Town of Camillus
Planning Board Minutes
January 13th, 2014 - 7:00 pm

PRESENT
John Fatcheric, Chairperson
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss
Chris Cesta (Alternate Member)

STAFF PRESENT
Paul Curtin, Planning Board Attorney
Paul Czerwinski, Planning Board Engineer

Guests & Members of the Public
Eric Hammerle, 1st Ward Councilperson
Mike LaFlair, 2nd Ward Councilperson
Dave Callahan, 6th Ward Councilperson
8 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

None

Old Business

Township 5 / Apartments **TM# 017.-05-65.1(etc)**
Amended Site Plan

Mr. Greg Sgromo, of Dunn & Sgromo, Project Engineers, provided an update with regard to the apartment phase for the project. Mr. Sgromo stated Morgan Apartments from Rochester, NY signed a ground lease to develop the apartments for the project.

The apartments will be developed by Morgan Apartments with some site modifications to the original Site Plan. The modifications include the apartments becoming two-story building, rather than three-story buildings. There will be eight (8) buildings with 12 units each for a total of 96 units. The apartments will have a residential look to them and will have vinyl siding. Additionally, each unit will have a porch/balcony. Also, the developer plans to include a clubhouse, a small pool and a management area.

The developers will still maintain a 30ft buffer of undisturbed area between the buildings and the existing neighborhood. There will be a slight change in the impervious area, and as the footprint of the apartments has been modified the parking area will be slightly different. There will be similar landscaping throughout the complex, and there will be sidewalks throughout the complex.

In a previous appearance before the Board, there were concerns raised relating to the snow storage, lighting plan, access road, parking spaces, elevations and floor plans of the apartments.

Mr. Sgromo addressed those concerns beginning with the drainage plan. He stated the drainage plan is have the drainage from the apartments flow to a southeastern catch basin and make use of the infiltration system for the entire area. This plan also calls for diminishing flow to the existing neighborhood as the drainage is being directed toward the catch basins. Also of note, the drainage piping is designed to handle 100 year storms.

The landscaping plan includes additional screening of the buildings from the existing neighborhood. The entrance way into the apartment complex will be buffered as well. Mr. Sgromo noted as the project moves forward more landscaping details will emerge as they will fill in to enhance the existing vegetation. Each building's landscaping will differ slightly as well.

Mr. Sgromo noted with respect to the elevations that each unit has its own entrance. There will be 30 year asphalt shingles for the roofs, vinyl siding, large windows and faux windows in the upper story to enhance the roofline. The buildings will have a residential look. The colors for the building are sierra brown, with the trim to be canyon ridge, with white windows, the entrance door will be cordovan, and the porch/deck is winchester grey. There will be stone accents on the lower portion of the building to complement the buildings' colors.

The floor plan notes the apartment will be one (1) and two (2) bedroom apartments ranging in 840 – 1100 square feet. There will be handicapped accessible apartments as well.

There are six (6) garage buildings. The garage elevations are single story, with windows in the rear. The color is complementary to the apartments. There are approximately 39 garage units. It was noted that not every apartment unit has a garage. Additionally it was noted the garages are placed in a manner so as not to disturb the existing neighborhood and to serve as an additional buffer.

The light fixtures are a lantern type fixture. There are 14ft lights placed throughout the development to ensure safety and security for the residents. Additionally, there are parking lot lights as well as sconce type lighting on the buildings and doorways. The lighting plan does comply with the Town Code and there is minimum light spillage

Chairman Fatcheric noted there was some clarification needed regarding the parking spaces. He asked Mr. Curtin to clarify for those present the code regarding parking regulations. Mr. Curtin explained the dimensions for parking spaces are typically 10x18; and the drive aisles are 24 ft wide for a P.U.D. In an earlier resolution, the Town Board has already specified the types of uses within the PUD, also allowing the Planning Board some discretion of parking spaces size. Mr. Curtin also conferred with Mr. Czerwinski and it was noted there were various dimensions incorporated, those dimensions being 10 x 18 and 9 x 18 throughout the site. It was noted at that time the residential spaces may not require the 10 x 18 size, and therefore the 9 x 18 dimensions would be allowed. It was also stated the smaller space does allow for more green space throughout the site and enhances the site.

Mr. Klaben and Ms. Lauer stated they are very pleased with the presentation and he stated all his questions have been addressed.

Mr. Kallfelz asked for consideration to move several fire hydrants; specifically noting the hydrants for Building 1, Building 4, Buildings 5 and 6, and Building 7. Mr. Sgromo noted those changes would be incorporated.

Mr. Voss stated he's also very pleased that their concerns that have been addressed. He asked if the developer has a date for breaking ground. Mr. Joe Goethe stated it would be between 120 and 180 days after obtaining Site Plan approval.

Mr. Cesta also stated he thought the presentation was very thorough. He also asked how many garages are planned. Mr. Sgromo stated there are six (6) garage buildings with 39 garages.

Mr. Czerwinski stated his firm had received drainage reports and construction drawings from the developer. He stated he will have his comments to the board as soon as everything has been reviewed. He also noted to developer, he had a couple of corrections with respect to Site Plan C1 and the Parking Space count. He asked if that could be corrected. Also he noted on Site Plan C1.2 there is a hydrant line that needs to be noted.

Mr. Curtin noted for the benefit of those present, Mr. Sgromo has walked the property, taken photos of the property and rear yards of the homes on Bennett Road with the purpose of ensuring the impact of the new construction to the existing neighborhood is minimal and also ensuring any necessary buffering will be accommodated. Mr. Curtin also noted the garages are strategically located to diffuse vehicular lights upon entering and exiting the property and parking areas. Additional detail was added to the rear of the garages to ensure the garages aren't one dimensional. He further added the Planning Board was sensitive to existing neighborhood's concerns. Mr. Curtin stated the apartments serve as buffer to the future development of Township 5.

There was some discussion regarding providing the applicant with a conditional approval:

Mr. Czerwinski noted there is substantial information in the presentation for engineering review. He stated a conceptual approval had been provided last year. In the Amended Site Plan currently presented he believes that if there are any modifications as a result of his firm's review, those modifications could be addressed in an amended site plan along with the approval of construction drawings as the construction drawings approval will be the next step for the applicant.

Mr. Curtin also confirmed the elevations are a true representation of the apartment buildings. Mr. Sgromo stated the plans presented are a true representation

As there were no other questions or comments, Chairman Fatcheric noted SEQR had been reviewed previously, as that's the case, Mr. Voss moved to declare an Unlisted Action for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to declare a Negative Declaration for the application. Ms, Lauer seconded the motion and it was unanimously approved.

Chairman Fatcheric also noted he received comments from Mr. Price, Code Enforcement officer, requesting clarification on the dimensional requirements as this does fall under the Planning Board's discretion. He noted the coverage appears to be 49.7 % and the typical allowable amount is 35%. Additionally the setback on building # 8 is closer than a typical R4. The dimensions conform as Mr. Curtin noted the plan is part of an overall PUD and therefore when the balance of the property is taken into consideration, the coverage ratios are met.

Resolution # 1:
Mr. Voss move to conditionally approve the Site plan as prepared by Dunn & Sgromo, entitled: Township 5, Phase 1 Apartments, inclusive of sheets C1, C3, C1.4, C6, C10 C11, C12, also Floor Plans units prepared James Fahy, Designer of Rochester, NY, together with elevations titled: Camillus apartments, 12 unit, Job # A13-199 , and with the color elevations of the plans , inclusive of the lighting plan, photometric plans, and other documentation submitted independently to the board on which has standard parking of 10x18 has been modified to 9 x 18 by board resolution, and internal variance by Planning Board; and with drawings dated December 20, 2013, prepared by James Fahy. Mr. Kallfelz seconded the motion and it was unanimously approved.

Chairman Fatcheric noted the fire hydrants and parking counts would be part of the construction drawings approval.

It was noted the engineering and legal counsel would reserve comment on professional fees, till such time that their reviews have been completed.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of December 23rd, 2013 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

None

Comments of Town Officials

Mr. Mike LaFlair commented he agrees with the comments regarding the parking spaces' modification. He feels it will only enhance the green space for the project. Additionally, he commented the entrance way buffering is helpful to assuage the neighbors concerns.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:50 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted, Sandra Shoff
Planning Board Clerk

Town of Camillus
Planning Board Minutes
January 27th, 2014 - 7:00 pm

PRESENT
John Fatcheric, Chairperson
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

STAFF PRESENT
Christina DeJoseph, Planning Board Attorney
Paul Czerwinski, Planning Board Engineer

Guests & Members of the Public
Dave Callahan, 6th Ward Councilperson
8 others

Absent:
Chris Cesta

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

4176 Milton Ave / Annette Williams **TM # 020.-04-08.1**
Site Plan Review for Special Use Permit
(Home Occupancy)

Ms. Annette Williams, tenant residing at 4176 Milton Avenue, presented the application. The purpose of the application is to allow a home occupation Special Use Permit to allow a small engine repair shop in the garage.

Ms. Williams' son is responsible for the maintenance of the golf course (Pine Grove) on which their home is located. In addition to the maintenance of the golf course, her son repairs small engines as requested by other individuals in the area. The engine repair is done in the garage and all oils and fluids are disposed of properly.

Ms. Williams did provide as part of her application a letter of permission for the home occupation from the owner of the property, Mr. Frank J. Szczech. A copy of the letter is on file in the Town Clerk's office.

Mr. Kallfelz asked Ms. Williams what the parking situation is. Ms. Williams noted there's a circular driveway on the premises. Ms. Williams stated no one parks at the residence for an extended period of time as they are dropping off and picking up their engines.

Chairman Fatcheric asked Ms. Williams to clarify the situation. It's his understanding there was a concern from a neighbor. Ms. Williams stated she understood there was concern from a neighbor as well, however as their house is located on the golf course, and her family maintains the golf course that it's possible the noise concerns are related to the maintenance of the golf course, rather than the repair work being done in the garage.

Mr. Voss asked what time of day the repairs were being done. Ms. Williams stated they are done during the business day.

Ms. Lauer confirmed the engine repairs are completed in the garage. Ms. Williams stated that is correct.

Mr. Czerwinski commented to the applicant to make sure the fluids are disposed of properly and any signage being displayed not be displayed too close to the right-of-way.

Chairman Fatcheric explained to the applicant the Planning Board's responsibility to the application. He explained the Planning Board is simply making a recommendation on any site specific issues to the Zoning Board of Appeals.

Resolution # 2:
After a brief discussion in which the Planning Board stated to the applicant they recommend there be no outdoor storage, the fluids from the repairs be disposed of properly, and if a sign is being displayed for the business to ensure the sign placement is within the parameters of the Municipal Code, Mr. Voss moved to ask Ms. DeJoseph to correspond with the Zoning Board of Appeals to state they have no specific site issues with this application. Ms. Lauer seconded the motion and it was unanimously approved.

Township 5 / Rare Hospitality International, Inc. TM # 017.00-5-65.1
Site Plan
(New Construction – Longhorn Steakhouse)

Ms. Linda Nunn of NunnCo, Inc., representing the applicant, Rare Hospitality, presented the application. Ms. Nunn stated the purpose of the application is to construct a new Longhorn Steakhouse with adjacent sidewalks, curbs, landscaping and utilities from curb to building. All parking lot paving, striping, and lighting beyond the curb line is under the jurisdiction of the developer of the center.

The restaurant will be approximately 6212 square feet on approximately 0.441 acres. The restaurant will be located on the west side of the development, with the access road being off of the proposed road "Township Boulevard". The building will be constructed with stucco and stone with wood accents.

There will be a service area in the rear to accommodate deliveries, transformers also in the rear, with landscaping as a screen. Additionally, there will be a fully screened dumpster enclosure with an 8ft stucco wall which has steel gates to match the building. Those gates are always locked as part of the restaurant's security policy. There will be landscaping throughout the site; the landscaping detail has been provided to the Board. The striping and pavement of the parking lot fall under the developer's jurisdiction.

Chairman Fatcheric noted to the applicant that Tom Price, Code Enforcement Officer has noted the "no parking" signs are missing on the Handicapped Parking signs detail which is required under NYS law. Also, he asked if the Handicapped Parking Spaces are code compliant with the dimensions. Ms. Nunn stated she believed they are.

Mr. Czerwinski stated he scaled out the dimensions on the handicapped spaces and they are in compliance.

Chairman Fatcheric stated he noticed the granite curbing throughout the site and state he's happy to see the applicant had incorporated this as part of their project.

The building is constructed from stucco and stone, with wood accents. The elements of the windows include a wood shadow box type suspended on metal which contains lighting to accent the awnings. The signage package includes LED lighting, and signage for all four elevations as the restaurant is set back into the development, and this will allow the restaurant to make the most of the visibility. The elevations also depict a metal steer head which is lit from within to create a halo effect. Additionally, there is ground lighting in the landscaping which reflects onto the building and highlights specific architectural elements of the building.

Ms. Lauer asked if the rooftop HVAC parapets are camouflaged. Ms. Nunn stated they are.

Mr. Voss and Mr. Klaben commented they had no questions and were very pleased by the thoroughness of the presentation.

Mr. Kallfelz noted there is a chimney depicted in the elevations. He asked if this is a working fireplace. Ms. Nunn stated it is a faux chimney, an architectural element of the building.

Mr. Czerwinski asked the applicant to submit a lighting spec sheet for the lighting throughout the site, and provide the handicapped detail outlined by the code enforcement officer. Ms. Nunn stated she would have it to the clerk by the end of the week.

Ms. DeJoseph asked what color the signs display. Ms. Nunn stated they are white during the day, and red when lit up in the evening.

As there were no other questions or comments, Ms. Lauer moved to declare Lead Agency under SEQR. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare an Unlisted Action for the application. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare a Negative Declaration for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 3:
Mr. Voss moved to approve the Site Plan as submitted for the new construction of the Longhorn Restaurant as submitted, with the inclusion of the spec sheets for the site lighting and the detail for the handicapped signs. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 4:
Mr. Voss moved to rescind the motion as there was additional information to be included in the motion. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 5:
Mr. Voss moved to approve the Site Plan as submitted for the new construction of the Longhorn Restaurant as submitted, with the inclusion of the spec sheets for the site lighting and the detail for the handicapped signs. As part of this resolution, no certificate of occupancy shall be issued until all offsite roadwork has been completed and accepted by the appropriate governmental entities. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 6:
Mr. Kallfelz moved to assess the application $750.00 in Professional Fees. Mr. Klaben seconded the motion and it was unanimously approved.

Old Business

West Genesee Street / McDonalds USA, LLC TM 035.-05-25.1
(Approximately 300' from Vanida Drive)
Site Plan
(New Construction)

Mr. Chris Boyea, of Bohler Engineering, architectural firm for the project, and Mr. Michael Barben of McDonalds, presented the application. The purpose of the application is to construct a new building on West Genesee Street, approximately 300' west of Vanida Drive to house a McDonalds Restaurant with side by side drive thru and passing aisles. The new building will be located on the vacant land between the existing Dunkin Donuts and existing Radio Shack.

The building will be approximately 3900 square feet and the site will accommodate the required 39 parking spaces. The building's architectural elements will include a brick exterior, stucco accents and canopy awnings. The proposed hours of operation are 24 hours. There is green space in front of the entrance, and a pedestrian walkway. Additional landscaping is planned for the front of the Site near West Genesee Street to enhance the overall appearance of the site. There will be granite curbing in the high traffic areas. The dumpster enclosure will be a masonry style, similar to the building materials. Deliveries will enter through the access road in the rear of the building. A sign variance is required from the Zoning Board of Appeals as the sign package requested by McDonalds exceeds the allowable amount of signage per Town Code.

In a previous meeting, there were concerns brought forth regarding signage, sewer location, building elevations, granite curbing and comments from Onondaga County. Mr. Boyea addressed those concerns in tonight's meeting;

- Signage – a sign variance was granted from the Zoning Board of Appeals as the amount of signage exceeds the allowable amount of signage per Town Code.
- Sewer Location – the sewer will drain towards the street as this appears to be the better plan. A modified plan has been submitted to Barton and Loguidice for review.
- Elevations - There will be dry stack stone accents for the front elevation to break up the stone front as it was previously submitted, along with metal window "shrouds" around each drive thru window to accent the windows.
- Granite Curbing – Mr. Boyea stated the granite curbing was placed throughout the site, with the exception being in the drive thru aisles as it's been their experience, the customers of the restaurant often experience damage to their

vehicles when there is granite curbing in these compact areas such as drive thru aisles.

- Comments from the County - Mr. Boyea stated the county had expressed concern relating to turns onto West Genesee Street. Mr. Boyea stated the applicant had addressed this by creating a "Right In, Right Out" into the establishment and also there will be "No Left Turn" onto West Genesee Street.

Mr. Klaben clarified the placement of the stone accents on the front elevation of the restaurant. Mr. Boyea stated they will be on the front, and noted the restaurant will have three (3) window panes, rather than the four (4) represented in the drawings.

Mr. Voss stated he appreciated the look of the building. He also expressed concern about vehicles attempting to turn left onto West Genesee Street. He did express concern about the foot traffic into the restaurant and hoped the pedestrians would follow the traffic rules. He stated signage should alleviate some of those concerns.

Chairman Fatcheric noted the applicant had explained a valid reason for not using granite curbing in the drive thru aisles and he appreciates the explanation. He also appreciated the applicants efforts in incorporating all the suggestions presented.

Mr. Czerwinski stated the drainage report would be reviewed and he would forward his comments to the Board. He asked the applicant to provide a traffic report to the clerk to complete the file.

As there were no other questions or concerns before the Board and as Lead Agency had already been declared, Ms. Lauer moved to declare an Unlisted Action for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare a Negative Declaration for the application. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 7:

Mr. Voss moved to conditionally approve the Site Plan as presented by Bohler Engineering along with the colored renderings of the elevations, the removal of the granite curbing in the drive thru aisles, and subject to legal and engineering review. In addition, the Board requests a traffic study be submitted for the file. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 8:

Mr. Klaben moved to assess professional fees at $1000.00 for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Kallfelz moved to approve the minutes of January 13th, 2014. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from Curtin & DeJoseph, P.C. for services rendered in December 2013 and January 2014 in the amount of $1575.00, $450.00 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher was received from Barton and Loguidice, P.C for services rendered in November and December 2013 in the amount of $5,101.87, $4726.87 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski stated he heard from the architect representing Ticada Realty regarding the development on West Genesee Street. Mr. Czerwinski stated the Planning Board had granted an approval for this application pending the driveway concerns being resolved with the county. He stated he will provide an update from Ticada as it becomes available.

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Voss moved to adjourn the meeting at 7:50 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
February 24th, 2014 - 7:00 pm

PRESENT
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, ESQ., P.E.
Paul Czerwinski, P.E.

Guests & Members of the Public
3 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

Rescue Mission/ 5399 West Genesee Street /Wal-Mart TM # 066.-01-10.1/3
Amended Site Plan
(Placement of Clothing Donation Bin)

Mr. Charles Chappell, Chief Commercial Officer for the Rescue Mission presented the application. The purpose of the application is to install a clothing donation bin in the Wal-mart parking lot in Camillus Commons. The bin would be installed in the northwestern corner of the parking lot.

Mr. Voss expressed concern the bin would become a catch-all of items, such as couches, appliances, and garbage bags, since the bin is not manned by an attendant. The concern is that the donation site would become an eyesore. Mr. Voss, speaking on behalf of the Board, stated he appreciates the Rescue Missions efforts and thinks they do wonderful work.

Mr. Chappell stated if the Board was willing to consider the placement of the Bin, and isn't working out; the Rescue Mission would remove the bin.

Chairmen Fatcheric expressed concern that a retail establishment would have enough oversight of the bin to effectively manage any debris or refuse that could become a problem. Chairman Fatcheric asked if the Rescue Mission had considered any of the churches in the area for placement of the donation bin. Mr. Chappell stated his organization feels the retail establishment placement generally work out best as there is more visibility of the bin.

Mr. Voss also asked if the Rescue Mission had considered an indoor space inside a retail establishment. Mr. Chappell stated they had not.

Mr. Chappell asked if his company reconsidered and installed an attendant operated donation bin would the Board be more apt to approve a donation bin. The Board stated they would have a more favorable outlook and to also consider moving the location of the bin closer to the store front.

The application is continued to a later meeting.

Wellington Comm./Camillus Hills Development Corp TM # 027.2-01-01.1
Sketch Plan
(Subdivision of Lot)

Mr. John Szczech, developer of the parcel, presented the application. The purpose of the application is to subdivide the parcel by creating Lot B to allow for the development of World of Wonder Daycare. The subdivided lot is approximately 1.049 acres. An additional lot (Lot C) has been created for any future development. Lot C is approximately 5.75 acres.

Mr. Czerwinski noted to the applicant he should provide the reciprocal access agreement for legal review.

As there were no further questions from the Board, Ms. Lauer moved to close Sketch. Mr. Voss seconded the motion and it was unanimously approved.

2436 West Genesee Turnpike/Szczech Farms, Inc. TM # 026.-02-32.1
Lot Line Re-Alignment

Mr. John Szczech, owner of the parcel, presented the application. The purpose of the application is to move the lot line to have two equal sized lots. The existing 40 acre parcel has two lots. The newly created lot line depicts one parcel measuring a 20.20 acre parcel; the other parcel is 20.27 acres.

As there were no questions or comments from the Board, Mr. Voss moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare an Unlisted Action for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Voss moved to declare a Negative Declaration for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 9:
Mr. Kallfelz moved to approve the Lot Line Re-alignment as presented, with the condition the applicant provide the Clerk's office with a copy of the recorded deed and a letter describing the action for the Lot Line Re-Alignment. Mr. Klaben seconded the motion and it was unanimously approved.

Viewpoint Estates Extension, Section II/John Szczech TM # 061.1-03-34
Sketch Plan
(Subdivision)

Mr. John Szczech, developer of the property, presented the application. The purpose of the application is to add additional land to an existing lot that is part of Viewpoint Estates Extension. Lot 44's owner will acquire land from Lot 42 to create a larger land parcel. Lot 42 remains a buildable lot, meeting all town requirements. The map presented shows a sliver of land between Lot 42 and 41 which would also become part

of Lot 44. That sliver of land does show that it abuts into the hammer head of Barn Swallow Lane. There are no plans to have an access road at that location.

Mr. Curtin noticed the action being requested could be addressed by easements attached to the property. He stated the oddly configured lot wasn't as appealing as easements for the property. He stated the applicant could achieve the same results without compromising the lot configuration.

Mr. Szczech asked Mr. Curtin if he would be willing to contact the lot owner's attorney and consult regarding this application. Mr. Curtin agreed with the Board's blessing and stated he would apprise the Board of the outcome.

The sketch application will remain open.

Old Business

None

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of January 27th,, 2014. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric asked Mr. Curtin and Mr. Czerwinski to assess Professional Fees for the Township 5 project. He stated in the upcoming months there will be increased activity on this Site and would appreciate an amount to set forth. Mr. Curtin and Mr. Czerwinski stated they would assess the Professional Fees amount at $25,000.

Resolution # 10:
Mr. Voss moved to assess the Professional Fee at $25,000.00 for the Township 5 project. Ms. Lauer seconded the motion and it was unanimously approved.

An additional item under discussion is a referral from the Town Board regarding an addendum for Chapter 30, Section 402 (P3) to change the first sentence to read: Agricultural uses include operations oriented to the on-site raising or using of animals, or the growing of crops, trees or plants and the processing thereof including the brewing of beer.

Resolution # 11:
After some discussion, Mr. Curtin advised the Board to consider also adding the uses of a distillery and winery. The Board agreed and asked Mr. Curtin to communicate the recommendation to the Town Board.

A third item under discussion was a request from the First Ukrainian Pentecostal Church. They asked for an extension on their Site Plan Approval that had been granted in August 2013 for a new garage and pavilion. The project manager expects to begin work on this project in April 2014.

Resolution # 12:
Mr. Voss moved to extend the Site Plan approval for 6 months. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin & DeJoseph, P.C. for services rendered in January 2014 in the amount of $1125.00, $300.00 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher was received from Barton and Loguidice, P.C for services rendered in January 2014 in the amount of $5,605.72, $5480.72 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher was received from Hummel's Office Plus in the amount of $28.14 for a nameplate for Chris Cesta. Ms. Lauer moved to approve payment of the voucher. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher was received from Onondaga County Planning Federation in the amount of $225.00 for the 2014 training seminar. Mr. Voss moved to approve payment of the voucher. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin advised the Board he was recently interviewed for an internet streamed show called Insight on WCNY. He was a participant on a panel discussion regarding commercial wind farm in a town at Lake Ontario's east end. Mr. Curtin stated it was an interesting discussion showing the pros and cons of such an endeavor.

