York 13219

Area Variance-Sign in the Street/Right of way Setback

Mr. Pirro moved to set the public hearing for September 5, 2023. Mr. Walsh seconded the motion and it was unanimously approved.

Mr. Pirro moved to declare this an unlisted action. Mr. Shannon seconded the motion and it was unanimously approved.

MINUTES:
Mr. Walsh moved to approve the minutes for June 7, 2023. Ms. Lansley seconded the motion and it was unanimously approved.

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

- Melvin & Melvin-legal services totaling $2345.00.

CORRESPONDENCE:
Town Topics were issued.

COMMENTS OF THE BOARD:
None

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:04 p.m. Mr. Shannon seconded the motion and it was unanimously approved.

Respectfully submitted,

Theresa Garvey, ZBA Clerk

Town of Camillus
Zoning Board of Appeals
September 5, 2023 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Chris Lansley
Douglas Shannon
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
1 Other

ABSENT
Steve Pirro, Vice Chairman

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

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

PUBLIC HEARINGS:

Hospitality Syracuse Inc. **TM#: 047.-06-09.0**
3500 West Genesee Street
Syracuse, New York 13219

Area Variance-Free Standing Sign

Richard Vinal, Project Manager for Hospitality Restaurant Group, appeared before the Board to address this application. The applicant is requesting a 7' variance to install a monument sign 8' from the south property line. Chairman Feyl advised that the survey provided is not to scale. Mr. Vinal was aware of the survey not being correct after having been reduced in size. However, he had previously mapped out the placement of the sign 15' from the property line and it measured 2' to 3' onto the asphalt. Chairman Feyl suggested the applicant move the sign east and north, which would result in a smaller variance. The applicant concurred. The variance would be less and would not obstruct the view of drivers.

The sign would be a monument sign, 8' wide and 8' in height, two faced with illumination backlit. The sign would result in better visibility and would be safer for line of site traffic. The current sign would be removed. Businesses surrounding the property have elevated pole signs with business listings. The monument sign to be installed by the applicant would be in the direct line of site by motorists.

Joy Flood, 3rd Ward Councilor advised Chairman Feyl she is in favor of this application.

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

NEW BUSINESS:
None

MINUTES:
Mr. Walsh moved to approve the minutes for August 1, 2023. Mr. Shannon seconded the motion and it was unanimously approved.

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

- Melvin & Melvin-legal services totaling $192.50.

CORRESPONDENCE:
Town Topics were issued.

COMMENTS OF THE BOARD:
None

DECISIONS:

Hospitality Syracuse, Inc. **TM #: 047.-06-09.0**
3500 West Genesee Street
Syracuse, New York 13219

Area Variance-Free Standing Sign

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

Mr. Walsh moved to approve a 5' variance from the requirements of Section 802(N) of Chapter 30 of the Code. Mr. Shannon seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:18 p.m. Mr. Shannon seconded the motion and it was unanimously approved.

Respectfully submitted,

Theresa Garvey, ZBA Clerk

Town of Camillus
Zoning Board of Appeals
December 5, 2023 – 7:00 p.m.
Organizational Meeting

PRESENT:
Bob Feyl, Chairman
Steve Pirro
Chris Lansley
Douglas Shannon

STAFF PRESENT:
Susan Otto, Attorney

ABSENT:
Alex Walsh

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

OLD BUSINESS:
None

NEW BUSINESS:
None

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 $402.50.

MINUTES:
Mr. Pirro moved to approve the minutes for September 6, 2023. Mr. Shannon seconded the motion and it was unanimously approved.

CORRESPONDENCE:
Town Topics were issued.

COMMENTS OF THE BOARD:

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

Mr. Shannon 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. Pirro moved to reappoint Theresa Garvey as Clerk to the Zoning Board of Appeals. Mr. Shannon seconded the motion and it was unanimously approved.

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

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

Chairman Feyl moved to reappoint Mr. Pirro to a 5-year term for the Zoning Board of Appeals. Mr. Shannon seconded the motion and it was unanimously approved.

Chairman Feyl set the Zoning Boards of Appeals 2024 meetings:

January 02, 2024	July 02, 2024
February 06, 2024	August 06, 2024
March 05, 2024	September 03, 2024
April 02, 2024	October 01, 2024
May 07, 2024	November 07, 2024
June 04, 2024	December 03, 2024

ADJOURNMENT:
Mr. Pirro moved to adjourn the meeting at 7:10 p.m. Ms. Lansley seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

1

1960 NYS Rte 5
Special Use Permit, 15, 20, 21

B

Bramley Drive 100
Area Variance-Detached Garage, 11, 14, 20

C

Camillus Beauty House
Special Use Permit, 1, 3
Cornerstone Homes
Area Variance-Front Yard Set Back, 15, 18, 21

F

First Baptist Church
Special Use Permit, 15, 20, 21

G

Gifford Drive 21
Area Variance-Fence, 11, 14, 16

H

Henry Beach Drive 3
Special Use Permit-Credit Union, 10
Hewett Marijane
Area Variance-Detached Garage, 11, 14, 20
Hospitality Restaurant Group
Area Variance-Sign, 24, 26, 27

K

Keplinger Freeman Associates
Special Use Permit-Credit Union, 10

M

Mater Dei Academy
Special Use Permit-Pole Barn, 2, 4, 6
Moonlight Circle 2615
Area Variance-Front Yard Set Back, 15, 18, 21

R

Rether Michael
2755 West Genesee Turnpike, 3

S

SECNY
Area Variance-Sign, 10, 13, 16

T

Treelanders
Special Use Permit-Pole Barn, 5, 7, 9
Trivision Daniel
Area Variance-Fence, 11, 14, 16

V

VanBuren Road 6429
Special Use Permit-Pole Barn, 5, 7, 9

W

Warners Road 2656
Special Use Permit-Pole Barn, 4, 6
West Genesee Street 3500
Area Variance-Sign, 24, 26, 27
West Genesee Street 3508
Area Variance-Sign, 10, 13, 16
West Genesee Street 4927
Special Use Permit, 1, 3