Comments of the Engineer

None

Comments of the Board Members

As there was no further business before the Board, Mr. Voss moved to adjourn the meeting at 7:50 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
March 10th, 2014 - 7:00 pm

PRESENT
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, ESQ., P.E.
Christina DeJoseph, ESQ, P.E
Paul Czerwinski, P.E.

Guests & Members of the Public
4 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

None

Old Business

Rescue Mission/ 5399 West Genesee Street /Wal-Mart TM # 066.-01-10.1/3
Amended Site Plan
(Placement of Clothing Donation Bin)

Mr. Charles Chappell, Chief Commercial Officer for the Rescue Mission, submitted the application. The purpose of the application is to place a manned donation bin in the Wal-Mart parking lot in Camillus Commons. The proposed location for the bin is in the northwestern corner of the Wal-Mart parking lot.

Chairman Fatcheric clarified Wal-Mart has approved the location and placement of the bin. Mr. Chappell stated they have.

Mr. Voss, speaking on behalf of the Board, stated their concerns are related to the location of the bin. The proposed location is in a high impact corner of the parking lot which could present a visual obstruction for patrons of the plaza. Mr. Voss asked Mr. Chappell if the Rescue Mission would consider an alternative location. Mr. Voss suggested the space in the parking lot where there are no curb cuts between Wal-Mart and Lowe's. This spot provides the applicant with visibility from all angles and is in a low traffic location in the parking lot. Mr. Chappell stated he would move the location of the bin to this area pending Wal-Mart's approval.

Mr. Cesta agreed with Mr. Voss's comments and also reminded the applicant to consider snow storage.

As there were no other questions or comments from the Board, Mr. Kallfelz moved to declare Lead Agency. Mr. Voss seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare an Unlisted Action for the application. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare a Negative Declaration for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 13:
Mr. Voss moved to approve the location of manned clothing donation bin in the easterly location of the Wal-Mart parking lot in between Wal-Mart and Lowe's. Mr. Klaben seconded the motion and it was unanimously approved.

Wellington Comm./Camillus Hills Development Corp. TM # 027.2-01-01.1
Preliminary Plat/Final Plat
(Subdivision of Lot)

Mr. John Szczech, developer of the parcel, presented the application. The purpose of the application is to subdivide the parcel by creating Lot B to allow for the development of World of Wonder Daycare. The subdivided lot is approximately 1.049 acres. An additional lot (Lot C) has been created for any future development. Lot C is approximately 5.75 acres.

As there were no questions or comments from the Board, Mr. Klaben moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to refer the application to Syracuse Onondaga County Planning Agency. (SOCPA) Ms. Lauer seconded the motion and it was unanimously approved.

The application is continued to a later meeting.

Affordable Senior Housing Opportunities/Milton Ave TM # 037.-01-02.1
Amended Site Plan

Mr. Gary Clunie and Mr. David Hogan, project managers for Clover Construction, presented the application. The purpose of the application is to amend a previously approved Site Plan Application. The proposed modifications include the removal of a retaining wall and the increase of proposed grading due to the removal of the retaining wall. Additionally, a proposed open channel drainage swale has also been replaced by a gravel lined drainage trench.

Chairman Fatcheric asked what would be in place of the retaining wall. The applicant plans to have grass and vegetation including trees where the retaining wall was before. Mr. Clunie explained the reasoning behind the removal of the retaining wall, stating the wall isn't as attractive as the proposed vegetation. The developer was concerned the retaining wall would become more of an eyesore as time progressed due to maintenance. Chairman Fatcheric stated the applicant should provide more detailed information to the areas of modification

Mr. Voss stated the change is significant. He asked for clarification of the grading change and questioned where water is going to go with the change in drainage. Mr.

Clunie stated the grading change does enable the ground to be maintained with mowers, etc. He also stated the water from the site still flows to the detention pond, but is directed there through the gravel lined drainage trench. Mr. Voss expressed concern regarding the drainage modification possibly causing spillover to Milton Ave. Mr. Voss stated more detail should be provided.

Ms. Lauer asked what the original purpose of the previously proposed retaining wall. Mr. Clunie stated it was to hold the ground, dirt in place. With the new grading changes this area's grading overall should be more consistent.

Mr. Kallfelz stated he has concerns about the fire hydrants. He stated it appears the fire hydrant in the northeastern corner would have to travel pretty far if needed on western side. He wanted to bring it to the developer's attention in case they would like to reconsider it. Mr. Kallfelz realized the fire department has reviewed the plan.

Mr. Klaben agreed with Mr. Voss's comments and wants to ensure the proposed plan will still work for site

Mr. Czerwinski stated he has reviewed the plans, but does have concerns which he forwarded to Mr. Price (Code Enforcement Officer) and Mr. Hogan. He stated he has concerns regarding the steep grading, but does feel it can be maintained. He would appreciate more detail to make a determination. He also expressed concern regarding the gravel lined drainage trench. He asked for more details on the drainage. He stated this is a very visible site and wants to ensure all details are clear. Mr. Czerwinski also stated the contour of the driveway appears that it could be encroaching on the neighboring property. Mr. Hogan stated there are no plans to go on to the neighboring properties.

Mr. Hogan commented to the staff and Board, that Clover Management is the owner of the site and developers as well. They want to ensure sure the site works well for the residents in the housing complex, as well as the community the development is in. Mr. Clunie stated the hope is the development will fit in with the residential feel of the area.

Mr. Curtin stated the significant changes will require additional detail. Also, he wants to ensure the developers have considered the possibility the balance of the property is factored into the eventuality there could be additional development. Mr. Curtin also asked the pages with the modifications to be referred to in the approval. Additionally, Mr. Curtin noted the site plan modifications do not require referral to the SOCPA.

Mr. Clunie and Mr. Hogan stated they will provide more detail at the next meeting.

The application is continued to a later meeting.

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

Town Board Referral regarding Zone Change for the Corner of Windcrest Drive and West Genesee Street. (TM #'s 028.-04-01.0 & 028.-04-02.0).

Mr. Curtin explained the allowable uses for an LBO zoning classification. The Planning Board should consider the impact the change in zoning would affect the area. He also offered up for consideration that the Town Board is the legislative Board in this process and that a Public Hearing will be held for the Zone Change Application at a Town Board Meeting.

Mr. Klaben and Ms. Lauer stated the corner lots entering onto Windcrest have been vacant for a very long time as those lots are not desirable to a potential home owner. Additionally, as a current homeowner in this neighborhood, Mr. Klaben stated he has no objections to development on this lot, as long as it is an allowable use.

Mr. Kallfelz asked for clarification of the allowed uses. Mr. Curtin and Mr. Czerwinski clarified the types of uses which includes, but are not limited to, professional services, office buildings, and personal care services. Mr. Cesta gave a summary from the Municipal Code for the allowable uses. The character of the surrounding area was discussed. It was noted the applicant maintained an existing business within the Town of Camillus and that by all appearances is low impact in nature. Mr. Curtin noted that the Planning Board has only been asked to provide an opinion to the Town Board and because this is a request for a zone change, it is within the Town Board's jurisdiction to make that determination after a Public Hearing. It was also noted that other vacant properties in proximity to the subject parcel may well want to consider the same consideration if the LBO Zone Change is allowed.

Resolution # 14:
After a detailed discussion, the Board moved to direct Mr. Curtin to correspond their position of a favorable disposition for this Zone Change application to the Town Board.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski updated the Board with respect to Township 5. There are construction documents for review as well as sewer district documents. Mr. Czerwinski stated he'll provide comments as soon as he's able.

Comments of the Board Members

Chairman Fatcheric notified the Board of a work session scheduled with Township 5 to discuss upcoming presentations. He stated all Board members and staff are welcome

to attend the meeting on Wednesday, March 12th, 2014 in the Large Conference Meeting Room at the Municipal Building.

With no other comments from the Board, Mr. Voss moved to adjourn the meeting at 7:55 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted, Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
March 24th, 2014 - 7:00 pm

PRESENT
John Fatcheric, Chairperson
Chris Cesta
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, ESQ., P.E.
Paul Czerwinski, P.E

Guests & Members of the Public
12 others

Absent:
Mike Kallfelz

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

None

Old Business

Affordable Senior Housing Opportunities/Milton Ave TM # 037.-01-02.1
Amended Site Plan

Mr. David Hogan and Mr. Gary Clunie, of Clover Construction, developers of the property, presented the Amended Site Plan. The proposed modifications include the removal of a retaining wall and the increase of proposed grading due to the removal of the retaining wall. Additionally a proposed open channel drainage swale has also been replaced by a gravel lined drainage trench.

In a previous meeting, Chairman Fatcheric asked what would be in place of the retaining wall. The applicant plans to have grass, and vegetation including trees where the retaining wall was before. Mr. Clunie explained the reasoning behind the removal of the retaining wall, stating the wall isn't as attractive as the proposed vegetation. The developer was concerned the retaining wall would become more of an eyesore as time progressed due to maintenance. Chairman Fatcheric stated the applicant should provide more detailed information to the areas of modification

Also in the previous meeting, Mr. Voss stated the change is a significant. He asked for clarification of the grading change and questioned where water is going to go with the change in drainage. Mr. Clunie stated the grading change does enable the ground to be maintained with mowers, etc. He also stated the water from the site still flows to the detention pond, but is directed there through the gravel lined drainage trench. Mr. Voss expressed concern regarding the drainage modification causing spillover to Milton Ave. Mr. Voss stated more detail should be provided.

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In the previous meeting, Mr. Czerwinski stated he has reviewed the plans, but does have concerns which he forwarded to Mr. Price (Code Enforcement Officer) and Mr. Hogan. He stated he has concerns regarding the steep grading, but does feel it can be maintained. He would appreciate more detail to make a determination. He also expressed concern regarding the gravel lined drainage trench. He asked for more details on the drainage. He stated this is a very visible site and wants to ensure all details are clear. Mr. Czerwinski also stated the contour of the driveway appears that it could be encroaching on the neighboring property. Mr. Hogan stated there are no plans to go on to the neighboring properties.

In tonight's meeting, Mr. Hogan stated he provided more details regarding the swale information, and erosion control to Barton and Loguidice for their review. Those details include swale information, additional information for the erosion controls and the drainage details.

Mr. Czerwinski stated his firm has reviewed the additional information provided by the applicant. He stated the concerns brought forth earlier have been addressed.

Chairman Fatcheric clarified with the applicant there are no other changes.

Mr. Czerwinski reiterated to the applicant this is a visible site and managing the stormwater is of utmost importance. He wants to make sure if there are any concerns regarding stormwater runoff, the developer is aware they will address them immediately. Additionally Mr. Czerwinski noted those stormwater concerns will be monitored carefully as construction progresses as well.

As Mr. Curtin's students were in attendance, Mr. Curtin gave an overview of the project for their benefit.

As there were no other questions or comments from Board or staff and as Lead Agency has already been declared, Mr. Lauer moved to declare an Unlisted Action. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare a Negative Declaration for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 15:
Mr. Klaben moved to approve the Amended Site Plan, dated March 24th, 2014 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Czerwinski added Mr. Joe Durand of TDK Engineering plans to provide the Planning Board with a full set of drawings with the amendments to the plans, as well as the construction drawings.

Resolution # 16:
Mr. Voss moved to assess $1000.00 in professional fees to the applicant. Mr. Klaben seconded the motion and it was unanimously approved.

Township 5 / 5 New Retail/Restaurant Elevations TM # 017.-05-65.1(etc)

Elevations - Site Plan Presentations

Mr. Joe Goethe, of the Cameron Group, gave an overview of the project for the benefit of the students in attendance.

Mr. Leif Kallquist, Architect for the Cameron Group, presented the elevations of the five (5) new buildings. These buildings for the "retail and restaurant" phase of Township 5. Overall, the general effect of the buildings will incorporate a village environment. Proposed plans for each of these buildings also call for the architectural elements to be extended around the entirety of the buildings as these buildings will be visible from all angles. Also, in each building there will be multiple store fronts and the proposed plan calls for landscaping in any common area for each of the buildings.

Building #1 is located in the western section of the property with the front of the building facing in a northwestern direction. The building is approximately 11,500 square feet. The building will be constructed with a steel frame, block or concrete foundation with metal studs. The architectural accents include blocks, pre-cast brick, dryvit stucco, and exterior veneers. The landscaping detail will be provided at a later date, but the developer has included plans for a courtyard.

Building # 2 is located in the northern section of the property with the front of the building facing in a northwestern direction. The building is approximately 7,250 square feet. The building will be constructed with a steel frame, block or concrete foundation with metal studs. The architectural accents include blocks, pre-cast brick, dryvit stucco, and exterior veneers, with canopies over the main entrances. There will be landscaping detail to be provided at a later date.

Building # 3 is located adjacent to Building # 2, with a gathering area in between the two buildings. Building # 3 will also face in a northwestern direction. The building is approximately 9,107 square feet. The building will be constructed with a steel frame, block or concrete foundation with metal studs. The architectural accents include blocks, pre-cast brick, dryvit stucco, and exterior veneers. Additionally, a pedestrian walkway from Building 3 to the easterly portion of the development and other parking areas is planned.

Building # 4 is located in the eastern section of the property with the front of the building facing in a western direction. The building is approximately 11,039 square feet. The building will be constructed with a steel frame, block or concrete foundation with metal studs. The architectural accents include blocks, pre-cast brick, dryvit stucco, and exterior veneers.

Building # 5 is located in the center of the development with the front of the building facing in a western direction. The building is approximately 21,634 square feet. The building will be constructed with a steel frame, block or concrete foundation with metal studs. The architectural accents include blocks, pre-cast brick, dryvit stucco, and exterior veneers.

Mr. Curtin noted to the applicant additional information detailing the landscaping for the proposed plans is necessary. He stated the specific species of the shrubs and trees, etc should be listed on the plan.

Mr. Czerwinski asked if Building 4 has been rotated. Mr. Goethe and Mr. Moses stated it had been to accommodate a relocation of a pipeline. It was their understanding this had been previously approved, however after a detailed discussion it was noted that if the building had been rotated from its' previous placement, the rotation would require an amended site plan approval. Also noted was the parking may need to be recalculated to ensure there are enough parking spaces.

There was discussion regarding granting an approval for part of the proposed plan. It was decided to hold a special meeting for the developer to address the areas of concerns.

The application is continued to the next meeting.

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

Town Board Referral regarding Zone Change for 202 Kasson Road from RES to LBO. (TM # 064.-07-35.0).

The Board reviewed a Zone Change application for 202 Kasson Road. The applicant wishes to change the zoning classification for this address from RES to LBO. The zone change will enable the applicant to open a financial office in this location.

Mr. Curtin advised the Board this property is across the street from the Wal-Mart, adjacent to the U.S. Post Office and Cam's Pizzeria is nearby. In this area there is zoning for commercial and governmental. The LBO zoning is consistent with the other uses in the area. Also, the Board was advised to consider the property's marketability in relation to its surrounding properties. Mr. Curtin advised the Board to consider if this would be considered "spot zoning", and also consider if the zone change fits in with overall comprehensive plan for the Town. If these considerations are favorable, the Board should consider a positive recommendation.

Resolution # 17:
After a brief discussion, Mr. Voss moved to ask Mr. Curtin to correspond with the Town Board to offer a positive recommendation for the referral. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no further questions or comments from the Board, Mr. Voss moved to adjourn the meeting at 8:25 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
Special Meeting
April 2nd, 2014 - 7:00 pm

PRESENT
John Fatcheric, Chairperson
Mike Kallfelz
Don Klaben
Tracy Lauer

STAFF PRESENT
Paul Curtin, ESQ., P.E.
Paul Czerwinski, P.E>

Guests & Members of the Public
Dave Callahan, 6th Ward Councilperson
5 others

Absent:
Chris Cesta
Marty Voss

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

None

Old Business

Township 5 / 5 New Retail/Restaurant Elevations TM # 017.-05-65.1(etc)
Elevations - Site Plan Presentations

Mr. Leif Kallquist, Architect for the Cameron Group, presented the elevations of the five (5) new buildings. These buildings for the "retail and restaurant" phase of Township 5. Overall, the general effect of the buildings will incorporate a village environment. Proposed plans for each of these buildings also call for the architectural elements to be extended around all elevations of the buildings as these buildings will be visible from all angles. Also, in each building there will be multiple store fronts and the proposed plan calls for landscaping in any common area for each of the buildings.

For each primary pad, there will be landscaping. The specific species will be detailed further as the project moves forward. The plan notes there will be trees included to enhance the overall environment of the project.

Building #1 is located in the western section of the property with the front of the building facing in a northwestern direction. The building is approximately 11,500 square feet. The building will be constructed with a steel frame, block or concrete foundation with metal studs. The architectural accents include blocks, pre-cast brick, dryvit stucco, and exterior veneers. The landscaping detail will be provided at a later date, but the developer has included plans for a courtyard.

Building # 2 is located in the northern section of the property with the front of the building facing in a northwestern direction. The building is approximately 7,250 square feet. The building will be constructed with a steel frame, block or concrete foundation

with metal studs. The architectural accents include blocks, pre-cast brick, dryvit stucco, and exterior veneers, with canopies over the main entrances. There will be landscaping detail to be provided at a later date.

Building # 3 is located adjacent to Building # 2, with a gathering area in between the two buildings. Building # 3 will also face in a northwestern direction. The building is approximately 9,107 square feet. The building will be constructed with a steel frame, block or concrete foundation with metal studs. The architectural accents include blocks, pre-cast brick, dryvit stucco, and exterior veneers. Additionally, a pedestrian walkway from Building 3 to the easterly portion of the development and other parking areas is planned.

Building # 4 is located in the eastern section of the property with the front of the building facing in a western direction. The building is approximately 11,039 square feet. The building will be constructed with a steel frame, block or concrete foundation with metal studs. The architectural accents include blocks, pre-cast brick, dryvit stucco, and exterior veneers.

Building # 5 is located in the center of the development with the front of the building facing in a western direction. The building is approximately 21,634 square feet. The building will be constructed with a steel frame, block or concrete foundation with metal studs. The architectural accents include blocks, pre-cast brick, dryvit stucco, and exterior veneers.

Each building's facades will be enhanced with brick details all sides as the buildings are visible from every direction.

Additionally, the transformers for the buildings will be placed in the rear of each building and camouflaged to blend in with the façade. The dumpster enclosures for each of the buildings will be constructed of board on board wood, with a secure gate.

The site plans to be pedestrian friendly with brick walkways throughout from building to building.

Signage for the buildings includes a sign package which makes use of each building's façade. The signage will be located on the corners of the building and list each tenant in the specific building.

The courtyard located between Buildings 2 and 3; will be a circular pattern with the benches constructed of brick and concrete.

Chairman Fatcheric asked if the gas line hook-ups are in plain sight as they're depicted on the elevations. Mr. Kallquist stated they will adhere to the guidelines of the utility company.

Ms. Lauer stated the presentation was very well done. Additionally, Ms. Lauer commented the signage on the buildings corners is very simple and streamlined.

Mr. Kallfelz and Mr. Klaben commented they were very happy with the presentation. ,

Mr. Curtin asked if there's any way to add trees in the rear of the properties. He stated he believed the addition of those trees will add to the overall village effect the developer intends. Mr. Curtin also asked if the proposed trees are a variety of trees. Mr. Joe Goethe, of the Cameron Group, LLC, and Mr. Kallquist stated there will be a variety. Also, Mr. Curtin inquired as to the square footage of the common area. Mr. Kallquist noted it's approximately ¼ acre.

Mr. Goethe spoke with respect to the reconfiguration of Building # 4. He stated the configuration as depicted on the proposed plan has not yet been approved as he previously thought. He stated the reason for the reconfiguration is there was a gas line relocated and the building needed to be slightly set back from its original location.

Mr. Czerwinski commented with respect to the parking. He stated Building # 4's parking has been modified, and it appears there's additional parking adjacent to Building # 1. He wanted to make the Board aware and to ensure the developer included the corrected parking counts on the Site Plan.

Resolution # 18:
Ms. Lauer moved to approved the Site Plan as depicted on the Landscape Plans as prepared by Dunn & Sgromo, dated 02-17-2014, revised on 3-12-2014, depicting the locations of Buildings #1, #2, #3, #4 and # 5 including the depiction of the reorientation of Building #4. Mr. Kallfelz seconded the motion and it was unanimously approved.

As part of this resolution, Mr. Goethe addressed the parking stating that the previous plan had required 2102 parking stalls, and provided 1984. The amended plans as the retail and restaurant sizes have change note the parking spaces required 2219 spaces, and provided 1899. It was noted the Planning Board has discretion relating to parking spaces in a PUD, and the Chairperson stated this slight shortage is acceptable.

Resolution # 19:
After a brief discussion, Mr. Klaben moved to approve the proposes elevations and parking plans as depicted in the plans dated April 2nd, 2014 as drawn by Holmes-King-Kallquist & Associates, Architects, LLP noting Township 5, Building 1 – 5, together with the associated Site Plans as attached. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution #20:
Mr. Klaben moved to approve the signage as depicted in the elevations presented in elevations as presented for the retail Buildings 1-5. This does not include the pylon signs. Ms. Lauer seconded the motion and it was unanimously approved.

Chairman Fatcheric and Mr. Curtin noted for the benefit of those present, SEQR has been addressed on this development. Additionally, professional fees have been set for the project in a previous meeting.

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

None

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin stated the developers have done a very good job of addressing the concerns of the Board.

Comments of the Engineer

Mr. Czerwinski provided an update for the Board with respect to the Zone Change Request on the corner of Windcrest Drive and West Genesee Street. He stated the Town Board held a Public Hearing and had continued the Hearing to the Town Board's next meeting. He stated the applicant has addressed many of the neighbors' concerns and believes a decision regarding the Zone Change is forthcoming.

Comments of the Board Members

None

With no further business before the Board, Mr. Kallfelz moved to adjourn the meeting at 7.40 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
April 14th, 2014 - 7:00 pm

PRESENT
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Tracy Lauer
Martin Voss

STAFF PRESENT
Christina DeJoseph, Planning Board Attorney
Paul Czerwinski, Planning Board Engineer

Guests & Members of the Public
2 others

Absent:
Don Klaben

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

None

Old Business

Wellington Comm. /Camillus Hills Development Corp **TM # 027.2-01-01.1**
Preliminary Plat & Final Plat Approval
(Subdivision of Lot)

Mr. John Szczech, developer of the subject parcel, presented the application. The purpose of the application is to subdivide the parcel by creating Lot B to allow for the development of World of Wonder Daycare. The subdivided lot is approximately 1.049 acres. An additional lot (Lot C) has been created to accommodate future development. Lot C is approximately 5.75 acres.

As Lead Agency had been declared by the Planning Board at a previous meeting and as the application had been referred to Syracuse Onondaga County Planning Agency (SOCPA) which indicated there was no action required. As there were no further questions or concerns from the Board, Mr. Voss moved to declare an Unlisted Action under SEQRA for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to declare a Negative Declaration for the application. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Voss moved to waive the Public Hearing for this application as it's a minor subdivision. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 21:
Mr. Voss moved for Preliminary Plat approval for the application. Mr. Kallfelz seconded the application and it was unanimously approved.

Resolution # 22:
Mr. Kallfelz moved to approve the application as submitted with the date of March 4th, 2014 as drawn by Ianuzi & Romans, Land Surveying, P.C. Mr. Voss seconded the motion and it was unanimously approved.

It was noted there are no Park Land Fees assessed to this application as this is a P.U.D and there is developed green space within the P.U.D.

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes of February 24th, 2014. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to approve the minutes of March 10th, 2014. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss moved to approve the minutes of January March 24th, 2014. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes of April 2nd, 2014. Mr. Voss seconded the motion and it was unanimously approved.

Discussion

A letter was presented from Mr. Gary Bell from Northside Collision asking for an extension on a Site Plan Approval granted in September 2011.

Resolution # 23:
Mr. Voss moved to approve the extension request. Mr. Kallfelz seconded the request and it was unanimously approved.

The Board also discussed Professional Fees relating to various developers that have not been paid as yet. It was noted second notices were to be sent to Annesgrove Developers, and Shaker Heights Also, Dublin Developers has stated they are seeking a more clear understanding of the fees, and payment will be forthcoming. Additionally, Starlight Estates has been sent second notices. Chairman Fatcheric noted there would be discussion with the town personnel to determine the next step.

Correspondence

A voucher was received from Curtin & DeJoseph, P.C. for services rendered in February and March 2014 in the amount of $412.50, none of which is recoverable. Mr. Voss moved to approve payment of the voucher. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton and Loguidice, P.C for services rendered in January and February 2014 in the amount of $4,140.84, $4,015.84 of which is

recoverable. Mr. Voss moved to approve payment of the voucher. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski updated the Board with respect to the Ticada Realty project on West Genesee Street. Onondaga County has recommended the developers install a pedestrian walkway at this location. The applicant plans to appear before the Board with those changes in the very near future.

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Voss moved to adjourn the meeting at 7:15 pm. Mr. Cesta seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Agenda
April 28th, 2014 - 7:00 pm

PRESENT
John Fatcheric, Chairperson
Chris Cesta
Don Klaben
Tracy Lauer
Martin Voss

Absent:
Mike Kallfelz

STAFF PRESENT
Paul Curtin, ESQ.P.E.Planning Board Attorney
Paul Czerwinski, Planning Board Engineer

Guests & Members of the Public
Dave Callahan, 6th Ward Councilperson
2 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

St. Joseph's Church/5600 West Genesee Street TM # 031.-07-40.0
Site Plan Review for Special Use
(addition of multi-purpose room)

Ms. Heidi Stemkoski, of PHZ Architects, project manager, presented the application. The purpose of the application is to remove an existing breezeway between the church and rectory and replace it with a new structure to house a multi-purpose room on the first floor and a food pantry in the basement. The footprint if the new one-story structure is planned to be approximately 1600 square feet.

St. Joseph's currently operates a food pantry on the property, which is located in the Guyder Center. This project will relocate the food pantry to the basement of the new structure in order to physically separate it from the pre-school. The new food pantry space, therefore, is not intended to increase the number of clients or visitors and is not expected to generate new traffic or parking needs on site.

The multi-purpose space in the new addition is intended to be used by the parish for coffee hour gatherings after weekend masses, as a daily mass chapel on weekday mornings, and for small group meetings throughout the week. This space is not intended to increase the overall capacity of the church during a scheduled weekend mass. For coffee hour gatherings, the space will be used by parishioners who are already at church. St. Joseph's currently holds daily mass in the large church, so the multi-purpose space will provide a more intimate space for the approximately 30 parishioners who gather to worship together. Small group meetings will be scheduled throughout the week at times that do not coincide with the scheduled masses.

Existing parking spaces are adequate to accommodate the occupants of the building addition. Additionally, the existing drainage will not be affected by the modification. The storm water associated with the additional roof area will be directed to established storm

water conveyance systems. There will be new exterior lighting which will be limited to building-mounted lights at the entry. There is no proposed buffering as the proposed addition is not near any of the property lines.

Mr. Voss asked if the new exterior would be brick to match the existing exterior. Ms. Stemkoski stated it would be.

Mr. Cesta asked for clarification on how the deliveries to the food pantry are made. Ms. Stemkoski stated the exact process is still being worked out. The food pantry receives deliveries once a month. The food pantry's clients visit monthly and are able to choose one pick-up time from three time periods during the week in which the food pantry is open.

Mr. Curtin asked if there were any utilities to be added to the space. Ms. Stemkoski stated there will be a condenser unit in the rear of the property.

Chairman Fatcheric noted this is a referral from the Zoning Board of Appeals. The Board stated they have no site specific issues with the application, with the exception being to include screening for the air conditioning unit.

Resolution # 24:
Mr. Voss moved to ask Mr. Curtin to correspond with the Zoning Board of Appeals with their position. Ms. Lauer seconded the motion and it was unanimously approved.

Frank Theatre/ Township 5 **TM # 017.05-65.1**
Amended Site Plan
(new construction)

Mr. Klaben excused himself from this application as he's had business dealings with this organization.

Mr. Doug Moses, Project Manager for the Cameron Group, developer of Township 5, presented the application. Mr. Moses stated the purpose of the application is to construct a new 57,540 square foot building to house Frank Theatre. The building will house seven (7) movie auditoriums, an interactive movie theater, a bowling alley, a snack bar, and a sporting event screening area. (For example; boxing matches, tournament playoff games).

The building will be constructed of steel and prefabricated wall sections. There will be rear access for deliveries. Transformers will be located in the rear of the property as well as the dumpster which is enclosed. The building's colors with be a brick red with earth tones to complement the red. Additionally, there is a concrete walkway to lead to Building # 3.

The main entrance will be the focal point of the building with a glass tower which will be lit with LED lights to display the "X-Treme Screen" sign. To the left of the tower will be a sign noting "Frank Theatre CineBowl & Grille" in red lettering. The main entrance will also have awnings with signage noting "Movies", "Bowling", "Games", "Bar", and "Grill". Those awnings will have lighting within the awning to highlight the areas. An additional sign for the restaurant; "Red Brick Grille" will be located to the right of the tower. There is a proposed outdoor seating area for the "Red Brick Grille" with a fenced in patio.

There is significant green space around the building. Landscaping details will be provided in detail as the project moves forward.
Mr. Cesta asked if the "X-treme Sign" will be illuminated at night. Mr. Moses stated it will be. Mr. Cesta also asked if there are other signs planned for the glass tower. Mr. Moses stated there is not. Additionally Mr. Cesta asked where the movies will be advertised. Mr. Moses responded they will be listed in the location under the awnings. Mr. Cesta asked if the developer would consider dressing up the rear elevation. Mr. Moses stated if there is something in particular the Board would like to see, he would convey the request.

Ms, Lauer asked about the retaining wall in the rear near the detention pond. She asked who would be responsible for the maintenance of the wall. Mr. Czerwinski explained it was on the National Grid easement. He advised the applicant the wall would need to be on a site plan and presented to the Board if the retaining wall is in fact part of the plan. Mr. Moses stated he would clarify the retaining wall. Ms. Lauer asked if the exits in the rear of the buildings are for the movie goers. Mr. Moses stated he didn't believe so. He believed those doors were staff related and for deliveries.

Mr. Voss noted he agreed with the other Board members regarding the rear elevation. He also expressed concerns with lighting in the rear of the building.

Chairman Fatcheric noted there appears to be a need for additional landscape details. He stated the area is directly across from the proposed courtyard and believes the enhancement of any landscaping for this building will add to the overall appeal of the site. He also expressed concerns about the walkway materials. Mr. Moses stated he would gather additional detail for the walkway. Additionally Chairman Fatcheric asked to have granite curbing in the high impact areas.

Mr. Czerwinski asked for spec sheets for the lighting plan. He suggested the Board to consider the brightness and light spillage from all angles of the tower.

Mr. Curtin reiterated the Board's comments regarding the rear elevation, landscaping, curbing details, and lighting information. He also commented with regards to the drop-off area and asked the developer to ensure that granite curbing is installed as it's a high impact area. Additionally, Mr. Curtin advised the applicant to include the grading for access to the handicapped parking spaces.

The application is continued to the next meeting.

Old Business

None

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

None

Correspondence

A voucher was received from Curtin & DeJoseph, P.C. for services rendered in March 2014 in the amount of $1687.50, $900.00 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton and Loguidice, P.C for services rendered in February and March 2014 in the amount of $6,327.12, $5,952.12 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Mr. Cesta seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski advised the Board the First Baptist Church of Memphis has informed his office of a parking lot modification. He stated they planned to appear before the Board to amend their previously approved Site Plan.

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Voss moved to adjourn the meeting at 7:40 pm. Mr. Cesta seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
May 12th, 2014 - 7:00 pm

PRESENT
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Martin Voss

STAFF PRESENT
Christina DeJoseph, ESQ., Attorney
Paul Czerwinski, P.E., Engineer

Guests & Members of the Public
Mike LaFlair, 2nd Ward Councilperson
13 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

3756 Milton Ave/Home Depot **TM # 017.-04-42.2**
Temporary Site Plan
(outdoor sales area)

Mr. Bartek Churawski, a representative of Home Depot, presented the application. The purpose of the application is to construct a temporary structure in the Home Depot parking lot to sell live goods and summer items. The structure will be in place until mid July. The 72 x 80 square foot selling corral will include aisles, two 8 foot entrances, with concrete blocks to be bonded with liquid nails to keep the corral secure. There will be a traffic sign to alert vehicles to pedestrians crossing. Also the corral will have reflectors on the outside of the corral to enhance visibility at night.

Mr. Klaben noted that the retailer had this selling area the previous summer. He asked if there had been any complaints during that time. Mr. Churawski stated there had not.

Mr. Cesta asked if there was a Point of Sale area in the corral. Mr. Churawski stated there is a handheld device the store associates carry with them to assist with cashing out customers, and there is a Point of Sale area in the Garden Center which is adjacent to the temporary selling corral.

As there were no other questions or concerns from the Board, Mr. Klaben moved to declare Lead Agency for this application. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare an Unlisted Action. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare a Negative Declaration for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Chairman Fatcheric noted the zoning for this application should be corrected to “CP”.

Resolution # 25:
Ms. Lauer moved to approve the application as submitted with the correction of the zoning. Mr. Klaben seconded the motion and it was unanimously approved.

5320 W. Genesee St./Cam Met LLC TM # 035.-05-26.0
Amended Site Plan
(parking lot/sidewalk modification)

Mr. Kevin Hagan, of J.S. Hagan Architect, presented the application. The purpose of the application is to modify the parking lot to better accommodate the tenants of the building. The modifications include removing approximately 2,137 square foot piece of lawn area and converting the area into 10 parking spaces off the existing drive aisle. The existing sidewalk would be extended to better serve the new parking area. The parking spaced would be 10’ x18’ spaces. The drive aisle would be reduced to 21.10”. It is the applicant’s understanding the Planning Board has the discretion to permit a narrower narrow driving aisle; with that, the reduced width is requested as the majority of the tenants are familiar with the property. The drainage remains unchanged.

Mr. Cesta asked if the dumpster will be being relocated. The applicant stated there is no change in the dumpster location. Mr. Cesta asked if the new spaces would be designated for a specific group. Mr. Hagan stated the plan is for the employees of the existing businesses to use the new spaces.

Ms. Lauer clarified the proposed spaces are planned for employee parking. Mr. Hagan stated that is the plan. He stated the spaces are on the other side of the building and a client of the businesses would not find the new spaces convenient. Ms. Lauer also stated the two spaces in the front of the building do not appear to have ample turnaround room. The applicant stated the two spaces could be shortened to accommodate a larger turnaround space.

Mr. Voss clarified which parcels belong to the owner. Mr. Sam Iorio, the owner, stated he owns the Key Bank property and this parcel. Mr. Voss asked where the snow storage for each location is. Mr. Iioro stated the Key Bank’s snow storage is toward the rear of the property and to the right. For the parcel with additional proposed spaces, the snow storage is to the rear and to the left.

Mr. Klaben asked if the owner has considered coordinating common access for the adjacent properties with other developers of the area. Mr. Iorio stated he hasn’t. Additionally, Mr. Klaben asked if the additional parking spaces are a request from the existing tenants. Mr. Iorio stated his intent for the additional spaces is to give his tenants flexibility within their businesses. Mr. Klaben also asked if Curves (one of the existing tenants) would occupy the new spaces, Mr. Iorio stated he believed so and also the spaces would be for employees. Mr. Klaben expressed some concern the two spaces closest to the front of the building may be difficult to maneuver. He advised the applicant to reconsider those parking spaces.

Chairman Fatcheric asked how many employees are in the existing businesses in the building. Mr. Iorio stated there are approximately ten (10) employees. He asked where

the employees park. He stated the companies encourage their employee to park further away from the building for customers have easier access.

Mr. Czerwinski stated he agrees with the two Board members and advised the applicant to consider modifying the turning area to be at least 10 feet. He also asked if the applicant had considered adding curbing near the two (2) spaces near the front of the building. Additionally, Mr. Czerwinski asked the how the drainage works on the western side of the building. Mr. Hagan responded the drainage goes to the lawn on the western side of the building, and then drains into the system on West Genesee Street. Mr. Czerwinski and Mr. Iorio discussed the zoning for the parcel. It was clarified the property is zoned C1.

Ms. DeJoseph and Chairman Fatcheric confirmed with the applicant that the turnaround would be part of the plan. Mr. Hagan stated it will be. He will modify the site plan to reflect that change as well as ensure there is concrete curbing added to the turnaround. There will not be curbing near the grass area.

As there were no further questions or concerns from the Board, Mr. Voss moved to declare Lead Agency. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Voss moved to declare an Unlisted Action for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to declare a Negative Declaration for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Chairman Fatcheric noted the change is a minor modification and as such does not require a referral to Syracuse Onondaga County Planning Agency. (SOCPA)

Resolution # 26:
Mr. Voss moved to approve the parking lot modification which will include the narrower driving lane, a turnaround and additional concrete curbing near the proposed sidewalk. Ms. Lauer seconded the motion. As the motion was not unanimous, the clerk polled the Board for their position:
Mr. Cesta: Yes
Ms. Lauer: Yes
Mr. Voss: Yes
Mr. Kallfelz: Yes
Mr. Klaben: No
Chairman Fatcheric: Yes

The motion passed.

Resolution # 27:
Mr. Kallfelz moved to amend the resolution to include a new map with the changes be submitted for the town's files. Mr. Cesta seconded the motion and it was unanimously approved.

3711 Milton Ave/Kevin LaGrow **TM # 038-02.33.1**
Amended Site Plan

(building alteration)

Mr. Kevin LaGrow, owner of the building, presented the application. The purpose of the application is to install three (3) playground access doors to the existing Learn as You Grow Daycare Center. The proposal states the modification is to remove two (2) windows on the East side of the building and replace with access doors. The windows to be replaced are located at the farthest North and South ends of the building. The third door does require cutting a hole in the wall to install. The reason for the modification is to incorporate the safety modification to ensure the safety of the children.

The doors are exterior doors consisting of fiberglass. The doors' colors complement the existing exterior.

Mr. Klaben noted the application also referenced a concrete pad being installed. Mr. LaGrow stated this was an error on the application. There will not be a concrete pad installed.

Mr. Voss asked if the colors will match the exterior. Mr. LaGrow stated they will.

Mr. Cesta asked if the reason for the installation of the doors is to ensure the facility is in compliance. Mr. LaGrow stated new regulations for the NYS Office of Children and Family Services is requiring direct exterior access doors from each room where children may be on any new construction. Although this renovation isn't new construction, Mr. LaGrow believes the modification further ensures the safety of the children entrusted to the facility.

As there were no other questions or concerns from the Board, Mr. Voss moved to declare Lead Agency under SEQR for this application. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Voss moved to declare an Unlisted Action for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare a Negative Declaration for the application. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 28:
Mr. Kallfelz moved to approve the modification of the building as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

Frank Theatre/ Township 5 **TM # 017.05-65.1**
Amended Site Plan
(new construction)

Mr. Klaben excused himself from this application as he's had business dealings with this organization.

Mr. Bob Lauer, of ABW Architects, presented the application. The purpose of the application is to construct a new 57,540 square foot building to house Frank Theatre.

The building will house seven (7) movie auditoriums, an interactive movie theater, a bowling alley, a snack bar, and a sporting event screening area. (For example; boxing matches, tournament playoff games).

The building will be constructed of steel and prefabricated wall sections. There will be rear access for deliveries. Transformers will be located in the rear of the property as well as the dumpster which is enclosed. The building's colors with be a brick red with earth tones to complement the red. Additionally, there is a concrete walkway to lead to Building # 3.

The main entrance will be the focal point of the building with a glass tower which will be lit with LED lights to display the "X-Treme Screen" sign. To the left of the tower will be a sign noting "Frank Theatre CineBowl & Grille" in red lettering. The main entrance will also have awnings with signage noting "Movies", "Bowling", "Games", "Bar", and "Grill". Those awnings will have lighting within the awning to highlight the areas. An additional sign for the restaurant; "Red Brick Grille" will be located to the right of the tower. There is a proposed outdoor seating area for the "Red Brick Grille" with a fenced in patio. There is significant green space around the building.

In a previous meeting the Board had expressed concerns regarding the rear elevation, landscaping details, curbing details, and lighting information.

In tonight's meeting, Mr. Greg Sgromo, of Dunn and Sgromo, addressed the landscaping detail stating there would be trees interspersed throughout the site. The species has not yet been determined. Ground cover throughout the site will enhance the green space. Additionally the developers plan to use decorative aggregates for the overall landscape. The crosswalk in front of the building will be colored pavement; stamped asphalt specifically. It was noted the stamped asphalt is durable and holds up well to snow removal.

With respect to the lighting details, the developer has provided spec sheets for the lighting, which appear to be in compliance with the guidelines set forth by the Town of Camillus.

Mr. Lauer and Mr. Joe Goethe, of the Cameron Group addressed the concerns relating to the rear elevation. Mr. Lauer stated they believed they have included some enhancements in the rear elevation as originally presented and do not feel there should be additional details as it is in fact, the rear of a building which faces a service road.

The curbing detail has been provided, depicting the granite curbing in the high impact areas.

Mr. Kallfelz asked about the passageway and fire exits in the rear of the building. It was noted those areas are mainly for use for deliveries and emergency exits.

Ms. Lauer asked about the site lighting and the emergency exit area lighting. It was noted those areas will be lit up and the lighting for the rear will follow the guidelines set forth by the Town.

Mr. Voss noted the overall concept appears to be to contain the guests inside the establishment in order for the guests to engage in all the activities offered in the building.

Mr. Cesta asked about the two (2) exits in the rear of the building. He asked the depth of those areas. Mr. Lauer stated one exit is approximately 20' deep and the other is approximately 60' deep. Mr. Cesta asked if there would be lighting in those passageways. Mr. Lauer confirmed there would be.

Chairman Fatcheric expressed concern the rear elevation had not been enhanced. Mr. Goethe and Mr. Lauer believe the enhancement would not be necessary as the service road would not be heavily traveled. Chairman Fatcheric stated as the rear of the building is visible from many angles to reconsider. Mr. Lauer and Mr. Goethe respectfully disagree and stated the elevation as presented has more details than many buildings currently have.

Mr. Voss confirmed where the dumpster enclosure would be located. It was confirmed the dumpster location is in the rear towards the west.

Mr. Czerwinski clarified the materials to be used for the crosswalk. It was confirmed those materials would be stamped asphalt.

Chairman Fatcheric confirmed there is granite curbing as previously discussed. Mr. Moses confirmed there is.

Ms. DeJoseph asked if the exits in the rear of the building are alarmed. Mr. Lauer stated they are not.

Ms. Lauer asked the developer if they would consider painting the rear of the building an accent color as a compromise the concerns regarding the rear elevation. Mr. Lauer stated they could and it was agreed a block of the red color would be used as the accent.

Resolution # 29:
As SEQR has already been addressed for the project, Ms. Tracy Lauer moved to approve the plans as submitted with the addition of the rear elevation being painted. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 30:
Mr. Kallfelz moved to assess the project $200.00 in professional fees. Mr. Voss seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

None

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Voss moved to adjourn the meeting at 8:00 pm. Mr. Cesta seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
May 28th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Absent:
Marty Voss

Guest & Members of the Public
Mike LaFlair, 2nd Ward Councilperson
8 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

6638 Winchell Road/Casimir & Linda Sewruk TM # 010.-05-31.0
Sketch Plan
(minor subdivision)

Mr. Casimir Sewruk, owner of the parcel, presented the application. The purpose of the application is to subdivide an existing 8.65 acre parcel in two parcels. Lot 1 will be approximately 5.05 acres; Lot 2 will be approximately 2.94 acres. The owner plans to sell the 2.94 acre parcel to his son.

Ms. Lauer asked if there are plans to build a house on the parcel. Mr. Sewruk stated his son does intend to build a house eventually.

Mr. Czerwinski advised the Board a large portion of the parcel is noted as part of a flood plain. He noted it is a buildable lot; but the Board should be aware of the Flood Plains.

It was also noted Winchell Road is a County Road and therefore the application should be referred to Syracuse Onondaga County Planning Agency. (SOCPA)

As there were no other questions or concerns from the Board, Ms. Lauer moved to close Sketch Plan. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to refer the application to SOCPA. Mr. Klaben seconded the motion and it was unanimously approved.

The application is continued to a later meeting.

Windcrest Drive & W. Genesee Street/Richard Aupperle TM # 028.-04-01 & 02
Site Plan
(new construction)

Mr. Richard Aupperle, prospective owner of the parcels, presented the application. The purpose of the application is to construct a new 5700 square foot building to house Mr. Aupperle's engineering firm. Earlier this year the applicant had previously requested a zone change from the town board which was granted.

Mr. Aupperle plans to construct a single story building, with a small second story area to be located at the corner of West Genesee Street and Windcrest Drive. The front of the building will face West Genesee Street. Mr. Aupperle spoke to neighbors in the area, listened to suggestions from the previously held Public Hearings and believes his firm has devised a plan to which will contribute to the overall residential feel of the neighborhood.

The materials to be used are red brick, beige stucco, a sand and seam roof. There will be a center door entry. The height of the building is 12', the apex is 33' and the majority of the building is 24'. The applicant wished to incorporate features of their existing office building into the new building and as such, have included bracket accents from the former building as accents for the windows.

The driveway is located off of Windcrest Drive which flows into a parking lot situated in front of the property. The side lot of the property will have additional trees to enhance vegetation already in existence. There will also be a line of trees in the back of the area to provide additional buffering.

The septic system will be located in the southwest corner of property closer to the proposed building. The design of the septic system is still under review.

There will be 28 parking spaces in the front of the building. An additional 12 spaces are planned for the eastern side lot should they ever become necessary.

There will be a wood and brick sign holder proposed for the front of the building stating the name of the agency.

As there are many existing trees on the site, the applicant plans to salvage as many as possible to provide additional buffering from the existing neighborhood.

The lighting plan calls for soffit lighting around the front of the building. There will be minimal sconce lighting in the rear of the property to provide security. The building number will be on the front of the building as well as on the sign.

In the rear of the property the plans depict the high point of the site is where Windcrest Drive meets West Genesee Street. Going toward the west the site drops gradually, while going to the south the grade drops off more dramatically which allows the owner to create a lower walk out basement. The applicant plans to install egress doors in the rear and plans to use this space as storage for lawn equipment, snow removal equipment, etc. The applicant may use overhead doors and/or man doors in this space.

Small retaining walls will be incorporated to help with the transition from higher ground to lower ground.

Mr. Cesta and Ms. Lauer complimented the applicant on the presentation.

Mr. Kallfelz also was pleased with the presentation. He did ask if there are plans to incorporate any air conditioning units on the site. Mr. Aupperle stated they do plan one (1) unit, approximately residential size, to be located on the west side of the building toward the front of the building. He also plans to provide screening with a small retaining wall and/or vegetation.

Mr. Klaben also felt the applicant did a nice presentation. He asked if on the southern portion of the property if there is any additional buffering as that appears to abut to the existing neighborhood. Mr. Aupperle stated there are more landscaping details to follow, and they do plan to use the mature trees already in existence and add to that. Mr. Klaben also asked since the site is a wooded area, are there plans to add any vegetation in the front of the site. Mr. Al Maxian, landscape architect for the application, stated they're limited as the County Line is interferes. He agreed to try to add shrubs and smaller plantings to enhance the site.

Chairman Fatcheric asked if the parking lot is curbed. Mr. Aupperle stated it is not. Chairman Fatcheric also asked if the parking spaces are mostly for employee parking. Mr. Aupperle stated that is correct, along with the occasional visitors to the building. Chairman Fatcheric advised the applicant to show the snow storage plan on the Site Plan. With respect to the sign in the front of the building, if there's lighting on the sign, the specifications should be shown on the plan.

Mr. Aupperle offered these additional comments. As there will not be a dumpster on site, the refuse will be picked up as a wheel out weekly pick-up. It was also noted drainage would be 100 percent contained on site. A copy of the SWPPP has been sent to Barton & Loguidice for review.

Mr. Czerwinski stated his firm has received the SWPPP and would advise the Board of their comments when their review is complete. Mr. Czerwinski noted the proposed grading plan shows drainage in that area of the property may be affected if those spaces are ever needed. Chairman Fatcheric suggested a note be placed on the final plan submitted to ensure the drainage is considered should the usage of those spaces become necessary. Mr. Czerwinski stated he attended the Public Hearing held for these properties and advised the Board of the neighbors concerns to be they were addressed. Those concerns include; buffering, screening, fencing, traffic impact, driveway cut, snow removal and septic design.

Mr. Aupperle advised the Board the septic design has been forwarded to the County and while not approved yet, is in the process of obtaining the approval. He will include the approval when it becomes available.

Mr. Curtin confirmed the roof style. Mr. Aupperle stated it is mansard style which helps roofline pitch to be minimalized. Mr. Curtin also clarified the roof drainage is internally drained and goes into the detention area located on the side of the building. Mr. Aupperle stated it does. Also, Mr. Curtin confirmed there are not any mechanical utilities on roof. Mr. Aupperle stated there are not. Mr. Curtin advised the applicant the

HVAC unit should be placed on final plan. He also asked specific colors noted on next plan for the brick, trim, windows, roof, retaining walls and any other materials. Mr. Curtin suggested to applicant they consider taking pictures of the tree inventory to show what will remain and how the additional trees will enhance the buffering. Subsequent plans should include the spec sheets, a photometric plan and the integrated curbing for the sidewalk.

Ms. Lauer clarified that the office is open Monday through Friday during the hours of 8:00am to 5:00 pm. Mr. Aupperle stated that is correct.

Chairman Fatcheric explained the application would need to be referred to SOCPA, as West Genesee Street is a County Road.

As there were no other questions or concerns from the Board, Mr. Klaben moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to refer the application to SOCPA. Mr. Cesta seconded the motion and it was unanimously approved.

The application is continued to a later meeting.

2436 West Genesee Turnpike/John Szczech TM # 026.02-32.1
Lot Line Re-Alignment

Mr. John Szczech, owner of the parcel, presented the application. The purpose of the application is to move the lot line to have two equal sized lots. The existing 40 acre parcel has two lots. The newly created lot line depicts one parcel measuring a 20.20 acre parcel; the other parcel is 20.27 acres.

Mr. Curtin noted to the Board as a reminder, there is not any access from Route 5 as any driveway cuts have been prohibited by Onondaga County.

As there were no questions or comments from the Board, Ms. Lauer moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare an Unlisted Action for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare a Negative Declaration for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 31:
Ms. Lauer moved to approve the Lot Line Re-alignment as presented, with the condition the applicant provide the Clerk's office with a copy of the recorded deed and a letter describing the action for the Lot Line Re-Alignment. Mr. Klaben seconded the motion and it was unanimously approved.

Old Business

None

Minutes of the Previous Meeting

Mr. Kallfelz moved to approve the minutes from April 14th, 2014. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from April 28th, 2014. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from May 12th, 2014. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric advised all present regarding concerns with the Affordable Senior Housing Opportunities development on Milton Avenue. Neighbors who live in close proximity to the project have concerns relating to ongoing work at the site which may not be part of the approved Site Plan. Chairman Fatcheric, Mr. Curtin, and Mr. Czerwinski discussed corresponding with the developer and organizing a meeting to address those concerns if it becomes necessary. All Board members are invited to attend any subsequent meeting.

Correspondence

A voucher was received from Curtin & DeJoseph, P.C. for services rendered in March 2014 in the amount of $976.44, $337.50 of which is recoverable. Mr. Cesta moved to approve payment of the voucher. Mr. Klaben seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Ms. Lauer moved to adjourn the meeting at 8.00 pm. Mr. Cesta seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
June 9th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.
Tom Price, Code Enforcement Officer

Guests and Members of the Public
10 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

5362 West Genesee Street/Goodwill of Finger Lakes, Inc. TM # 035.-05-28.1
Amended Site Plan
(modification of building)

Ms. Monica Robertson, of Goodwill of Finger Lakes, presented the application. The purpose of the application is to renovate the store front in the end space of the Aspen Dental Plaza. (formerly Cheeburger, Cheeburger). The applicant proposes interior modifications, and to install glass double doors on the eastern side of the building. This side door is intended to be used for patrons to drop off donations.

Chairman Fatcheric advised the applicant the application needed more detail with respect to providing a Site Plan and an Elevation for the door modification.

Ms. Robertson explained the traffic flow as it's planned and stated her company has eight (8) donation centers and has the ability to track approximately how many visits per hour. Those calculations show there are approximately 1 to 2 visits per hour. Ms. Robertson further explained Goodwill provides customer service to the patrons in the form of helping the patrons unload their vehicles which is the reason behind the side door being added. The proposed plan provides easy access for those dropping off donations.

Mr. Kallfelz asked about the width of the drive lane on the eastern side of the building. It was noted the applicant believed the lane is 24 feet. Chairman Fatcheric reiterated the need for the Site Plan.

Mr. Cesta asked the applicant had considered the rear entrance for the drop-offs. Ms. Robertson stated the side door was proposed as a matter of convenience for the customers.

Chairman Fatcheric confirmed this would be for drop-offs during business hours. Ms. Robertson stated that is correct. Chairman Fatcheric also asked if there are plans to have a donation bin on the outside of the store. Ms. Robertson stated they usually determine if the site warrants one based on the site and the area around it.

Mr. Price stated he has concerns with the drive aisle on the side of the building. He stated if a vehicle has pulled up to the side of the building, to drop off, he has concerns there may not be enough room for another vehicle to go around to the rear of the property.

Mr. Curtin stated the applicant should provide a site plan with the dimensions of the fire lane and drive aisle are compliant. He suggested the applicant consider making this side area a one-way traffic pattern with directional arrows. He also confirmed the facility is only a receiving facility and not a retail establishment.

Chairman Fatcheric asked the applicant if they considered using the front door as their drop off door. He stated this would eliminate the need to have a side door installed and the other modifications. Ms. Robertson stated she would take it under consideration.

Chairman Fatcheric advised the applicant to return with a more detailed Site Plan and a side elevation which would provide more detail for the Planning Board to render a decision.

The application is continued to a later meeting.

3546-3604 West Genesee Street/Morgan Management TM # 047.-04-14,15,16
Site Plan Approval
(new site improvements)

Mr. Ray Trotta, of Holland Trotta Project, architect for the applicant, and Mr. Scott Freeman, of Keplinger Freeman Associates, landscape architect for the applicant, presented the application. The purpose of the application is to demolish the existing Joy Carpet, Nail Salon, and western portion of the strip plaza building. Approximately 110 feet of the strip plaza will remain and a new end cap building of approximately 1850 square feet will be built. The western most building is proposing a drive-thru. Additional site improvements include pedestrian access and markings, parking, utilities, stormwater, landscaping and improved site access. The proposed plan calls for two (2) curb cut locations, decreased from four (4) curb cuts.

Mr. Trotta further explained there are three (3) parcels involved in the proposed action which have a combination of residential and commercial zoning. The parcel in the rear is residential and does have a residential neighborhood adjacent to the proposed project.

Mr. Trotta addressed the concerns relating to the dividing of parcels to make the most cohesive Site for the uses the applicant intends. He stated they will use a combination of commercial and residential, with the commercial being in the front of the property and residential being in the rear. Chairman Fatcheric stated to the applicant a subdivision would need to be filed for this project in addition to obtaining Site Plan approval.

In a work session held earlier in the month with Planning Board staff, the developers apprised the staff of their plans. In that meeting, some of the concerns brought forth were:

- Fence in the rear of the property ownership – the applicant is working to determine who owns the fence
- Interconnectivity with the eastern side of the building will be established
- Crosswalk – two (2) walkways to promote ease throughout the site
- Lighting – compliant with the Town
- Traffic study – have sent to Tom Price for review
- Tenants – the applicant has letters of intent – but still a few details to work out
- Drive in / drive thru – set back more on the property for clarity
- Stormwater plans calls for water to be contained on site into a detention area.
- Dumpster to be moved to a more communal area of the site

Mr. Klaben asked if the applicant could clarify the dimensions on the parking spaces. Mr. Trotta stated they are 10 x 18, which is compliant with the town code. Mr. Klaben also asked if what type of curbing is planned. Mr. Freeman stated a granite curbing combined with the pedestrian walkways. Additionally, Mr. Klaben expressed concern with the drive thru area directly behind the western most building stating. He asked the applicant if they could consider extending the island further so as to create more green space in that area and help the traffic flow around the drive thru. Chairman Fatcheric agreed with Mr. Klaben and suggested including tree diamonds such as the type in the Target parking lot. Mr. Klaben also suggested additional landscaping in the rear of the property.

Mr. Kallfelz asked about the turning radius for emergency vehicles in the front of the buildings. The applicants stated they will contact the fire department to include this information in the next plan presented.

Mr. Voss asked if the tenants have been confirmed yet. Mr. Trotta stated letters of intent have been signed; however there are still a few details to be ironed out.

Mr. Cesta asked if the dumpster depicted on the plan can accommodate the new tenants. Mr. Trotta stated there is another dumpster depicted closer to the western building as well. Mr. Cesta also asked if the applicant has considered snow removal for the site. The applicant stated they have and would incorporate that into the next plan presented. Additionally Mr. Cesta asked if there were any plans to incorporate an updated curb cut for the neighboring property which houses The Sports Outfit. The applicants stated there aren't plans to do that at this time.

Mr. Price informed the applicants there will be variances required for the ancillary parking in the residential section of the property from the Zoning Board of Appeals. Mr. Price also confirmed that 35 % is the percentage of allowable lot coverage. Mr. Price suggested to the applicant they clarify any future parking for planning purposes. Also, there needs to be a 25 ft buffer from the residential neighborhood.

Mr. Czerwinski stated to the applicant a drainage plan, a traffic study and lighting plan should be forwarded to his office for review. He also expects that a traffic study be provided. Mr. Czerwinski also mentioned that the applicant should provide clarity as to

which restaurant the drive thru is attached to. He commented that the driving lanes are narrow but within compliance. Dimensions between restaurant A and B driving lanes should be clarified and delineated. The striping should reflect that delineation. Restaurant C should have delineation as well. Mr. Freeman asked if the drive thru dimensions should be based drive thru standards set forth by the town. Mr. Czerwinski commented there are not town guidelines, but to follow the dimensions to allow for a 12ft driving lane. The tenants would have guidelines as well.

Mr. Curtin commented to the applicant that the granite curbing is a must especially in light of the traffic entering and exiting the site. He also suggested the pedestrian walkways be connected to promote a pedestrian friendly atmosphere within the property. He asked the applicant if there is out door seating planned for any of the restaurants. Mr. Trotta stated there is and the areas are proposed to be in the front of the property. Mr. Curtin also commented to the applicant the parking area in the rear of the property would benefit with additional landscaping. He suggested to the applicant that based on history with other coffee establishments in the area, that stacking counts for the drive thru be provided.

There was a brief discussion as to if the application could be referred to Syracuse Onondaga County Planning Agency. (SOCPA) Chairman Fatcheric noted the application should have a few more details provided before referring to SOCPA. The Board did feel that there is enough information to declare Lead Agency and recommended the applicant add more details and attend the next meeting with those details.

Mr. Voss moved to declare Lead Agency for this application. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 32:
Mr. Klaben moved to assess $4500.00 in Professional Fees for the project. Mr. Kallfelz seconded the motion and it was unanimously approved.

Additionally it was noted the Long Form Environmental Assessment Form should be presented as part of the application.

202 Kasson Road/Donald Puff **TM # 064-07-35.0**
Site Plan Approval
(new site improvements)

Mr. Tim Coyer, of Ianuzi and Romans Land Surveying, presented the application along with Mr. Donald Puff, owner of the property. The purpose of the application is to use an existing residential home which has been re-zoned to LBO (Limited Business Office) as a professional office for Mr. Puff's business. The existing driveway is to remain with additional parking spaces to accommodate the business. There is a stockade fence proposed which has been requested by the neighbor to the right of this property. The business is a by appointment only business. A ramp with a handrail has been incorporated into the entry way. There is a proposed 4 x 8 sign for the front of the building.

Mr. Lauer asked if there have been trees removed from the property. Mr. Puff stated there have been from the front and also in the rear of the property.

Mr. Voss asked if the pool was gone from the property. Mr. Puff stated it was removed. Mr. Voss commented to the Board that it would be his position to discourage any excessive parking for this business.

Chairman Fatcheric asked the applicant how many vehicles would be utilizing the site on a typical day. Mr. Puff stated on a typical day there would be approximately 3 other vehicles on the site. Chairman Fatcheric also stated the idea is to accommodate the applicant's business which is by appointment only but also be in compliance with the code as it concerns the minimum amount of parking spaces

Mr. Price commented to the applicant they do need to meet the minimum requirements of spaces which is 7.2 spaces. Mr. Price stated a variance is required for the property if they cannot meet the minimum. Chairman Fatcheric and Mr. Price discussed with the applicant where the possible future spaces could be created to ensure they have ample spaces for the minimum amount.

Mr. Czerwinski stated he thought the applicant has done an impressive job addressing the concerns brought forth from the existing neighborhood and the neighbors on Peterson Drive. He's provided the screening and considered the vegetation to ensure all those concerns are addressed. Mr. Czerwinski commented he's satisfied with the parking layout as presented. Mr. Czerwinski also commented to the applicant to provide a lighting spec sheet for the lighting on the building.

Mr. Curtin demonstrated the possibility of additional parking spaces and showed the applicant a variety of possibilities to consider if there are additional spaces.

Mr. Cesta inquired to the lighting for the lawn sign. Mr. Puff stated he plans on an angled sign to avoid any light spillage on to his neighbors' properties.

Mr. Voss moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to refer the application to Syracuse Onondaga County Planning Agency. Mr. Cesta seconded the motion and it was unanimously approved.

Old Business

None

Minutes of the Previous Meeting

Mr. Klaben moved to approve the minutes from May 28th, 2014. Mr. Kallfelz seconded the motion and it was unanimously approved.

Discussion

Mr. Czerwinski and Mr. Curtin updated the Board on the concerns regarding the Affordable Senior Housing Opportunities on Milton Avenue. A nearby neighbor has expressed concerns relating to ongoing work at the site. Mr. Czerwinski visited the site with Mr. Price and in their professional opinions; the neighbor's residence is not in any

danger. Mr. Curtin also communicated with the developer to address those concerns and will keep the Board apprised of any updates.

Chairman Fatcheric updated the Board on the status of Professional Fees relating to Township 5. He advised the Board Township 5 has not paid their fee assessed in February. The clerk has contacted Township 5 to see the status of this payment and will advise the Board accordingly.

Correspondence

A voucher was received from Barton and Loguidice, P.C for services rendered in April 2014 in the amount of $2694.50, $2444.50 of which is recoverable. Mr. Klaben moved to approve payment of the voucher. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher was received for equipment for a new laptop for the Planning Board Meetings in the amount of $400.38. Mr. Voss moved to approve payment of the voucher. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Voss moved to adjourn the meeting at 8:30 pm. Mr. Cesta seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
June 23rd, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

Absent:
Chris Cesta

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
William Davern, 3rd Ward Councilperson
Dave Callahan, 6th Ward Councilperson
10 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

104 Sunnybrook Drive/Widewaters Sunnybrook Dr. Co, LLC TM #047.-06-11.0
Site Plan Review for Special Use Permit
(ancillary parking)

Ms. Lauer excused herself from this application as she's employed by the Widewaters Group.

Mr. Kevin Kane, Development Manager for Widewaters Sunnybrook, LLC, presented the application. The purpose of the application is to obtain a Special Use Permit for ancillary parking on the residential property located adjacently to 3504 West Genesee Street which is at the corner of Sunnybrook Drive and West Genesee Street. Mr. Kane stated the ancillary parking will address the issue of parking for the site. The owners of 104 Sunnybrook Drive put their house up for sale which would enable Widewaters to consider the property for use as an ancillary parking area. Mr. Kane also stated variances are being sought from the Zoning Board of Appeals for:
1) lot coverage to increase from 35% to 54%
2) buffer being decreased from 25 to 20 ft.

Additional improvements to the site as a result of the acquisition will include upgrading the parking spaces to 29 spaces, dumpster enclosure relocation, lighting, 6ft wood fence with trees and shrubbery, and a stormwater plan which includes updating the existing plan.

Mr. Kane also stated the property provides a good buffer from the existing neighborhood. If the property was rezoned, the existing structure would need to be demolished. The proposed plan is to only use the property if the need for additional parking should arise.

Mr. Kallfelz clarified the residence is not being demolished until the space is needed. Mr. Kane stated that is correct.
Mr. Voss asked if the applicant has spoken to the owners at 106 Sunnybrook Drive. Mr. Kane stated he has, and the owners are amenable to the modification. In addition the applicant has assured the neighbors they will work with them in terms of the type of buffer to their property. Mr. Voss asked who would maintain the buffer. Mr. Kane stated his firm would. Mr. Voss also asked if there are any plans to redevelop the plaza. Mr. Kane stated there is not other than the recent facelift the plaza underwent a few years prior.

Mr. Czerwinski commented the filtration system appears to be adequate. Mr. Czerwinski stated there is detail regarding an overflow berm that should be added to the plan. Also, Mr. Czerwinski stated the lighting plan is in compliance and the proposed parking meets all town requirements.

Chairman Fatcheric commented he's concerned with the dumpster location as a dumpster is not allowed in residential zoning. Mr. Kane stated they will ensure the dumpster is moved to a better location.

Mr. Kane also addressed the way the site would look with and without the house. He provided renderings which included additional tress and shrubbery to enhance the site.

Mr. Curtin asked the applicant to call out the height and caliper of the trees planned for the buffering. Also Mr. Curtin commented the wood fence and trees is a nice combination; and is concerned with either or situation relating to the fence and trees and stated the Planning Board would encourage Zoning Board of Appeals to have both as it serves to enhance the site. The applicant stated he would provide the information for the trees.

Resolution # 33:
As there were no other questions or concerns, Mr. Voss moved to make a positive recommendation to the ZBA with the dumpster details and tree details being changed. Mr. Kallfelz seconded the motion and it was unanimously approved.

Old Business

5362 West Genesee Street/Goodwill of Finger Lakes, Inc. TM # 035.-05-28.1
Amended Site Plan
(modification of building)

In a previous meeting, Ms. Monica Robertson, of Goodwill of Finger Lakes, presented the application. The purpose of the application is to renovate the store front in the end space of the Aspen Dental Plaza. (formerly Cheeburger, Cheeburger). The applicant proposes interior modifications, and to install glass double doors on the eastern side of the building. This side door is intended to be used for patrons to drop off donations.

Chairman Fatcheric advised the applicant the application needed more detail with respect to providing a Site Plan and an Elevation for the door modification.

Chairman Fatcheric asked the applicant if they considered using the front door as their drop off door. He stated this would eliminate the need to have a side door installed and the other modifications. Ms. Robertson stated she would take it under consideration.

In tonight's meeting, Mr. Peter Crissey, architect for the project and Mr. Tim Giarusso presented the plan to have the doors remain on the side as previously presented. Chairman Fatcheric, speaking on behalf of the Board, explained to the applicant they don't feel this side door design is one they can approve as it poses a problem for traffic in and around the Site. They encouraged the applicant to reconsider the plan as suggested previously for the center doors as being the drop off site.

Mr. Giarusso stated his firm may have misunderstood the suggestion from the previous meeting and would redesign the center doors.

With respect to the Goodwill donation box, the proposed plan shows the box in the rear of the property. Chairman Fatcheric explained to the applicant there are concerns with having a drop-off box and ensuring the drop-offs will be monitored. Mr. Giarrusso stated his firm does not have plans to include a drop-off box for the site and if they do, they will address that at a later time.

The application is continued to the next meeting.

3546-3604 West Genesee Street/Morgan Management TM # 047.-04-14,15,16
Sketch Plan for Subdivision
Site Plan Update

In a previous appearance before the Board, Mr. Ray Trotta presented the following information regarding the project:

The purpose of the application is to demolish the existing Joy Carpet, Nail Salon, and western portion of the strip plaza building. Approximately 110 feet of the strip plaza will remain and a new end cap building of approximately 1850 square feet will be built. The western most building is proposing a drive-thru. Additional site improvements include pedestrian access and markings, parking, utilities, stormwater, landscaping and improved site access. The proposed plan calls for two (2) curb cut locations, decreased from four (4) curb cuts.

Mr. Trotta further explained there are three (3) parcels involved in the proposed action which have a combination of residential and commercial zoning. The parcel in the rear is residential and does have a residential neighborhood adjacent to the proposed project.

Mr. Trotta addressed the concerns relating to the dividing of parcels to make the most cohesive Site for the uses the applicant intends. He stated they will use a combination of commercial and residential, with the commercial being in the front of the property and residential being in the rear. Chairman Fatcheric stated to the applicant a subdivision would need to be filed for this project in addition to obtaining Site Plan approval.

In tonight's meeting, Mr. Trotta and Ms. Lisa Wennberg, of Keplinger Freeman Associates, presented the updates to the application, and also presented the sketch plan application for the subdivision request.

Mr. Trotta addressed the following concerns:

Mr. Trotta stated they are creating four (4) lots; three (3) in front are zoned commercial, one (1) in the rear is zoned residential. By creating the lot in the rear of the property and leaving it zoned residential, this creates the necessary 25 foot buffer for separating the commercial and residential. The parking lot will be reconfigured to have 134 parking spaces, with 15 spaces in reserve and therefore meeting the town code requirements for parking.

Mr. Trotta stated they updated the plan to reflect a third dumpster relocation. The applicant may need to apply for use variance for the third dumpster as it is located in the residential zoned parcel. If they cannot use the area for the third dumpster, two dumpsters will be sufficient for the proposed restaurants.

Also updated in the plan are the following details:

- In the area behind the western most structure, diamond tree detail added to extend the area with lighting added within the trees
- Planters have been added to the front in the sidewalk area
- Snow storage depicted on site
- Speed bump materials to be determined
- Mountable curbing to be installed and granite curbing to be used in the high impact areas throughout the site
- Additional lighting which meets the town guidelines
- Drive thru lane to be 8 feet wide, and increased the curbing to protect the building, 12 feet to account for trailer, and 9 feet for passing
- The applicant is aware Special Use Permits will be require for variances for ancillary parking and lot coverage
- Reciprocal Easements have been added to the Site Plan

Ms. Lauer, Mr. Kallfelz and Mr. Klaben complimented the applicant stating they felt the applicant did a good job of addressing the Board's concerns.

Mr. Voss asked about the current tenant. Mr. Trotta stated the current's tenant square footage will be diminished but they are working with the tenant to ensure they have ample space.

Mr. Trotta briefly spoke about the type of materials to be used for the buildings noting there are some newer type materials which will be detailed at the next meeting.

Mr. Curtin stated to the applicant when developing the balance of the Site Plan to be sure to call out specific details, to ensure what is being used throughout the site is what is detailed on the Site Plan.

Chairman Fatcheric asked about the guide rail in the center of the plan. He asked what type of materials will be used. Ms. Wennberg and Mr. Trotta agreed they are flexible and will use whatever materials the Towns suggests. Mr. Curtin suggested curbing and bollards and advised the applicant to note the specific materials on the plan.

After a brief discussion, it was noted the Site Plan application has sufficient information to send to Syracuse Onondaga County Planning Agency. (SOCPA) Mr. Klaben moved to declare Lead Agency. Ms Lauer seconded the motion and it was unanimously approved.

Mr. Voss moved to refer the Site Plan application to SOCPA. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Trotta and Ms. Wennberg then addressed the subdivision portion of the project. The redevelopment of the property requires the movement of lot lines to make the parcels individual for the three (3) original lots; which are proposed to be four (4) lots, the two (2) lots in the rear remain the same and the front piece of the site split into 2 lots.

Chairman Fatcheric asked the applicant if all 4 lots conforming lots. The applicant responded they are with the approved variances.

Mr. Curtin stated the reciprocal easements and parking agreements are required to be drafted, reviewed and recorded as the same time the map is filed as a condition of the subdivision.

As there were no other questions or comments regarding the subdivision application, Ms. Lauer moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to refer the Subdivision application to SOCPA. Mr. Klaben seconded the motion and it was unanimously approved.

Windcrest Drive & W. Genesee Street/Richard Aupperle TM # 028.-04-01 & 02
Site Plan Update

Mr. Richard Aupperle, prospective owner of the parcels, presented the application update. The purpose of the application is to construct a new 5700 square foot building to house Mr. Aupperle's engineering firm. Earlier this year the applicant had previously requested a zone change from the town board which was granted.

Mr. Aupperle plans to construct a single story building, with a small second story area to be located at the corner of West Genesee Street and Windcrest Drive. The front of the building will face West Genesee Street. Mr. Aupperle spoke to neighbors in the area, listened to suggestions from the previously held Public Hearings and believes his firm has devised a plan to which will contribute to the overall residential feel of the neighborhood.

The materials to be used are red brick, beige stucco, and a standing seam roof. There will be a center door entry. The height of the building is 12', the apex is 33' and the majority of the building is 24'. The applicant wished to incorporate features of their existing office building into the new building and as such, have included bracket accents from the former building as accents for the windows.

The driveway is located off of Windcrest Drive which flows into a parking lot situated in front of the property. The side lot of the property will have additional trees to enhance

vegetation already in existence. There will also be a line of trees in the back of the area to provide additional buffering.

The septic system will be located in the southwest corner of property closer to the proposed building. The design of the septic system is still under review.

There will be 28 parking spaces in the front of the building. An additional 12 spaces are planned for the eastern side lot should they ever become necessary.

There will be a wood and brick sign holder proposed for the front of the building stating the name of the agency.

As there are many existing trees on the site, the applicant plans to salvage as many as possible to provide additional buffering from the existing neighborhood.

The lighting plan calls for soffit lighting around the front of the building. There will be minimal sconce lighting in the rear of the property to provide security. The building number will be on the front of the building as well as on the sign.

In the rear of the property the plans depict the high point of the site is where Windcrest Drive meets West Genesee Street. Going toward the west the site drops gradually, while going to the south the grade drops off more dramatically which allows the owner to create a lower walk out basement. The applicant plans to install egress doors in the rear and plans to use this space as storage for lawn equipment, snow removal equipment, etc. The applicant may use overhead doors and/or man doors in this space. Small retaining walls will be incorporated to help with the transition from higher ground to lower ground.

Mr. Aupperle provided these comments and updates to the Site Plan with respect to concerns previously brought forth:

- Tree line added to the rear of the property
- HVAC units depicted on the West side of the building
- Landscaping added to the front of the building near the sign
- Snow storage depicted on the Site Plan
- Drainage concerns with future parking lot: Note placed on Site Plan stating design will be approved prior to future parking lot being installed
- Shed removed from Site Plan
- Septic design has been added to the plan and a copy of the approved septic design has been included in the file.
- Inventory of the existing trees on the site. Pictures showing which trees will be salvaged have been provided.
- Curbing has been removed from the renderings. The only curbs proposed are along the sidewalk in front of the building.
- Sign lighting in the front of the building shows a base light which highlights the sign.
- Driveway location has been approved by the Highway Superintendent with the stipulation the driveway is at least 75’ from the edge of West Genesee Street.

The following information relates to the materials to be used:

- Brick – Redland Brick, Inc - #243 Suffield Blend

- Stucco – Dryvit Freestyle DPR - # 372 Toasted Almond
- Standing Seam Metal Roofing – ATAS – Classic Bronze
- Windows and Doors – Bon Ton Glass – Dark Bronze Anodized Aluminum Frames with 1" insulated glass

With respect to the lighting plan, the applicant included a photometric plan and light fixture spec sheets for the soffit lights and Up/Down lighting.

The Board Members did not have any further questions or comments.

Mr. Czerwinski commented with respect to the lighting package stating it seems to be in compliance with Town guidelines. Also, Mr. Czerwinski stated the driveway is more than 75' away from West Genesee Street. With respect to the additional information on the drainage concerns on the future parking lot, that information will be included on the SWPPP for the Site Plan.

Mr. Curtin confirmed the location of the HVAC unit. Mr. Aupperle confirmed the location is on the West side of the building.

Chairman Fatcheric stated the applicant did an excellent job on the presentation and addressing the concerns brought forth. He stated the next step would be to wait for the referral from SOCPA to be returned and then Final Approval would be forthcoming.

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes from June 9th, 2014. Mr. Voss seconded the motion and it was unanimously approved.

Discussion

The Planning Board clerk updated the Board with respect to the Professional Fees from Township 5 which are due to the Town, stating she had email correspondence with Doug Moses who expected the funds to be released from the bank in the next 10 – 14 days.

Mr. Curtin stated if there are not further updates from Township 5; the Board will then need to take action.

Mr. Curtin and Mr. Czerwinski updated the Board with respect to the Affordable Senior Housing Opportunities and the concerns of the neighborhood adjacent to the project. Mr. Curtin stated Mr. Bishop of Affordable Senior Housing Opportunities had explained there was some confusion with where the letter asking for a response to the concerns had been sent. He now has the letter and plans to update the engineer and attorney on the progress. Mr. Curtin stated the applicant is aware these concerns need to be addressed in a timely manner. If there is not a response, the Town will have no choice but to stop work on this project.

Mr. Czerwinski stated as he and Mr. Price (Code Enforcement Officer) had walked the site and do not believe the neighbors' houses are not in any danger. That being said, certain expectations from the developer have not been met and Mr. Czerwinski and Mr.

Curtin expect the applicant to respond and fully address all the concerns. Mr. Curtin and Mr. Czerwinski stated they will continue to keep the Board updated.

Correspondence

A voucher was received from Barton and Loguidice, P.C for services rendered in May 2014 in the amount of $2832.00, $2582.00 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Ms. Lauer seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski advised the Board he attended a Preconstruction meeting with many different agencies who are involved with the Township 5 project. He advised the Board, the plan for the road improvement for the intersection at Bennett Road and Knowell Road has begun. The plan is to improve the intersection and road concerns there first and then move on to the Hinsdale Road improvements. He further advised the Board, the work will be moving at a quick pace.

Comments of the Board Members

With no further questions or comments from the Board, Mr. Voss moved to adjourn the meeting at 8:25 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
July 14th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
12 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

6192 Airport Road/Amboy Belle Isle United Church TM # 012.-01-18.0
Site Plan Review for Special Use Permit
(installation of shed)

Mr. Gary Cook, Chairman of Trustees, presented the application. The purpose of the application is to install a new 10 x 12 wood shed to replace the existing 8 x 10 shed. The shed will be located in the rear of the property approximately eight (8) feet away from the wheelchair ramp. The shed will be placed on either gravel or pressurized beams. It will be locked when not in use and it's to be used for rummage sale storage items.

Chairman Fatcheric asked if the shed would be painted. Mr. Cook stated it would be. He wasn't certain of the color, but stated it would complement the main structure's colors.

Resolution # 34:
As there were no other questions or comments from the Board, Mr. Voss moved to ask Mr. Curtin to correspond with the Zoning Board of Appeals stating the Board has no site specific issues with the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

3514 West Genesee Street/Fairmount Company, LLC TM # 047.-05-22.2
Amended Site Plan
(Façade Modification Metro Mattress and Casual Male)

Mr. Lou Fournier, of Fairmount Company, LLC, presented the application. The purpose of the application is to make improvements on the façade which include removing illuminated canopy signage and replacing with surface mount letter signage, with new spot lighting, decorative molding and accent boards to the front and western elevations, relocate the existing door to Metro Mattress and Casual Male, reconfigure the sidewalk

and railing to accommodate the modifications and other minor landscaping and painting changes.

Chairman Fatcheric asked if the colors depicted on the elevations presented are the colors the applicant will be using. Mr. Fournier stated they are.

Mr. Cesta clarified there are three (3) tenants that are part of the façade improvements. Mr. Fournier stated that is correct.

Mr. Kallfelz complimented the applicant on the improvements.

Chairman Fatcheric asked the applicant to provide a cut sheet for the canopy. Also, Chairman Fatcheric asked if there is additional lighting for the site. Mr. Fournier stated there is not.

Mr. Curtin advised the applicant to provide a photometric plan for the lighting and illumination of the signs to be reviewed and have for the file. Mr. Curtin asked if the lettering in the sign conforms with the Town's Municipal Code. Mr. Fournier stated he has verified that it does with the Code Enforcement Officer.

As there were no other questions or comments, but a few details to be provided to the Board, the application is continued to a later meeting.

Old Business
6638 Winchell Road/Casimir & Linda Sewruk TM # 010.-05-31.0
Preliminary Plat and Final Plat
(minor subdivision)

Mr. Casimir Sewruk, owner of the parcel, presented the application. The purpose of the application is to subdivide an existing 8.65 acre parcel in two parcels. Lot 1 will be approximately 5.05 acres; Lot 2 will be approximately 2.94 acres. The owner plans to sell the 2.94 acre parcel to his son.

Ms. Lauer asked if there are plans to build a house on the parcel. Mr. Sewruk stated his son does intend to build a house eventually.

Mr. Czerwinski advised the Board a large portion of the parcel is noted as part of a flood plain. He noted it is a buildable lot; but the Board should be aware of the Flood Plains.

As the application had been referred to Syracuse Onondaga County Planning Agency (SOCPA), the Board reviewed their comments with the applicant. Additionally, Mr. Curtin stated the Flood Plains have been noted on the final plat.

With no other questions or comments form the Board, and as Lead Agency had already been declared, Ms. Lauer moved to declare an Unlisted Action for the Preliminary Plat application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare a Negative Declaration for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 35:

Ms Lauer moved to approve the Preliminary Plat as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 36:
Mr. Klaben moved to approve the Final Plat as submitted. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 37:
As the motion to waive the Public Hearing for a minor subdivision had been mistakenly overlooked by the Board, Mr. Curtin recommended the Board declare a Nunc Pro Tunc order to correct the omission. With that, Mr. Voss moved to waive the Public Hearing for this minor subdivision. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 38:
Mr. Voss moved to assess Park Land fees for one (1) lot. Ms. Lauer seconded the motion and it was unanimously approved.

5362 West Genesee Street/Goodwill of Finger Lakes, Inc. TM # 035.-05-28.1
Amended Site Plan
(modification of building)

In a previous meeting, Ms. Monica Robertson, of Goodwill of Finger Lakes, presented the application. The purpose of the application is to renovate the store front in the end space of the Aspen Dental Plaza. (formerly Cheeburger, Cheeburger). The applicant proposes interior modifications, and to install glass double doors on the eastern side of the building. This side door is intended to be used for patrons to drop off donations.

Chairman Fatcheric advised the applicant the application needed more detail with respect to providing a Site Plan and an Elevation for the door modification.

Chairman Fatcheric asked the applicant if they considered using the front door as their drop off door. He stated this would eliminate the need to have a side door installed and the other modifications. Ms. Robertson stated she would take it under consideration.

Also previously, Mr. Peter Crissey, architect for the project and Mr. Tim Giarusso presented the plan to have the doors remain on the side as previously presented.
Chairman Fatcheric, speaking on behalf of the Board, explained to the applicant they don't feel this side door design is one they can approve as it poses a problem for traffic in and around the Site. They encouraged the applicant to reconsider the plan as suggested previously for the center doors as being the drop off site.

Mr. Giarusso stated his firm may have misunderstood the suggestion from the previous meeting and would redesign the center doors.

With respect to the Goodwill donation box, the proposed plan shows the box in the rear of the property. Chairman Fatcheric explained to the applicant there are concerns with having a drop-off box and ensuring the drop-offs will be monitored. Mr. Giarrusso stated his firm does not have plans to include a drop-off box for the site and if they do, they will address that at a later time.

In tonight's meeting, Ms. Monika Robertson, and Mr. Peter Crissey presented the application with the suggested changes. The doors have been relocated slightly off-center to help customers with their drop-offs. The plan does also call for a drop box to be placed in the rear of the property.

Mr. Cesta referenced the Rescue Mission in the Wal-Mart Parking area. He expressed concern that monitoring the area of the drop box may be difficult to manage and there could be an overflow of products being left behind. Ms. Robertson stated there is someone in the store at during business hours times except for Sunday. The person in the store would be monitoring the drop box. Additionally there are security cameras in the rear of the store to monitor the area. Mr. Cesta also asked what types of donations are accepted at this facility. Ms. Robertson explained they're able to accept "soft" wares, which includes light electronics, household items, toys, and clothes. Also, Mr. Cesta asked how the store is being marketed. Ms. Robertson explained when the store first opens they will rely on word of mouth. As they become entrenched in the area, they expect to use local papers to advertise their location.

Ms. Lauer clarified the only day the store the store is not staffed is Sunday. Ms. Robertson stated that's correct.

Mr. Voss asked if the drop box could be probationary and be revisited at a later date. Mr. Curtin advised the Board the Site Plan can be approved with the condition the drop box be revisited at a time to be set.

Mr. Klaben concurred with Mr. Voss's question and thought the conditional approval is a good idea.

With no further questions or comments before the Board, Mr. Klaben moved to declare Lead Agency for the application. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare an Unlisted Action for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare a Negative Declaration for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 39:
Mr. Kallfelz moved to approve the Site Plan as submitted by Crissey Architects dated June 16, 2014 with the right to revisit the drop box in the rear of the site in six months. Mr. Klaben seconded the motion and it was unanimously approved.

202 Kasson Road/Donald Puff **TM # 064-07-35.0**
Site Plan Approval
(new site improvements)

In previous appearances before the Board, Mr. Tim Coyer, of Ianuzi and Romans Land Surveying, presented the application along with Mr. Donald Puff, owner of the property. The purpose of the application is to use an existing residential home which has been re-zoned to LBO (Limited Business Office) as a professional office for Mr. Puff's business. The existing driveway is to remain with additional parking spaces to accommodate the

business. There is a stockade fence proposed which has been requested by the neighbor to the right of this property. The business is a by appointment only business. A ramp with a handrail has been incorporated into the entry way. There is a proposed 4 x 8 sign for the front of the building.

In those previous meetings these questions and concerns have been addressed:

- Mr. Lauer asked if there have been trees removed from the property. Mr. Puff stated there have been from the front and also in the rear of the property.
- Mr. Voss asked if the pool was gone from the property. Mr. Puff stated it was removed. Mr. Voss commented to the Board that it would be his position to discourage any excessive parking for this business.
- Chairman Fatcheric asked the applicant how many vehicles would be utilizing the site on a typical day. Mr. Puff stated on a typical day there would be approximately 3 other vehicles on the site. Chairman Fatcheric also stated the idea is to accommodate the applicant's business which is by appointment only but also be in compliance with the code as it concerns the minimum amount of parking spaces
- Mr. Price commented to the applicant they do need to meet the minimum requirements of spaces which is 7.2 spaces. Mr. Price stated a variance is required for the property if they cannot meet the minimum. Chairman Fatcheric and Mr. Price discussed with the applicant where the possible future spaces could be created to ensure they have ample spaces for the minimum amount.
- Mr. Czerwinski stated he thought the applicant has done an impressive job addressing the concerns brought forth from the existing neighborhood and the neighbors on Peterson Drive. He's provided the screening and considered the vegetation to ensure all those concerns are addressed. Mr. Czerwinski commented he's satisfied with the parking layout as presented. Mr. Czerwinski also commented to the applicant to provide a lighting spec sheet for the lighting on the building.
- Mr. Curtin demonstrated the possibility of additional parking spaces and showed the applicant a variety of possibilities to consider if there are additional spaces.
- Mr. Cesta inquired to the lighting for the lawn sign. Mr. Puff stated he plans on an angled sign to avoid any light spillage on to his neighbors' properties.

The comments from Syracuse Onondaga County Planning Agency were addressed by the Board as follows:

The county's comments reference a concern with vehicles exiting onto Kasson Road. Mr. Curtin stated the county has recommended modifications because of this. Mr. Curtin stated this is only a recommendation and as such should be taken under advisement. Mr. Curtin further stated the plan design does appear to address those concerns especially given the lack of impact on traffic based on the type of business.

Mr. Cesta asked for clarification on the signage in the front yard. He asked for the square footage. Mr. Puff stated it is 4 x 6 backlit sign with a plexi-glass cover. The sign has a clear front with a solid back in order to avoid spillage onto his neighbor's property.

Mr. Curtin stated the explanation Mr. Puff gave for the signage had answered his concerns he had with the proposed signs. He appreciated the respect the applicant is showing his neighbor.

As Lead Agency had already been declared for this application, Mr. Voss moved to declare an Unlisted Action for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare a Negative Declaration for the application. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 40:
Ms. Lauer moved to approve the Site Plan as submitted for 202 Kasson Road. Mr. Voss seconded the motion and it was unanimously approved.

Windcrest Drive & W. Genesee Street/Richard Aupperle TM # 028.-04-01 & 02
Site Plan Approval

In previous meetings before the Board, Mr. Richard Aupperle, prospective owner of the parcels, presented the application update. The purpose of the application is to construct a new 5700 square foot building to house Mr. Aupperle's engineering firm. Earlier this year the applicant had previously requested a zone change from the town board which was granted.

Mr. Aupperle plans to construct a single story building, with a small second story area to be located at the corner of West Genesee Street and Windcrest Drive. The front of the building will face West Genesee Street. Mr. Aupperle spoke to neighbors in the area, listened to suggestions from the previously held Public Hearings and believes his firm has devised a plan to which will contribute to the overall residential feel of the neighborhood.

The materials to be used are red brick, beige stucco, and a standing seam roof. There will be a center door entry. The height of the building is 12', the apex is 33' and the majority of the building is 24'. The applicant wished to incorporate features of their existing office building into the new building and as such, have included bracket accents from the former building as accents for the windows.

The driveway is located off of Windcrest Drive which flows into a parking lot situated in front of the property. The side lot of the property will have additional trees to enhance vegetation already in existence. There will also be a line of trees in the back of the area to provide additional buffering.

The septic system will be located in the southwest corner of property closer to the proposed building. The design of the septic system is still under review.

There will be 28 parking spaces in the front of the building. An additional 12 spaces are planned for the eastern side lot should they ever become necessary.

There will be a wood and brick sign holder proposed for the front of the building stating the name of the agency.

As there are many existing trees on the site, the applicant plans to salvage as many as possible to provide additional buffering from the existing neighborhood.

The lighting plan calls for soffit lighting around the front of the building. There will be minimal sconce lighting in the rear of the property to provide security. The building number will be on the front of the building as well as on the sign.

In the rear of the property the plans depict the high point of the site is where Windcrest Drive meets West Genesee Street. Going toward the west the site drops gradually, while going to the south the grade drops off more dramatically which allows the owner to create a lower walk out basement. The applicant plans to install egress doors in the rear and plans to use this space as storage for lawn equipment, snow removal equipment, etc. The applicant may use overhead doors and/or man doors in this space. Small retaining walls will be incorporated to help with the transition from higher ground to lower ground.

Mr. Aupperle provided these comments and updates to the Site Plan with respect to concerns previously brought forth:

- Tree line added to the rear of the property
- HVAC units depicted on the West side of the building
- Landscaping added to the front of the building near the sign
- Snow storage depicted on the Site Plan
- Drainage concerns with future parking lot: Note placed on Site Plan stating design will be approved prior to future parking lot being installed
- Shed removed from Site Plan
- Septic design has been added to the plan and a copy of the approved septic design has been included in the file.
- Inventory of the existing trees on the site. Pictures showing which trees will be salvaged have been provided.
- Curbing has been removed from the renderings. The only curbs proposed are along the sidewalk in front of the building.
- Sign lighting in the front of the building shows a base light which highlights the sign.
- Driveway location has been approved by the Highway Superintendent with the stipulation the driveway is at least 75' from the edge of West Genesee Street.

The following information relates to the materials to be used:

- Brick – Redland Brick, Inc - #243 Suffield Blend
- Stucco – Dryvit Freestyle DPR - # 372 Toasted Almond
- Standing Seam Metal Roofing – ATAS – Classic Bronze
- Windows and Doors – Bon Ton Glass – Dark Bronze Anodized Aluminum Frames with 1" insulated glass

With respect to the lighting plan, the applicant included a photometric plan and light fixture spec sheets for the soffit lights and Up/Down lighting.

The Board Members did not have any further questions or comments.

Mr. Czerwinski commented with respect to the lighting package stating it seems to be in compliance with Town guidelines. Also, Mr. Czerwinski stated the driveway is more than 75' away from West Genesee Street. With respect to the additional information on the drainage concerns on the future parking lot, that information will be included on the SWPPP for the Site Plan.

Mr. Curtin confirmed the location of the HVAC unit. Mr. Aupperle confirmed the location is on the West side of the building.

At tonight's meeting, the comments from Syracuse Onondaga County Planning Agency (SOCPA) had been returned to the applicant and Board. With that, Mr. Curtin stated the comments from SOCPA reference a concern with the parking area for the business being in the front of the building. Mr. Curtin stated its possible SOCPA doesn't realize the project is adjacent to a residential area and the applicant had proposed the lot in the front to avoid a parking area too close to residents. With that Mr. Curtin advised the Board these are recommendations only and there's no requirement for the applicant to adhere to those recommendations.
Mr. Cesta complimented the applicant on the effort put forward on the design and overall project.

Mr. Klaben asked if during the recent storm, the applicant's property had suffered any damage. Mr. Aupperle stated the insurance agent who lives nearby thought they may have lost a couple of trees.

Mr. Czerwinski stated he had passed along the driveway's concerns the county has to the applicant. Mr. Aupperle stated he had received approval from the Town of Camillus Highway superintendent. Additionally, Mr. Czerwinski commented that he's received the updated SWPPP and will pass along his comments as soon as he's able to review.

Mr. Curtin also speculated on the reasoning behind requesting the parking area being in the rear, that it would impact the drainage on the property.

The applicant concurred with Mr. Curtin's comments.

With no other questions or comments before the Board, Mr. Voss moved to declare an Unlisted Action. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare a Negative Declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 42:
Mr. Kallfelz moved to conditionally approve the application based on engineering review. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 43:
Mr. Voss moved to assess the project $2500.00 in professional fees. Ms. Lauer seconded the motion and it was unanimously approved.

3546-3604 West Genesee Street/Morgan Management TM # 047.-04-14,15,16
Preliminary Plat & Final Plat for Subdivision Update
Site Plan Update

Ms. Lisa Wennberg of Keplinger Freeman Associated presented the subdivision portion of the project. The redevelopment of the property requires the movement of lot lines to make the parcels individual for the three (3) original lots; which are proposed to be four

(4) lots, the two (2) lots in the rear remain the same and the front piece of the site split into 2 lots.

Chairman Fatcheric asked the applicant if all 4 lots conforming lots. The applicant responded they are with the approved variances.

Mr. Curtin stated the reciprocal easements and parking agreements are required to be drafted, reviewed and recorded as the same time the map is filed as a condition of the subdivision.

As there were no other questions or comments regarding the subdivision application, Ms. Lauer moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to set the date and time for Public Hearing for the subdivision on July 28th, 2014 at 7:00 in the Municipal Building. Mr. Cesta seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes from June 23rd, 2014. Mr. Cesta seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric asked Mr. Curtin and Mr. Czerwinski updated the Board on the status of the Affordable Senior Housing Opportunities development on Milton Avenue. Mr. Curtin explained the developer hasn't provided adequate information as requested by his office and the engineering office. At this point the attorney and engineer feel their recommendation to advise the applicant that if the proper information isn't provided in a timely fashion, the Board should issue a stop work order. The Board discussed the time frame, and it was decided to advise the applicant sufficient detail must be provided to the engineer by July 21st.

Resolution # 44:
Mr. Voss moved to ask the attorney to communicate with the developer of the imminent stop work order unless the proper information is provided by July 21st. Mr. Kallfelz seconded the motion and it was unanimously approved.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

With no other questions or comments form the Board, Mr. Voss moved to adjourn the meeting at 7:45 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
July 28th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Absent:
Don Klaben

Guests and Member of the Public
Steve James, 4th Ward Councilperson
10 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

Public Hearing:
3546-3604 West Genesee Street/Morgan Management TM # 047.-04-14,15,16
Subdivision

Mr. Kallfelz moved to waive the reading of the notice of the Public Hearing. Mr. Cesta seconded the motion and it was unanimously approved.

Ms. Lisa Wennberg of Keplinger Freeman Associates and Mr. Ray Trotta, of the Holland Trotta project presented the subdivision portion of the project. The redevelopment of the property requires the movement of lot lines to make the parcels individual for the three (3) original lots; which are proposed to be four (4) lots, the two (2) lots in the rear remain the same and the front piece of the site split into 2 lots.

Chairman Fatcheric asked the applicant if all 4 lots are conforming lots. The applicant responded they are with the approved variances.

Chairman Fatcheric asked for any questions or comments from the Board. There were none. Chairman Fatcheric then asked if there were any questions or comments from members of the public pertaining to this application.

Mr. Mike Lavranchuk of 3532 West Genesee Street, owner of the adjacent property commented that he has concerns relating to surface water pooling on the site and possibly overflowing onto his property. He stated he wanted to be clear he has not had any problems as yet, but is concerned the development of the property may affect his property adversely. He also added he has concerns with the empty lot behind the parcels and collects garbage that is left behind in the rear of the property.

Mr. Curtin asked Mr. Lavanchuk if he has any concerns relating to the subdivision action being taken tonight. Mr. Lavanchuk stated he does not.

Chairman Fatcheric asked if there were any other comments from the public with respect to the application. There were not.

Mr. Kallfelz moved to close the Public Hearing. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Curtin noted for the benefit of the Board the County referrals returned have referenced standard comments with respect to property with the exception being reciprocal easements and maintenance agreements be reviewed and recorded at the same time the map is filed as a condition of the subdivision. Mr. Curtin noted this has already been stated to the applicant in a previous meeting.

As Lead Agency has already been declared, Ms. Lauer moved to declare an Unlisted Action for the Preliminary Plat application. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare a Negative Declaration for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 44:
Mr. Cesta moved to approve the Preliminary Plat as submitted by Phillips & Associates Suveyors, P.C., dated June 16th, 2014 referred to as Amended Final Plan, Part of Cotton Estates. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 45:
Ms. Lauer moved to conditionally approve the Final Plat as referenced above with the condition being noted as the reciprocal easements and parking agreements are required to be drafted, reviewed and recorded as the same time the map is filed. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 46:
Mr. Voss moved to assess Park Land Fees for one (1) lot. Mr. Cesta seconded the motion and it was unanimously approved.

New Business:
2250 West Genesee Turnpike/John Szczech TM # 023.-02-17.1
Lot Line Re-Alignment

Mr. John Szczech, owner of the parcel, presented the application. The purpose of the application is move the lot line for a 48 acre parcel in order to create a 6.1 acre parcel to merge with the owner of the Inn Between Restaurant. The remainder of the property remains under Mr. Szczech's ownership.

Ms. Lauer asked where the right-of-way would be for the remainder of the parcel. Mr. Szczech responded it's on Daniluk Drive.

Mr. Voss asked if there were any new curb cuts being requested. Mr. Szczech stated there were not.

SEQR was addressed in that there is little or no impact on the area due to the action being taken.

With that, Mr. Kallfelz moved to declare Lead Agency status. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss moved to declare an Unlisted Action. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare a Negative Declaration. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 47:
Mr. Voss moved to approve the Lot Line Re-alignment with 2 mergers as follows; Lot 1 will include the 6.1 parcel, Lot 2 will now become existing Lot 2 and Lot 3. Ms. Lauer seconded the motion and it was unanimously approved. It was noted lot 4 has already been merged with another tax parcel.

5110 West Genesee Street/Realty USA TM # 040.-10-26.1
Sketch Plan

Ms. Lisa Wennberg and Mr. Ed Keplinger of Keplinger Freeman Associates presented the application. The purpose of the application is re-subdivision of the Realty USA property and the adjacent United Lutheran SYNOD parcels. The proposed plan calls for Realty USA to subsequently own the entire western portion of the current existing sites. The existing structures will be demolished in order to build a new building, approximately 8400 square feet with a parking area, stormwater management facilities and landscaping improvements.

Mr. Cesta asked if the residential lot being acquired remains residential. Mr. Keplinger explained this lot is actually part of the church lot which will remain residential to create the 25 foot buffer necessary for the requested action.

Ms. Lauer asked if there is a zoning change for the property being acquired. Mr. Keplinger stated there is not a zoning change.

Mr. Curtin clarified the properties involved are zoned LBO. Ms. Wennberg stated they are, inclusive of the residential property.

Mr. Voss moved to close sketch for the application. Ms. Lauer seconded the motion and it was unanimously approved.

As it was determined there is enough information to refer the subdivision portion of the project to the Syracuse Onondaga County Planning Agency (SOCPA), Mr. Cesta moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to refer the subdivision to SOCPA. Mr. Voss seconded the motion and it was unanimously approved.

5110 West Genesee Street/Realty USA TM # 040.-10-26.1
Site Plan

Ms. Lisa Wennberg and Mr. Ed Keplinger of Keplinger Freeman Associates presented the application along with Mr. Ray Scruton, of Zausmer, Frisch, Scruton, and Aggarwal Designers & Builders, presented the application. The purpose of the application is re-subdivision of the Realty USA property and the adjacent United Lutheran SYNOD parcels. The proposed plan calls for Realty USA to subsequently own the entire western portion of the current existing sites. The existing structures will be demolished in order to build a new building, approximately 8400 square feet with a parking area, stormwater management facilities and landscaping improvements.

Mr. Keplinger gave an overview of the plans for the properties. The developer plans to demolish the existing buildings and construct an approximately 8400 square foot two-story building. The proposed plan calls for approximately 97 parking spaces. The grading of the site will match West Genesee Street. The current plan provides overflow parking to the church on the east side of the property and the developer wishes to continue to provide that for the church.

Mr. Keplinger also explained the current plan has one (1) driveway off Hinsdale Road, and one (1) driveway off West Genesee Street. The proposed plan calls for the driveway off Hinsdale to be further north up Hinsdale road. It's believed this will better facilitate traffic flow. The lower driveway off West Genesee Street leads to the proposed lower lot's entrance into the building. There are proposed retaining walls throughout the site. There will be a sign located on West Genesee Street. The proposed plans also include the required 25 foot buffer along the north side of the property to buffer the existing residential neighborhood.

Chairman Fatcheric asked for more information regarding parking spaces. He stated he would like to have the owners consider more green space throughout the site. He noted the required parking is 93 spaces, but that the Planning Board has some discretion with respect to parking spaces.

Mr. Scruton spoke about the elevations of the building. He stated the building will be a brick building with active dormers, EIFS, and pre-cast stone accents for the windows. There will be a condenser unit which will be located on the east side of the building.

Mr. Voss clarified the position of the new driveway. Mr. Keplinger stated there is a dirt unpaved driveway and the new driveway will replace that. Mr. Voss commented the idea of moving the driveway more north is better for safety purposes. Mr. Voss also asked if there was a formal agreement with the church for cross access. The applicant stated there is and a copy of that will be provided. Mr. Voss also asked if the parking lot would need to be built out right away. Mr. Scruton stated the owners are anxious to combine offices and become operational. Mr. Voss stated the Board is hoping to keep the impervious parking spaces to a minimum. Chairman Fatcheric asked County DOT has weighed in at all, Mr. Scruton noted they have been in contact with the County DOT.

Mr. Cesta asked if the sign for the church will be relocated. Mr. Scruton stated that hasn't come up, but will look into it. Mr. Cesta expressed concern the signage for the church's driveway would need to be clear as the church is used for many community activities. Mr. Cesta also clarified the building will not be a mixed use building. Mr. Scruton stated the building's use is for real estate business only; administrative and real estate professionals in a combined office setting.

Chairman Fatcheric asked if the owners would consider the south east parking spaces could be eliminated. Mr. Keplinger stated he doesn't think that's possible as the owners of the building want to have a corporate entrance. Chairman Fatcheric asked the developer to consider passing along their request to have more green space throughout the site. Chairman Fatcheric told the applicant to include site lighting, landscaping, snow storage plans.

Mr. Czerwinski asked the developer to consider the lining up of the new parking spaces and the church parking. It appears that should be re-striped and make sure the two areas are properly delineated. Mr. Scruton commented the new driveway should provide that delineation.

Mr. Curtin stated the elevation plans are very attractive. He advised the applicant to install granite curbing for the concrete curb islands, turning radiuses and high impact areas. He stated the higher grade of materials will have more durability in this highly visible area. He further stated snow storage could be a concern on property, and to include the plan on the next plan presented. Mr. Curtin also stated to include a photometric plan, more detail on the landscaping with special attention on the Hinsdale Road and West Genesee corner. The screening along the north side of property should be depicted on the Site Plan as well.

The application is continued to a later meeting.

Old Business

4981 West Genesee Street/Dr. Paciorek's Office TM # 058.-05-01.0
Amended Site Plan

This application was withdrawn as there were no changes to the site other than signage.

West Genesee Street & Knowell Road/Ticada Realty TM # 065.-04-04.1(etc)
Site Plan Update

Mr. Paul Huysman, of Bennetts & Huysman Architects, P.C., architect for the project provided an update to the Board regarding this project. Mr. Huysman stated the project continues to move forward with the addition of the modification to the traffic light at the corner of Knowell Road and West Genesee Street as it is the entrance to the Ticada property. In earlier presentations, the proposed plans noted there are three (3) lanes as the traffic enters and exits onto West Genesee Street. Mr. Huysman stated that as conversation has continued with Onondaga County DOT has continued, the County has requested there only be two (2) lanes, one to enter and one to exit. This change is all but finalized; Mr. Huysman's firm is expecting a letter stating the final approval has been granted. Onondaga County has also requested a pedestrian crosswalk for the four (4) lane highway. The traffic signal should be installed as soon as possible. so as to make sure all traffic entering into the work site are following adhere to the signal.

Chairman Fatcheric noted the modifications are DOT mandated. As this is the case and as the as-built drawings would be furnished to the Town, Chairman Fatcheric noted it could be possible to conditionally approve the modifications.

Mr. Curtin and Mr. Czerwinski noted the modifications are minor in terms of what has been presented previously. Mr. Curtin clarified the safety zone is painted and not curbed. Mr. Huysman stated that is correct. Additionally, Mr. Curtin asked if the neighbors to the east had agreed to share a driveway. Mr. Huysman stated they have not.

Resolution # 48:
After a brief discussion, it was noted there could be a conditional approval granted. With that, Mr. Voss moved to amend the previous plan as submitted by Jim Napolean and Associates dated April, 2014 with the amended entranceway. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Czerwinski asked the applicant to consider meeting with the Water Department to consider relocation of the fire hydrant. Mr. Huysman agreed he would do so.

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

Mr. Joe Goethe, of the Cameron Group provided information with respect to new buildings on the western portion of Township 5. Mr. Goethe stated there is an office park as part of the lifestyle center.

The buildings are approximately 57,000 square feet in the western most portion of the project in total square footage. The buildings will house a medical office park. One of the buildings is expected to have three (3) tenants use the space; however the three (3) businesses are connected and plan to share a common area. There will be a change to the detention pond in that it will move underground. There will be a delineation of the retail space and the professional space.

As this was a preliminary discussion, it was noted there will be more detail to follow, but the developer wanted to have input from the Board.

Mr. Voss asked if there would be more green space. Mr. Goethe stated there will be. Additionally, Mr. Voss asked if the delineation would be noted with signage. Mr. Goethe stated the plan is to direct patrons of the offices with signage and directional traffic arrows.

Chairman Fatcheric asked the applicant to consider snow storage when presenting the Site Plan.

Mr. Cesta asked if the buildings are single story. Mr. Goethe stated they are.

Mr. Curtin addressed the parking in that if there becomes a need for overflow parking, there's ample parking in the residential portion of the center.

As previously mentioned, this was an informal update, with more detailed information to be presented at a later meeting.

Correspondence

A voucher was received from the Post Standard for advertisement of the Cotton Estates Amended Subdivision in the amount of $27.20. Mr. Voss moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher was received from Curtin & DeJoseph, P.C. for legal services rendered in April, May and June of 2014 in the amount of $4.312.50, $1387.50 of which is recoverable. Mr. Voss moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin apprised the Board of the status of the Affordable Senior Housing Opportunities project. He stated the developer has provided the town engineer with additional details, however there's more information forthcoming. Mr. Curtin and Mr. Czerwinski stated they will continue to keep the Board updated.

Comments of the Engineer

Mr. Czerwinski advised the Board, there may be minor revisions to the Windcrest Drive and West Genesee Street building. There are some calculations that need to be adjusted. If they do not meet the proper criteria, Mr. Aupperle will present the modifications.

Comments of the Board Members

With no other questions or comments form the Board, Mr. Voss moved to adjourn the meeting at 8:20 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
August 11th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
William Davern, 3rd Ward Councilperson
Steve James, 4th Ward Councilperson
12 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

1922 Route 321/ Daniel & Lorraine A. Erwin TM # 024.-02-34.3
Lot Line Re-Alignment

Mr. David Erwin and Mr. Matthew Erwin, owners of the property, presented the application. The purpose of the application is to move a lot line to add to an existing lot and subdivide one lot to sell to son for the purposes of building a new home. The six (6) acre lot will be divided as follows:

- Lot 3 will merge into Lot 1 (owned by Mr. Daniel Erwin) by adjusting the lot lines for a total of 4.00 acres. The gravel driveway will be included in this lot as well.
- Lot 2 will be 2.1 acres with a new driveway approximately 45 feet from the gravel driveway.

Chairman Fatcheric clarified with the owner of the actions taking place for the parcels. He also added as there is the subdivision of a lot involved that for the purposes of that action the application submitted would be considered a sketch plan. He further explained the additional applications that would be necessary to keep the application moving forward.

Mr. Voss clarified the division of the property with the applicant.

Ms. Lauer asked if the location of the driveway for the new lot has been approved. Mr. Erwin stated he has a letter from the highway department but doesn't have it with him. Ms. Lauer also asked if there was a plan in case the third lot is used as a buildable lot. If there is action taken on the third lot, that lot's owner would share a driveway.

Mr. Cesta asked if the owner considered sharing the driveway for the lots. Mr. Erwin responded the highway department stated they would prefer they do not as there are site distance issues.

Mr. Curtin asked if there are public utilities for the parcel. Mr. Irwin stated there are not, the lot will be serviced by well and septic. Mr. Curtin asked if there had been a perc test for the property. Mr. Erwin stated one has been done, and perc appear to be acceptable. Mr. Curtin asked the applicant if the curb cuts have been approved. Mr. Erwin stated they have with the understanding that Lot 3 shares a driveway should there be any action with said lot.

Mr. Curtin further explained that for the purposes of referring the application to Syracuse Onondaga County Planning Agency, the application would be considered a sketch plan and asked the applicant to complete the necessary form for a subdivision application. Mr. Curtin also stated he would include a narrative to the county explaining the applicant's actions with respect to the lot line and subdivision.

Mr. Voss moved to close sketch. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Cesta moved to ask Mr. Curtin to correspond with the County concerning the application. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Voss moved to refer the application to the Syracuse Onondaga County Planning Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

4401 West Genesee Street /Arby's **TM # 057.-04-05.0**
Amended Site Plan
(Façade Modifications)

The applicant failed to appear.

3202 Warners Road/Daniel Mathews **TM # 007.-05-09.1**
Sketch Plan

As the applicant is not subdividing the property, this application is not required.

3202 Warners Road/Daniel Mathews **TM # 007.-05-09.1**
Site Plan
(New Construction)

Mr. Daniel Mathews, owner of the property, presented the application. The purpose of the building is to construct a new 40 x 40 stick built barn, red in color with a metal roof. The building will be a two story building, with an open bay to the first floor. Also on the first floor will be a 12 x 40 food tasting room and two restrooms. The second floor will be for storage. The applicant's intent is to use the structure as a farm brewery and tasting room with a farm brewery store.

Mr. Mathews noted the project is very much in the beginning stages, and there may be questions that he may not have the answers to.

Chairman Fatcheric noted that the brewery and farm rules fall under the Department of Agriculture and Markets.

Mr. Cesta asked if there would be sales on the premises. Mr. Mathews stated there would be not be bottle sales but "growlers" would be sold. Mr. Cesta also asked if there were plans to have events at the brewery. Mr. Mathews stated there no plans for events as yet. Mr. Cesta asked what the hours of operation would be. Mr. Mathews thought during the week approximately 3pm to 7pm, and possibly open on the weekend during the day.

Chairman Fatcheric asked the applicant if he could give a brief description of the operation. Mr. Mathews stated the process begins with planting the hops and at his farm; he has seven (7) varieties of hops and water lines to irrigate the hops. The hops are picked, then dried and brewed. He does plan to sell other items such as corn and pumpkins. He also stated there are lavender field and bees on the premises.

Chairman Fatcheric also asked if the septic is approved and what is the capacity of the septic. Mr. Mathews stated he has approval for the septic from the County and the capacity is for five (5) sinks and two restrooms.

Also, Mr. Mathews spoke about recycling the brew water and the positive environmental uses of this practice.

Mr. Cesta asked approximately how much water is used for the hops. Mr. Mathews responded approximately one (1) gallon per plant when necessary. Their operation currently relies on natural conditions.

Ms. Lauer asked if they planned to sell the pumpkins. Mr. Mathews stated he has donated the pumpkins in the past. If the brewery is open, they would plan to sell the pumpkins.

Mr. Voss asked how Mr. Mathews came into the brewery business. Mr. Mathews stated he became interested in the brew process after growing hops and experimenting with the process. One thing led to another, and Mr. Mathews stated that in order to process hops, a commercial kitchen is required, so it followed if there was going to be a commercial kitchen, then the brewery and tasting room would follow. Mr. Voss asked if he knew his anticipated parking needs. Mr. Mathews stated he believed it would be approximately 10 spaces.

Chairman Fatcheric noted to the applicant to include signage plans, site lighting and building materials for the next presentation. He also asked what he planned to use for the driveway. Mr. Mathews stated he would have a gravel driveway using run-a-crush. Chairman Fatcheric also asked if there are plans to increase parking if need be. Mr. Mathews stated he planned for extra parking in the rear of the new building.

Mr. Klaben asked if there plan was to sell the other goods yielded from the farm to the consumers. Mr. Mathews stated that would be ideal, but as the business is just beginning, he's not sure.

Mr. Czerwinski suggested to the applicant he consider making the driveway wider. Mr. Czerwinski stated the bottom of the driveway be paved to help facilitate vehicles moving up the driveway and would help with driveway maintenance concerns. He stated the driveway should be perpendicular to Warners Road at the point of intersection. He also

commented the drainage appears to be in order and it appears the addition of the building has minimal impact on the drainage.

There was some discussion about the application being referred to county. As noted earlier the Department of Agriculture and Markets has jurisdiction over the project, but the staff recommended to the applicant to get comments from Onondaga County regarding the location to ensure all agencies are on the same page.

Mr. Curtin asked if the were any plans for outdoor seating. Mr. Mathews stated he considered an outdoor deck on the front of the building possibly. Mr. Curtin advised the applicant to consider the parking area and if it could be expanded in the future. Mr. Curtin asked for information regarding the neighborhood. Mr. Mathews stated his closest neighbors to the east are landlocked and then there's a church. Also in the other direction there are three (3) neighbors a distance away and the athletic fields are across Pottery Road. Mr. Curtin further explained for the benefit of the Board and staff, there was a Public Hearing held previously with the Town Board as the verbiage for this type of business had been changed earlier this year.

Mr. Curtin also commented for the benefit of the Board and the applicant that as the business grows that's where the issues that have been discussed may come to pass, and that the Board's responsibility is to consider all issues and bring them to the applicant's attention

Chairman Fatcheric also noted the area is very secluded and also brought up the athletic fields and stated there would be more concerns lighting from that area than what is occurring with the brewery.

Chairman Fatcheric and Mr. Curtin advised the applicant of the necessary information for the subsequent appearances:

- Exterior coverings materials
- Lighting plans
- Consider modifying the driveway (16 ft width– 10' road with 3' shoulders)
- Show visitor capacity of the Tasting Room and also parking spaces
- Consult with Onondaga County DOT regarding the curb cut.

The application is continued to a later meeting

Old Business

3546-3604 West Genesee Street/Morgan Management TM # 047.-04-14,15,16
Site Plan Update

Mr. Ray Trotta, of the Holland Trotta Project, and Ms. Lisa Wennberg of Keplinger Freeman Associates; architects for the project provided an update regarding the project.

Mr. Trotta stated the perc test for the drainage submission is not quite ready and hopes to be able supply the results at the next meeting. Also, Mr. Trotta discussed the dumpster location in the rear of the property and stated they had thought about the relocation of the dumpster but have had it remain in that location. He also provided updates on the following points:

- They have met with the neighbor to the east (Sports outfit) to help allay their concerns.
- Row of bollards in the rear to assist with protection as vehicles travel through the drive thru site
- County DOT appears to be in favor of the left hand turn into site.
- Restaurants to be confirmed and are working to implement design which works throughout the site and allows each restaurant to maintain their identity
- Signage plan will reflect more of tasteful, simple, contemporary style of sign for each building
- Planting plan has changed slighting to assist with the required buffer, and added deciduous trees to help screen the dumpster, also implemented the tree diamonds as suggested by the Board
- Considered entrances into the site from the rear of the property. They are still working on the logistics of that

Mr. Trotta asked if the Board is open to a conditional approval for each building's elevation as the information for the site plan becomes available. Chairman Fatcheric stated the Board could take that under advisement.

Mr. Voss asked for clarification as to how a customer would utilize the drive thru for the pending Starbucks. Mr. Trotta walked the Board through the vehicle movement when going through the drive thru. He explained the site is also set back so as to help alleviate vehicle stacking. He also stated the bollards will help directionally.

Mr. Klaben asked about the pending Starbucks and the building's aesthetic appearance will come together with the other buildings. Mr. Trotta explained the buildings' overall appearances will come together in an eclectic contemporary style.

Ms. Lauer clarified there will be 2 drive thrus, one for the pending Starbucks, and the Panda Express. Mr. Trotta stated that's correct. Ms. Lauer also asked for clarification as to how pedestrians would navigate the site. Ms. Wennberg stated there are planned walkways with pedestrians in mind.

Mr. Cesta asked about the drainage concerns. Mr. Trotta explained there appears to be conflicts on reports they have had returned. Mr. Trotta wants to ensure the information is correct before

Mr. Czerwinski added to Ms. Lauer's comments. He mentioned there are six (6) spaces behind the existing building, and believes the parking plan will help with vehicle stacking and the morning commute. Mr. Czerwinski also noted on the site plan presented, the eastern most driveway, there appears to be concerns with a curb cut and manhole cover. He asked to have it corrected for the next plan submitted. He also stated it appears the lighting plan is in compliance, there appears to be minimal light trespass on this site, but would like a spec sheet on the actual fixtures. He also stated in his conversations with County DOT, they seem pleased with the reduction of the curb cuts.

Mr. Curtin explained the Board's responsibility with respect to an overall appearance of the projects that come before them. He asked Mr. Trotta to give an overall explanation of the new buildings and how they'll work within the town. Mr. Trotta explained the rooflines of other existing businesses, such as Target and the other facades nearby

were taken into account along with the architecture of those surrounding retail establishments they began the planning for this. Additionally, the stone element accents within the three buildings complement each other as well.

The application is continued to the next meeting.

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes of July 14th, 2014. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric explained the Board has discussed the concerns from the engineer and attorney with the information that has been sent from Affordable Senior Housing Opportunities noting that the requests for additional information have had response. Mr. Voss moved to direct Mr. Curtin to act on a prior resolution regarding this development. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton and Loguidice for engineering services rendered in May, June and July in the amount of $7557.50, $7182.50 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski advised the Board, there may be minor revisions to the Windcrest Drive and West Genesee Street building. There are some calculations that need to be adjusted. If they do not meet the proper criteria, Mr. Aupperle will present the modifications.

Comments of the Board Members

With no other questions or comments form the Board, Mr. Voss moved to adjourn the meeting at 8:15 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
August 25th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Absent:
Marty Voss

Guests and Members of the Public
8 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

4401 West Genesee Street /Arby's **TM # 057.-04-05.0**
Amended Site Plan
(Façade Modifications)

Mr. Ross Simons, Vice President of Operations for Home Café, Arby's, presented the application. The purpose of the application is to modify the signage and modify the façade for the existing building (formerly Pudgie's). Mr. Simons plans propose to replace the existing Pudgie's signs with Arby's signs. Additionally, the proposed plan calls for a red "eyebrow" awning over the current restaurant entrance facing Beverly Drive and across the Beverly Drive elevation of the building and to include the West Genesee elevation. This "eyebrow" is a 2 (two) feet fascia band with an entrance canopy. Also, the proposed plan also calls for the building to be painted white.

Chairman Fatcheric commented to the applicant the Board feels the building currently works well with the neighborhood as it is and doesn't care for the white paint on the brick. He also expressed his concern with the "eyebrow" for the façade. He commented the proposed changes don't reflect the aesthetic appeal the Town has been encouraging new businesses to incorporate.

Mr. Klaben clarified the size of the pylon sign. Mr. Simons stated it will be a 6 x 7 sign. He also confirmed the applicant's plan to paint the brick. Additionally, Mr. Klaben reiterated Chairman Fatcheric's comments. He also asked for more detail to be provided on the drive thru canopy. Mr. Simons stated it's similar to what is in existence at the nearby McDonalds, but will provide more information.

Mr. Simons discussed the "branding" Arby's pushes the owners to have their buildings incorporated in order to reflect the Arby's brand.

Mr. Kallfelz commented as well there should be some consideration given to the existing building.
Ms. Lauer gave the applicant suggestion to possibly incorporate into the façade changes. She stated the applicant could try to maintain some of the brick and consider a warmer color tone for the upper part of the building which would help the building still work well within the neighborhood. She stated she understood there's a branding concept to consider, but the proposal as its stands is not something the Board is in favor of.

Mr. Cesta stated he understands the signage would be different for an Arby's, and he expected that but he also is not in favor of the façade being painted white.

After a detailed discussion, Mr. Simons also presented a rendering of the building which shows the lower portion of the building with brick, and the upper portion a warm beige color with the Arby's logo and asked if this rendering could be a possibility. The Board agreed they liked this second option much better.

The application was continued to the next meeting.

4945 W. Genesee Street/W. Genesee Hills Baptist Church TM # 058.-05-02.0
Amended Site Plan

Mr. Nelson Pardee, Associate Pastor for the church, and Mr. William Morris, engineer for the project presented the application. The purpose of the application is to pave the parking lot to the west and south, and modify the drainage, by installing additional piping to contain the runoff.

The area in the rear of the church is currently graveled and will have asphalt installed. The side parking lot will have a new traffic pattern to allow traffic to flow through the site. The modification meets parking requirements. Additionally, the church has a parking agreement with the dentist office adjacent to the property to use their lot as any overflow parking on Sundays. There will be stone added to the rear of the church where the properties meet in order to facilitate the drainage.

Mr. Cesta asked if the parking agreement between the two property owners is in writing. Mr. Pardee stated it is, and will provide a copy to the town.

Mr. Klaben asked what the intent of a small narrow area in the parking area is. The concern is there wouldn't be enough room for a vehicle to turn around. He asked if they could consider not paving the area as it's not needed as part of the parking lot. Mr. Morris stated they could consider that. Mr. Klaben also expressed concern about signage, and stated the church should consider signage as there are new parking areas.

Mr. Czerwinski reiterated Mr. Czerwinski's concerns regarding signage for newly configured parking area. Additionally, Mr. Czerwinski clarified the type of drain to be used in the infiltration system. Mr. Czerwinski further confirmed the drainage reports are in compliance.

Mr. Curtin stated that as a condition of the approval, the parking agreement is required to be supplied to the Planning Board clerk after it is recorded in the County Clerk's office.

As there were not other questions or comments from the Board, Mr. Cesta moved to declare Lead Agency. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare an Unlisted Action for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare a Negative Declaration for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 49:
Ms. Lauer moved to conditionally approve the Amended Site Plan as presented pending legal review of the parking agreement. Mr. Cesta seconded the motion and it was unanimously approved.

450 Horan Road/ Rotella's Auto Body TM # 015.-04-06.1
Amended Site Plan

Mr. Tony Rotella, owner of the property, presented the application. The purpose of the application is to add a 40' x 88' pole barn to the existing 40' x 60' building on north side of the property for storage. Additionally, the applicant plans to move the existing fence to accommodate the new building.

Chairman Fatcheric asked if the area was paved. Mr. Rotella stated approximately six (6) feet of the area is; the rest is hard packed gravel. Chairman Fatcheric stated he wanted to ensure drainage wouldn't be an issue.

Mr. Klaben asked what type of items would be stored in the pole barn. Mr. Rotella stated it would be used for snow equipment, snow plows, lawn mowers, lawn equipment, and at some point may be used for auto repair.

Mr. Klaben asked what colors would be used. Mr. Rotella stated the colors would match the existing building as it is an extension of that building.

Mr. Kallfelz stated it would help add a buffer to the Gemini Estates Apartments.

Ms. Lauer asked if there was power to the building. Mr. Rotella stated there would be electrical in the building.

Chairman Fatcheric asked about the lighting on the exterior of the building. Mr. Rotella stated there would be an LED wall pack unit on the outside with the light shining down to avoid light spillage. Chairman Fatcheric confirmed the colors of the building will be the same as existing building. Mr. Rotella stated that's correct. Additionally, Chairman Fatcheric clarified where the site drains to. Mr. Rotella stated there is an area on the northern side of the building with grass and stone the site drains to. Chairman Fatcheric clarified there is no drainage onto neighboring property. Mr. Rotella stated there is not.

Chairman Fatcheric noted to the applicant and Board the addition of the pole barn allows the site to still be within the allowed lot coverage.

Mr. Czerwinski clarified there isn't anything beside addition of the new building and additional paving and lighting. Mr. Rotella confirmed there's not.

Mr. Kallfelz and Mr. Curtin addressed whether the application needs to be referred to Syracuse Onondaga County Planning Agency (SOCPA). Mr. Curtin stated this appears to be a minor modification that does not change the aspect of the business, nor causes any inter or intra municipality issues. He further stated the Planning Board is within their rights to waive the referral to SOCPA. Mr. Kallfelz moved to waive the County referral. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare Lead Agency for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare an Unlisted Action for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare a Negative Declaration for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 49:
Ms. Lauer moved to approve the Amended Site Plan as submitted by Mr. Rotella with the addition of the 40' x 88' pole barn and lighting associated with the building and moving the fence line. Mr. Kallfelz seconded the motion and it was unanimously approved.

3546-3604 West Genesee Street/Morgan Management TM # 047.-04-14,15,16
Site Plan Review for Special Use Permit

Mr. Scott Freeman and Ms. Lisa Wennberg of Keplinger Freeman Associates, architects for the project presented the application. The purpose of the application is to obtain an advisory opinion from the Planning Board as this application is before the Zoning Board of Appeals for variances for parking, dumpster location, and lot coverage.

The overview of this project is as follows:
The applicant proposes to subdivide the parcels and create three (3) separate tax parcels, each of which will have a building located thereon together with ancillary improvements. Due to the configuration of the property, the Zoning Board of Appeals has been asked to consider granting variances that will allow for not only ancillary parking, but will also require a variance for lot coverage. Further, within the ancillary parking area, a dumpster is requested to be located in to address the needs of the retail tenants.

The Planning Board has reviewed all such matters from a Site Plan perspective and does not find any site specific issues that would adversely affect the plan as presented.

With that, Ms. Lauer moved to ask Mr. Curtin to correspond to the Zoning Board of Appeals, stating the Board would make a positive recommendation. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Freeman and Ms. Wennberg also provided an update with respect to the drainage concerns on the property. Mr. Freeman stated there are some recalculations for the SWPPP that are still being finalized. The plan is to have those revised reports into the Town Engineer's office with ample time for review.

Additionally, Mr. Freeman gave an overview of the drainage plan:
Mr. Freeman stated the plan calls for the drainage throughout the site with bio-retention areas. There are 3 bio-retention areas planned throughout the site. The bio-retention areas are a lower site 1'-3' feet in depth to connect to the sewer system beneath and to ensure the flow is continually draining from the site. The applicant also plans to add hardier types of foliage in order to withstand the various weather conditions in this climate. Mr. Freeman stated they also added an additional area of drainage to the east side of the site, to alleviate the adjacent property owner's concerns with runoff onto his property.

Additionally in the rear of the property, the architects have walked the site, to help determine any runoff concerns in the rear of the property. It appears there is no evidence of any types of erosion or drainage concerns in that area.

Mr. Czerwinski stated he will check with Highway Department to check to make sure there aren't any drainage concerns that may have cropped up in the last few years.

The entire Site Plan will be addressed more thoroughly in the next meeting.

Old Business

3202 Warners Road/Daniel Mathews TM # 007.-05-09.1
Site Plan
(New Construction)

In a previous meeting, Mr. Daniel Mathews, owner of the property, presented the application. The purpose of the building is to construct a new 40 x 40 stick built barn, red in color with a metal roof. The building will be a two story building, with an open bay to the first floor. Also on the first floor will be a 12 x 40 food tasting room and two restrooms. The second floor will be for storage. The applicant's intent is to use the structure as a farm brewery and tasting room with a farm brewery store.

In tonight's meeting, Mr. Mathews addressed the concerns the Board had in the previous appearance:

- Building covering – red vinyl siding with a silver or grey roof
- Exterior lighting – the exterior will have lights on the side of the building to cast soft light down the building and onto the parking area are as listed on the revised Site Plan submitted. The proposed lights are similar in character and watts as listed in the Town's guidelines.
- Capacity of Tasting Room/Parking Spaces – the original Site Plan showed 10 parking spaces. After conferring with Tom Price, Code Enforcement Officer, it was noted the original parking spaces is sufficient.

- Driveway – The driveway has been straightened for the first 50 feet and widened per the Town Engineer's suggestion and depicted as such as the revised Site Plan.
- Department of Transportation Input – Mr. Mathews submitted a letter from the DOT approving the location of the existing curb cut, although it will need to be upgraded. Mr. Mathews also noted Site Plan Approval and Certificate of Occupancy Approval are required prior to the DOT issuing a permit to upgrade the entrance.

As there were no other questions or concerns, Mr. Cesta moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare an Unlisted Action for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare a Negative Declaration for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 50:
Mr. Klaben moved to approve the Site Plan as submitted for 3202 Warners Road; Local 315 Brewing Company dated August 7th, 2014, as drawn by Jeffrey Schultz, Land Surveying and Mapping PLLC. Mr. Kallfelz seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

None

Correspondence

A voucher was received from Barton and Loguidice for engineering services rendered in July in the amount of $7276.24, $7151.24 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski advised the Board, there may be minor revisions to the Windcrest Drive and West Genesee Street building. There are some calculations that need to be

adjusted. If they do not meet the proper criteria, Mr. Aupperle will present the modifications.

Comments of the Board Members

With no other questions or comments form the Board, Mr. Kallfelz moved to adjourn the meeting at 8:10 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
September 8th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
William Davern, 3rd Ward Councilperson
Steve James, 4th Ward Councilperson
Dick Griffo, 5th Ward Councilperson
12 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

5425 West Genesee Street / John Szczech TM # 065.-04-01.0
Site Plan
(New building)

Mr. John Szczech, contractor for the project, presented the application. The purpose of the application is to construct a new 30' x 54' 2-bay garage for the Buranich Funeral Home. The materials to be used are a stone veneer, with cream colored siding, and asphalt shingles. There will be a new guard rail will be installed, and the lot will be resurfaced and re-striped. Two (2) additional parking spaces will be added.

Mr. Klaben expressed concerned regarding the buffering of the residential neighborhood. The same owner of this property is the owner of the neighboring property. He was concerned if the property was sold to someone besides the current owners. Mr. Szczech commented the Planning Board does have discretion to add buffering and will abide by whatever decision is made.

Chairman Fatcheric asked where the site drains to. Mr. Szczech stated the site has very good percolation, he's been on the site several times and the site doesn't appear to retain water. He noted there is detention basin on the property to the east on another property if ever this property ever needed to add to their drainage. Chairman Fatcheric clarified there's a 15 foot buffer. Mr. Szczech stated that's correct. Chairman Fatcheric also asked if there was any lighting proposed for the building. Mr. Szczech stated there is wall pack lighting on the rear and coach lighting on the front of the structure. All lighting will conform to "dark sky" requirements of the Town.

Mr. Voss clarified the building is to be used for storage and not used as part of the main building's business

Mr. Curtin commented about the adjacent property and the presence of a stockade fence which abuts the neighboring property, noting this helps with the buffering. Also with respect to the drainage, Mr. Curtin confirmed, based upon the topographical survey that the drainage pitches to the southeast quadrant of the property. Mr. Szczech stated that's correct.

Mr. Voss moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Curtin clarified for the Board if the application is required to be referred to the County. He stated this building is an accessory building to an existing business and a minor modification to the current use for the property, and further stated there appear to be no new issues which would arise as a result of the additional building and the decision to waive the referral to Syracuse Onondaga County Planning Agency (SOCPA) is within the board's jurisdiction.

Mr. Voss moved to waive referral to SOCPA. Mr. Cesta seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare an Unlisted Action for the application. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss moved to declare a Negative Declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 51:
Mr. Kallfelz moved approve the Site Plan for SSB Properties, as submitted dated September 3rd, 2014 as drawn by LJR Engineering, P.C. Mr. Klaben seconded the motion and it was unanimously approved.

Old Business

1922 Route 321/ Daniel & Lorraine A. Erwin TM # 024.-02-34.3
Preliminary Plat/Final Plat

Mr. Daniel and Mr. Matthew Erwin, owners of the property presented the application. As previously presented, the purpose of the application is to move a lot line to add to an existing lot and subdivide one lot to sell to son for the purposes of building a new home. The six (6) acre lot will be divided as follows:

- Lot 3 will merge into Lot 1 (owned by Mr. Daniel Erwin) by adjusting the lot lines for a total of 4.00 acres. The gravel driveway will be included in this lot as well.
- Lot 2 will be 2.1 acres with a new driveway approximately 45 feet from the gravel driveway.

As the proposed plat was not correct, the applicant was asked to have the proper delineation for the lots depicted on the plat. This information is necessary to have for the Board to make their decision for the approval.

Mr. Curtin further noted that since the county advised the applicant they cannot have a separate driveway and stated for site distance reasons the existing driveway should be a shared driveway.

Mr. Curtin advised the applicant to include the agreement letter for maintenance and access of the shared driveway.

The application is continued to a later meeting.

3546-3604 West Genesee Street/Morgan Management TM # 047.-04-14,15,16
Site Plan Update
(New Construction)

Ms. Lisa Wennberg and Mr. Scott Freeman updated the Board with respect to the open concerns for the Site.

- Draft agreement for the reciprocal parking agreement to be finalized (stormwater maintenance agreement to be reviewed by legal)
- SWPPP still being finalized and addressing some of the engineer's concerns
- Engineer's questions regarding the manhole near the east end of the site and should have final location soon
- Rear of property post conditions map to be provided

There was some discussion with respect to the applications for variances to be addressed by the Zoning Board of Appeals. The Board stated they would need to wait to hear back from the ZBA for their approvals in order to issue the Site Plan approvals.

It was noted there could be a special meeting arranged if time is of the essence.

Ms. Wennberg advised the Board that Onondaga County DOT has expressed interest in the town widening the access road to 20 feet in the rear of the property. Councilperson Davern spoke and relayed the history of the road to the Board, explaining the town would not encourage this road to be a private access road for emergency access only.

Mr. Cesta asked if the road was a standard size road. It was noted the road is approximately 17 feet wide. Mr. Cesta stated he believed the road would get used even though the town and developer of the property are not encouraging it.

Chairman Fatcheric stated the rear access road would be re-visited at the point in which the neighbors became concerned and would be shut down if the concerns warranted that.

Mr. Voss stated he believed the road should remain as it is with limited access for local traffic only.

Mr. Freeman stated his firm would ensure the proper signage that this road is used for local traffic only.

Mr. Curtin stated the current situation is a hospitable one, with the current neighborhood and the Board would want to keep it that way. He stated the DOT probably thought widening the road would encourage the road to be used as it would lessen the traffic on West Genesee Street. He stated the road should remain as it is.

Ms. Wennberg additionally advised the Board regarding meeting with Onondaga County with respect to the County's master plan. It's possible the County's street improvements could go from Route 173 to approximately where Wegmans is located. As a result of those improvements there could possibly be a right in, right out for one of the access points to this development. Ms. Wennberg stated she'll keep the Board apprised of those developments.

Mr. Czerwinski clarified for the Board the plan for the County; there could possibly instituted a left turn lane into the site, and if that's the case there would be a right in, right out only. Traffic study shows there are gaps to get in and out of the site based on the traffic lights on this stretch of West Genesee Street.

Chairman Fatcheric and Ms. Wennberg stated the details for elevations to be presented as the site continues to move forward.

Mr. Czerwinski asked the applicant to provide the sewage flow data updates as the Town Board is preparing their information to create the sewer district.

Mr. Curtin spoke to applicant with respect to the elevations. He asked if the developer has finalized the details with tenants as yet. Ms, Wennberg stated to her knowledge nothing has been confirmed. Mr. Curtin advised the applicant Site Plan approval can be conditional upon review of the elevation plans. When the elevations are ready, the Board would consider it an amendment to what has been already approved.

The application is continued to the next meeting.

4401 West Genesee Street /Arby's **TM # 057.-04-05.0**
Amended Site Plan
(Façade Modifications)

Mr. Ross Simons presented the updated site plan. He explained the new plan calls for a light tan to be painted on the top part of the building and to have the brick remain on the lower portion. The existing awnings will be painted red to reflect the Arby's brand in addition to the signage as proposed in the plan. Additionally the tower will be painted Medium Bronze.

Mr. Simons also provided additional information with respect to the canopy. He stated the plans proposed an 8' 6' canopy to be installed for the drive thru in order to protect customers from elements.

Chairman Fatcheric confirmed the planters, fence, lighting and awnings are to be kept as they are depicted on the renderings provided. Mr. Simons stated that's correct. Chairman Fatcheric clarified where the drive thru window is. He expressed concern the canopy could possibly inhibit vehicles as they're turning into the site.

Mr. Klaben commented he approved of newer plan.

Mr. Kallfelz stated he likes the newer plan, but does not think the canopy is advisable. It could prohibit vehicles from safely maneuvering the turns.

Mr. Voss also likes the newer plan. He also agreed with the proposal to keep the existing awnings and paint them red to reflect the Arby's brand.

Ms. Lauer also approves of the changes.

Mr. Cesta asked about the stacking of vehicles while in drive thru. Mr. Simons stated approximately 5-6 vehicles are able to be in the drive thru. Mr. Cesta also commented he likes the newer plan and thinks the existing lighting works well.

Mr. Czerwinski confirmed the stacking for the site is adequate.
Mr. Curtin advised the applicant to provide an updated rendering specifically pointing out the following changes:

- The awnings being painted red
- Navaho White on the upper portion of the building, brick on the lower portion
- Metal coping on the tower being painted Medium Bronze,
- Existing lighting to be kept
- Note the canopy to be removed as a matter of public safety

As that information is provided, the Planning Board could offer a conditional approval.

As there were no other questions or concerns, Ms. Lauer moved declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to declare an Unlisted Action. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare a Negative Declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 52:
Ms. Lauer moved to conditionally approve the plans as submitted for 4401 West Genesee Street wherein the Arby's signage is located as depicted on the Site Plan presented, the awnings to be painted red, the color on the upper portion to be Navaho White, brick on lower portion to remain, metal coping on the tower to be painted Medium Bronze, the existing lighting to be kept, and note the canopy to be removed as a matter of public safety. Additionally as part of the approval, the wall sconce lighting to remain, the existing fence, and planters to be remain as well. Mr. Voss seconded the motion and it was unanimously approved.

3514 West Genesee Street/Fairmount Company, LLC TM # 047.-05-22.2
Amended Site Plan
(Façade Modification Metro Mattress and Casual Male)

In a previous appearance, Mr. Lou Fournier, of Fairmount Company, LLC, presented the application. The purpose of the application is to make improvements on the façade which include removing illuminated canopy signage and replacing with surface mount letter signage, with new spot lighting, decorative molding and accent boards to the front and western elevations, relocate the existing door to Metro Mattress and Casual Male, reconfigure the sidewalk and railing to accommodate the modifications and other minor landscaping and painting changes.

In tonight's meeting, Mr. Fournier presented the update to the Amended Site Plan. He commented there were a few concerns to be addressed:

- With respect to the lighting detail, he has provided cut sheets
- The colors of the building provided
- Exact signage has been depicted on the Site Plan
- Handicapped ramp will remain in front of the building

As there were no questions or concerns, Mr. Voss moved to declare Lead Agency. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare an Unlisted Action. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare a Negative Declaration. Ms. Lauer seconded the motion and it wan unanimously approved.

Resolution # 53:
Mr. Voss moved to approve the Amended Site Plan as presented with the updated information. Ms. Lauer seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Kallfelz moved to approve the minutes from July, 28th, 2014 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minutes from August 11th, 2014 as submitted. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from August 25th, 2014 as submitted. Mr. Kallfelz seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from Curtin & DeJoseph, P. C., for legal services rendered in July and August in the amount of $2175.00, $450.00 of which is recoverable. Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was submitted for annual dues for Onondaga County Planning Federation in the amount of $50.00. Ms. Lauer moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

Councilperson Davern stated he appreciated the efforts put forth by the Board with respect to the Morgan Management application.

He also brought forth the possibility of murals in the town to highlight the offerings of the town parks. He stated it's in the early discussion stages, but wanted to bring it to the Board's attention.

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski updated the Board with respect to the Aupperle Site Plan. He stated the drainage issues are resolved and an approval letter will be forthcoming. Additionally, Mr. Nelson Pardee from the West Genesee Hills Baptist Church has sent drainage calculations update and will provided the updated information to the Planning Board clerk.

Comments of the Board Members

Mr. Cesta stated he feels the access road in the rear of the property on West Genesee Street will be used to access the site. He feels the patrons of the restaurants may see this as a shortcut. Councilperson Davern stated the neighbors will speak out if they see this happening and the Town will act accordingly.

With no other questions or comments form the Board, Mr. Voss moved to adjourn the meeting at 8:10 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Agenda
September 22nd, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
William Davern, 3rd Ward Councilperson
8 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

None

Old Business

3546-3604 West Genesee Street/Morgan Management TM # 047.-04-14,15,16
Site Plan Update
(New Construction)

Mr. Scott Freeman, of Keplinger Freeman Associates, architect for the developer, provided an update to the proposed Site Plan. He outlined the following:

- Explained the County's proposed improvements on West Genesee Street with turning lanes as they relate to this project.
- Explained curb line to be adjusted as needed for changes from the County that the County instituted and will make sure they work with the County plan.
- Stormwater Plan with the modifications has been updated.

Mr. Czerwinski stated there are two minor inconsistencies which are being corrected. His firm will present their review later this week. He believes all prior issues have been corrected.

Mr. Freeman stated the parking agreements and stormwater agreements are works in progress, he believes the final draft can be presented at the next meeting.

Mr. Klaben asked about granite curbing throughout the site. The Board provided a site plan with the places they believed would be high impact areas and granite curbing should be installed. Mr. Freeman stated he would make sure those changes are implemented on the Plan. He did advise the Board the site would use integral curbing where the sidewalks meet the parking lot. Also, Mr. Freeman explained the mountable curbing will be used on the right in, right out island; however the County has advised the developer they can't use mountable curbing for the outside curbing.

Mr. Curtin asked the applicant that assuming variances are approved and the Site Plan is approved, what's the timeline is for work to begin. Mr. Freeman stated they're hoping for a mid October approval to begin construction then. Mr. Curtin also reminded the applicant there are additional approvals needed for the building elevations when they are finalized.

The application is continued to the next meeting.

5110 West Genesee Street/Realty USA TM # 040.-10-26.1
Preliminary Plat/Final Plat

Mr. Ed Keplinger, of Keplinger Freeman Associates, architect for the project, presented the application. The purpose of the application is to re-subdivide the Realty USA and adjacent United Lutheran SYNOD parcels. Realty USA will subsequently own the entire western portion of the current existing sites. The existing structures will be demolished in order to build a new 3-story building with parking areas, stormwater management facilities and landscaping improvements.

Chairman Fatcheric noted the referral from SOCPA has been returned and reviewed by the Board.

Ms. Lauer asked what the access agreement included. Mr. Keplinger stated the agreement to use 15 parking spaces from the church in order to reach the parking requirements, and also a 30 ft access agreement into the site from West Genesee Street on the eastern portion of the site.

Mr. Curtin asked the applicant if the agreement is an all inclusive agreement. He clarified that it would include the 15 parking spaces. Mr. Keplinger stated as there is a variance needed from the Zoning Board of Appeals, once it's approved that will be included in the agreement.

As there were no other questions or comments and as Lead Agency had been declared, Mr. Klaben moved to declare an Unlisted Action. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare a Negative Declaration. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to waive the Public Hearing for the minor subdivision. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss moved to approve the Preliminary Plat as presented. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 55:
Mr. Voss moved to approve the Final Plat as submitted subject to legal review of the reciprocal access and parking agreements. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 56:

As this action is not creating an additional lot, Ms. Lauer moved to waive Park Land Fees. Mr. Chris Cesta seconded the motion and it was unanimously approved.

5110 West Genesee Street/Realty USA TM # 040.-10-26.1
Site Plan

Mr. Keplinger, of Keplinger Freeman Associates, and Mr. Ray Scruton, of Zausmer, Frisch, Scruton, and Aggarwal Designers & Builders, presented the update to the Site Plan Application.

In a previous appearance before the Board, Mr. Keplinger gave this overview:
The developer plans to demolish the existing buildings and construct an approximately 21,615 square foot two-story building. The proposed plan calls for approximately 97 parking spaces. The grading of the site will match West Genesee Street. The current plan provides overflow parking to the church on the east side of the property and the developer wishes to continue to provide that for the church.

Mr. Keplinger also explained the current plan has one (1) driveway off Hinsdale Road, and one (1) driveway off West Genesee Street. The proposed plan calls for the driveway off Hinsdale to be further north up Hinsdale road. It's believed this will better facilitate traffic flow. The lower driveway off West Genesee Street leads to the proposed lower lot's entrance into the building. There are proposed retaining walls throughout the site. There will be a sign located on West Genesee Street. The proposed plans also include the required 25 foot buffer along the north side of the property to buffer the existing residential neighborhood.

In tonight's meeting, Mr. Keplinger provided these updates as the Site layout has changed somewhat:

- Site grading has been adjusted
- Stormwater management plan on south end of the building has proposed a subsurface stormwater management facility to collect the stormwater from the site which will flow into the county water system on West Genesee Street
- Also provided additional details for the landscaping and striping.

Chairman Fatcheric stated in a previous meeting, the Board had asked the owners to reconsider the parking in the lower front of the building. It appears the parking hasn't been changed. Mr. Scruton addressed the comment, stating the lower level of the building is for the corporate portion of the business and the owners specifically requested an entrance to accommodate their clients. Chairman Fatcheric stated the parking area is being built in what could be considered a front yard setback and may require a variance. The applicant stated he would ask for clarification from the Code Enforcement Officer.

Mr. Klaben reiterated the Chairperson's comments regarding the lower level parking area. He also requested the granite curbing in the high impact areas throughout the Site.

Mr. Kallfelz asked about the placement of the signs. Mr. Keplinger responded there is a proposed monument sign for the southwest corner of the Site.

Mr. Voss noted the County has concerns regarding site distance on West Genesee Street and the placement of any signage. With that, Mr. Voss asked if the developer could implement landscaping in the front of the Site, and still have ample site distance. Mr. Keplinger stated they could work on that.

Ms Lauer asked for clarification on the corporate parking area. She stated she understands the need for the corporate parking area, but still feels the developer should reconsider the area. Mr. Scruton stated it's for corporate parking, handicapped parking and visitor parking. The grading is significantly higher on the northern portion of the building. This lower entrance provides somewhat easier access into the building. Also, Ms. Lauer asked if there is vertical transportation in the building. Mr. Scruton stated there's an elevator in the building.

Mr. Cesta expressed concern regarding the relocation of the church sign. He wanted to ensure patrons know the new layout with respect to SYNOD building. Mr. Keplinger stated the developer will ensure the sign is relocated if need be. Mr. Cesta also asked subsurface storage is acceptable with snow storage on it. Mr. Czerwinski stated he will have a more definitive answer after his firm has completed their review.

Mr. Czerwinski stated his firm has received the SWPPP and hasn't finished their review. With respect to the lighting plan, it appears to be within Town guidelines. Mr. Czerwinski noted with respect to the crosswalk in the front of the building, there appears to be more detail required.

Mr. Curtin noted the church drive aisles should be striped in the same direction and to keep the drive lines consistent. Mr. Keplinger stated it's a difficult task to accomplish, his firm is trying to make efficient use of property, and they also need to consider the 25 ft easement and the driveway easement separated the two areas.

Mr. Czerwinski asked if the church could be asked if they would consider re-striping to ensure traffic flow is continuous. Mr. Bill Kunkle, a representative of the church stated they would like to ask exactly what should be done. Mr. Curtin explained the way the traffic flow should work, and stated having consistent drive lines and directional arrows makes this clear for all using the site. Additionally, Mr. Al Costas, representing the church as well wanted to clarify the easements; Hinsdale road access just to make sure the traffic can flow to the church easily, the West Genesee Street, access is for access to the Realty building, basically all three curb cuts have access to the site.

Mr. Keplinger and Mr. Curtin discussed possibilities to help the vehicles maneuver the Site more efficiently.

Mr. Czerwinski asked if there was a dumpster for the Site. Mr. Scruton stated there isn't a dumpster.

Chairman Fatcheric noted the Site Plan is coming along nicely. He also commented the elevations of the building are a nice addition to the Town.

Mr. Curtin encouraged the applicant to consider adding more landscaping on Hinsdale Road where it won't affect the site distance. He also noted there appear to be a few parking spaces that may cause conflict due to the entrance and traffic in and out of Site,

Mr. Scruton stated they will take those comments into consideration. Mr. Curtin stated he also though the building elevations are very nice.

Mr. Scruton gave an overview of the timeline of the project.

Mr. Cesta asked Mr. Curtin what would be provided as a part of the easements. Mr. Curtin stated it would be a certified copy of the agreements which would be reviewed as part of the application.

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes from September 8th, 2014 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric asked Mr. Curtin and Mr. Czerwinski to assess Professional Fees for the Township 5 project. The developer is current with respect to the Professional Fees incurred as of the most recent invoices from Barton & Loguidice (engineering) and Curtin & DeJoseph (legal) which included activity on the Site through August. Chairman Fatcheric noted there will be increased activity on this Site and the Board would appreciate an amount to set forth. Mr. Curtin and Mr. Czerwinski stated they would incur additional amounts of Professional Fees amount of approximately $10,000.

Resolution # 54:
Mr. Voss moved to assess the Professional Fees at $10,000.00 for the Township 5 project. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton and Loguidice for engineering services rendered in July and August in the amount of $11,368.50, $11,118.50 of which is recoverable. Mr. Voss moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski updated the Board with respect to the Affordable Senior Housing Opportunities project. He stated the developer has acknowledged they have answered some of the Town's concerns. Mr. Czerwinski stated there are still concerns with respect to the developer providing detail for the additional outstanding issues. He will continue to apprise the Board of any updates.

Mr. Czerwinski stated with respect to the Aupperle application, the developer has worked out their minor modifications. The changes are minor, but do need to be presented to the Board in an Amended Site Plan.

Comments of the Board Members

Mr. Cesta asked about the Affordable Senior Housing Project and the proposal of the applicant providing a "blanket" to the site. Mr. Czerwinski stated the developer has been advised via mail they can do this and only this at the site.

As there were no other questions or comments from the Board, Mr. Voss moved adjourn the meeting at 7:45. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
October 15th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
William Davern, 3rd Ward Councilperson
Dave Callahan, 6th Ward Councilperson
15 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

Township 5 **TM # 017.-05-65.1(etc)**
Amended Site Plan
(Installation of Sign)

Mr. Joe Goethe, from the Cameron Group, developer of Township 5 and Mr. Mike Bishoff of Lamar Advertising gave an overview of the plan to install a pylon sign in the roundabout on Township Boulevard.

Mr. Bishoff provided these details for the digital billboard:

- Back to back digital sign with two (2) digital faces
- 8 seconds length of each ad
- Each sign will be 10' 6" x 36' for a total of 382 square feet
- No animation
- No flashing or scrolling text
- Brightness controlled within range 500-7500 NITS (measure of luminance)
- Automatically adjusts brightness to the time of day
- Mechanism in house to control brightness if necessary
- Sign can be used to benefit community with disaster hazard alerts, amber alerts, traffic alerts, and also announcements of community benefits

Mr. Bishoff stated the sign is similar to the one recently installed on West Genesee Street in the Town.

Mr. Goethe provided the details of the design of the sign. He stated there is brick fascia for the bottom, metal fascia accents which complement the existing buildings within Township 5, 40' in height, v-shaped 2 sided sign, and will be located on the western side of the traffic circle located on Township Boulevard. The Township 5 logo will be

backlit on the lower level of the sign. The sign will receive power from Building 5 in Township 5.

Mr. Klaben asked about the content of the sign. He asked which percentage of the advertisements would be actual tenants of the center, and what percentage would be outside advertisers. Mr. Goethe and Mr. Bishoff stated it's unlimited, as much or as little as the tenant wants to advertise. Mr. Goethe also stated there is an agreement in place with tenants of Township 5 to have some content but they're still working out those details. Mr. Klaben also commented that technology is constantly changing with respect to various phones, tablets and other way of communication and doesn't know how effective the digital sign will be with respect to weather warnings, etc, but agreed there is a benefit to have community events placed on the sign.

Mr. Voss asked about the height difference in the sign and the height of the highway (route 695). Mr. Goethe stated it's approximately 6'. Mr. Voss stated he likes the digital signs as they're more streamlined.

Ms. Lauer and Mr. Cesta both thought the digital sign is a good idea. Mr. Cesta did ask if the sign allows for split screen advertisements. Mr. Bishoff responded his firm wouldn't rule it out completely, but that his firm has no plans to use split screens for content.

Mr. Bishoff also commented with respect to the community events, those wishing to advertise those events would contact Lamar Advertising directly.

Chairman Fatcheric asked how and who decides which community events are advertised. Mr. Bishoff stated his firm tries to be fair and if there isn't space available they try to find another sign to advertise the event. Also, Chairman Fatcheric asked if there's any noise as a result of the digital sign. Mr. Bishoff stated there is not.

Mr. Curtin asked Mr. Bishoff if he could explain the term NITS. Mr. Bishoff explained the term is used to measure brightness, 500 being on the lower end of the brightness spectrum and 7500 being brighter. This particular sign will operate in a range will operate in a range of 500-7500 NITS. Sensors sense for the amount of ambient light, and adjusts accordingly. The sign will be equipped with a photo sensor to control the brightness at all times and takes into consideration daylight or nighttime.

Mr. Curtin also asked if there were concerns from agencies with respect to the sign's brightness how they would handle that. Mr. Bishoff explained they communicate with various agencies such as NYS DOT and Onondaga County DOT to receive feedback on the sign's brightness during different times of the say.

Mr. Curtin also asked if other shopping centers are allowed to advertise on the sign. Mr. Bishoff and Mr. Goethe stated they are.

Mr. Curtin stated structural concerns would be reviewed as part of engineering and building review. Mr. Curtin commented he believes this is a good integration of the sign ordinance and town requirements when the law was revised a few months ago.

Mr. Curtin noted the Site Plan overall has been approved as a concept plan, and the concept plan has shown a sign in this approximate location. As a completed application

is necessary for an approval, Mr. Curtin suggested the Board contemplate an approval contingent upon preparation, submission and review of the appropriate paperwork and any necessary fees.

With that, Ms. Lauer moved to declare Lead Agency for the project. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare an Unlisted Action. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare a Negative Declaration. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 57:
Mr. Voss moved to approve the pylon sign as submitted contingent upon the completion of appropriate paperwork and application fees submitted to the clerk. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Goethe gave an overview of what will be happening at Township 5 in the next few weeks. He explained Township Boulevard will be open in the next few days and other access roads will be opened as the development continues. There are still parts of the site that are active construction sites, so some roads will not accessible. Additionally the roads will be top coated as they become accessible. Mr. Goethe also talked about the professional buildings proposed for the development, stating they hope to be able to present the site plan and elevations in the upcoming weeks.

Old Business

3546-3604 West Genesee Street/Morgan Management TM # 047.-04-14,15,16
Site Plan (New Construction)

Ms. Lisa Wennberg, of Keplinger Freeman Associates, architects for the project, and Mr. Ray Trotta, landscape architects for the project provided this update to the Board:

- All set with Onondaga County DOT, with the right in, right out for the site
- SWPPP approved
- Variances approved from the Zoning Board of Appeals
- Provided deer resistant arbor vitae as part of the natural screening
- Draft of reciprocal agreements presented to counsel for legal review

Ms. Wennberg also spoke with respect to the utility pole that needs to be relocated. Mr. Curtin advised Ms. Wennberg as to the steps she would need to take to begin the process for the Town to consider relocation of the utility pole.

Mr. Trotta spoke with respect to the elevations and signage for the tenants for each building. Final elevations have not been confirmed yet so each elevation would come in separately for Site Plan approval. Chairman Fatcheric and Mr. Curtin stated an approval could be offered for the overall footprint of the project.

Chairman Fatcheric stated there have been some concerns with respect to the access road in the rear of the project. He stated from a planning perspective the Board is in

favor keeping the road. Mr. Trotta stated they could use signage or speed bumps to slow down traffic and discourage traffic from entering the residential neighborhood.

Mr. Curtin stated the road exists, no getting around that, can accommodate traffic in both directions. He offered these suggestions to the Board in the interest of accommodating the development and also the neighborhood:

- Posted with speed limit: 10 – 15 mph (suggested)
- Signage: No right turn at the throat,
- Also signage: No deliveries, No trucks from turn off Route 173
- Speed bumps: Consider them seasonally

Mr. Trotta did ask about the speed bumps in terms of the diverting water, but it was noted the new drainage plans address those concerns.

Mr. Curtin also spoke with respect to the Board reserving the right to look at the site at a time to be decided to ensure the neighborhood is not being adversely affected.

Mr. Cesta spoke with respect to maintaining the access road as it exists. He believes the signage will help deter customers from using the neighborhood as a pass-through. He also agreed to revisit the project at a later time.

Ms. Lauer agreed with Mr. Cesta's comments.

Mr. Kallfelz explained the history of the speed bumps as he understood it relating to an ice problem. It was noted the drainage plan submitted by the developer addressed those issues.

Chairman Fatcheric asked if the plans submitted include the granite curbing as requested. Mr. Scott Freeman, also representing the developer, stated they do.

Mr. Czerwinski commented that there was a misprint of a pipe size and asked that it be corrected for the final plan. He also asked for a copy of the Onondaga County DOT approval letter for the curb cuts and drainage to be provided for the file.

As Lead Agency has already been declared, Mr. Voss moved to declare an Unlisted Action for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare a Negative Declaration for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 58:

Mr. Klaben moved to approve the site plan as submitted for new construction as submitted by Morgan Management for footprint only; inclusive of parking, landscaping, drainage, drive aisles, curbing, directional signage and additional signage for access road of Gifford Street. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 59:

Mr. Voss moved to assess Professional Fees of $6000.00 to the project. Ms. Lauer seconded the motion and it was unanimously approved.

5110 West Genesee Street/Realty USA TM # 040.-10-26.1
Site Plan

Ms. Lisa Wennberg, of Keplinger Freeman Associates, provided an update to the proposed Site Plan:

- Installed a second access point to help cut down on traffic and ensure parking requirement are met
- Curb are all now granite, only concrete curb is where the integral sidewalk is
- Access agreement is being finalized
- SWPPP has been submitted to Barton & Loguidice
- Driveway on Hinsdale Road has been approved; a letter from Onondaga County DOT is forthcoming as well as the letter of approval for the storm water connection.

Ms. Wennberg stated they have received the Zoning Board of Appeals variance. However, the Zoning Board of Appeals did not approve the spaces in the front of the building. With that, Ms. Wennberg introduced Mr. Merle Whitehead, President and CEO of Realty USA.

Mr. Whitehead stated his firm is combining two offices, one being the corporate office and the other being the real estate office. As that is the case, there is sensitivity with privacy issues with banking regulations which is why the firm is asking for a separate corporate office entrance. The feeling is having multiple clients and employees with access to sensitive paperwork is not an environment that will work for the owner. He also stated the address is 5110 West Genesee Street with an entrance in the front of the building. Mr. Whitehead also presented a rendering of a building in Clifton Parks which is similar to the one being presented in Camillus.

Chairman Fatcheric stated to the applicant that three (3) boards, the Planning Board, The Zoning Board of Appeals, and the Syracuse Onondaga County Planning Agency, independently of each other, have expressed concern regarding the parking area in the front of the building. Chairman Fatcheric stated the Board can appreciate the owners' concerns with respect to the parking from a business standpoint. Mr. Whitehead also stated there appears to be parking in the front of other businesses in the immediate area. It was noted there is different zoning for some of those businesses. Mr. Whitehead also expressed concern for the safety of employees using the entrances during various times, especially in the evening. Mr. Whitehead stated to the Board this is an important part of their new structure and will not move forward if a resolution for the parking area in the front cannot be agreed upon.

Chairman Fatcheric explained that even if the Planning Board approved the parking lot in the front of the building, the applicant would still need to return to the Zoning Board of Appeals to obtain approval.

Mr. Curtin asked the applicant what the variance was that was asked of the Zoning Board of Appeals. It was explained that the variance was for the parking to ensure

there's the site has ample parking. The parking in the front was not part of the variance as requested. With that, Mr. Curtin stated it's possible the Zoning Board of Appeals has offered their opinion on an matter that wasn't requested. Mr. Curtin also spoke to the topography and the uniqueness of the Site. As mentioned in a previous meeting the building isn't able to be moved back as the parking in the north portion of the Site would be adversely affected. The grading in the front of the building would be adjusted, therefore creating two very separate parking areas.

The Board and applicant had a detailed discussion as to whether a building can be constructed in a front yard setback. It was noted a parking lot isn't a structure and legally the parking lot could be allowed in this area. Mr. Curtin expressed his thoughts that this is a site plan review issue and should therefore be addressed by the Planning Board.

Additionally, Mr. Curtin stated he would do a bit of research and offer an opinion to the Planning Board, as it relates to this project.

Mr. Curtin also confirmed with the applicant that their timeline is still on track. The applicant stated it its.

The application is continued to the next meeting.

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

None

Correspondence

None

Comments of Town Officials

Councilperson Davern expressed his appreciation for the Board working with the applicant for the 3600 West Genesee Project and the existing neighborhood to come to a good resolution for all parties concerned.

Comments of the Attorney

Councilperson Callahan expressed his appreciation for the Board and their willingness to find a solution for the 5110 West Genesee Street.

Comments of the Engineer

None

Comments of the Board Members

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:30. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
October 27th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Christina DeJoseph, P.E., Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
Mike LaFlair, 1st, Ward Councilperson
Dave Callahan, 6th Ward Councilperson
15 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

1960 NYS Route 5/First Baptist Church of Memphis TM # 023.-02.01.3
Site Plan for Special Use Permit - Modification
(additional footage to parking lot)

Mr. Peter Jordan, Project Manager, presented the application. The purpose of the application is to create an additional parking lot to supplement the existing lot. The proposed plan calls for two phases; the first phase will be 0.61 acres with approximately 60 parking spaces, the second phase will be 0.30 acres with approximately 28 parking spaces. The new parking lot will be located to the right of the driveway off of Route 5. The additional parking will be lit with 9-250 Watt Metal Halide light fixtures on 22 foot poles. The surface water will be managed on site with infiltration through a swale. The additional parking spaces are 10' x 18' stalls which comply with Town Code.

Mr. Klaben and Chairman Fatcheric noted to the applicant the Code Enforcement Office advised the Board, there may be a need for an additional handicapped space. Mr. Jordan stated he would follow up with Code Enforcement.

Mr. Czerwinski stated drainage has been addressed. His office has a reviewed the plan and all is in order.

Resolution #60:
As there were no further questions or concerns, Mr. Voss moved to make a positive recommendation to the Zoning Board Of Appeals. Mr. Klaben seconded the motion and it was unanimously approved.

Township Blvd. / Red Robin TM # 017.-05-65.1(etc)
Site Plan
(new construction)

Mr. Joe Goethe of the Cameron Group, LLC, spoke with respect to the space the Red Robin is proposed to use. He stated this slot was originally intended for the Olive Garden Restaurant. As the Olive Garden restaurant is no longer a viable tenant, Red Robin asked to be located at that site. With that, Mr. Goethe introduced Mr. Steve Pappa, Project Development Manager of Red Robin.

Mr. Pappa stated the proposed plan calls for new construction of a new Red Robin restaurant, with a full service sit down restaurant with bar serving gourmet burgers. The restaurant will be on a free standing pad of approximately 4400 square feet which faces out to Route 5. Utilities are all in place for the building.

Mr. Pappa gave these details for the building:

- Natural Stone Veneer for the bottom portion of the building
- Glazed red aluminum veneer
- Pedestrian access sidewalk
- Lighting to enhance the entrance way.
- EIFS materials for the exterior

Mr. Cesta asked about the wall pack lighting. There was a concern the lighting hadn't been depicted on the proposed Site Plan. Mr. Pappa pointed out the lights on the plan and provided an extra copy for the Board. Mr. Czerwinski commented the type of lighting appears to fall within the Town guidelines. His concern would be lowlights on the building; he would just want to make sure there isn't any spillage.

Ms. Lauer stated she likes the four sided architecture for the building.

Mr. Voss complimented the applicants on the architecture of the various building and the coordination of them. They appear to be complementary of each other and the entire Township 5 site thus far is tied together nicely.

Mr. Klaben asked about the granite curbing for the high impact areas. He explained to the applicant the need for the granite curbing as there are plows and trucks using the site and the granite curbing is for those areas which would be high traffic areas.

Chairman Fatcheric asked about the Red Robin logo on the window screening. Mr. Pappa stated it is in the interior of the restaurant and provides some screening inside the restaurant. The screening can be seen through. Additionally, Chairman Fatcheric commented with respect to the signage plan, stating the Board feels that's its appropriate for the scope of the building.

As there were no other questions or concerns regarding the proposed Site Plan, Ms. Lauer moved to declare Lead Agency. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss moved to declare an Unlisted Action. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Voss moved to declare a Negative Declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 61:
Mr. Voss moved to approve the Site Plan for the Red Robin restaurant as submitted with the addition of granite curbing in the three (3) high impact areas as agreed upon in the discussion. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

5110 West Genesee Street/Realty USA TM # 040.-10-26.1
Site Plan

Ms. Lisa Wennberg, of Keplinger Freeman Associates, architects for the project, provided this update for the proposed Site Plan. She stated an adjustment has been made with respect to the retaining wall radius on the west side of the building. The change was made due to the materials being used. Additionally, as the entrances for the building have canopies as part of the entry way, the concrete has been extended for accessibility.

Ms. DeJoseph spoke with respect to a recent action concerning the Front Yard setback by the Zoning Board of Appeals. It is the opinion of Mr. Curtin that the proposed driving and parking facility does not violate the Town Code and is not subject to the requirement of obtaining a variance from the Zoning Board of Appeals. As such, the Zoning Board of Appeals' prior determination which granted relief contingent upon the removal of the subject parking spaces is not valid as that portion of the decision exceeds the scope of the application and the jurisdictional mandates of the Zoning Board of Appeals.

As there were no other questions or comments from the Board and as Lead Agency has already been declared, Mr. Voss moved to declare an Unlisted Action. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare a Negative Declaration. Mr. Kallfelz seconded the motion and it was unanimously approved.

Chairman Fatcheric noted to the applicant the actions of the Zoning Board of Appeals would be worked out through legal review and does not affect the approval of the Planning Board. He explained to the applicant the Boards need to make sure they ask the questions to ensure the scope of the project is addressed thoroughly.

Resolution # 62:
Mr. Voss moved to approve the Site Plan as submitted for 5110 West Genesee Street. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 63:
Mr. Voss moved to assess the project $2700.00 in Professional Fees. Mr. Klaben seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of the meeting of October 15th, 2014. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

Town Board referral to consider amending Chapter 30-Zoning, Section 816- Exceptions for the purpose of designating the existing provision as subdivision A and adopting subdivision B to state "The Camillus Canal Society, Inc., may advertise the Town of Camillus' Erie Canal Park by placement of a mural on the south and east walls of the building located at 3660 Milton Avenue, TM #'s 046.-01-06.0 and 046.-01-07.0, subject to approval of the content and oversight of the maintenance of the mural advertisement by the Town of Camillus Parks & Recreation Director".

A Public Hearing will be held at the Town Board Meeting on October 28th with respect to this amendment of Town Law.

Chairman Fatcheric stated the Board feels there is limited oversight for the scope of the project. It's the Board's opinion a mural is subjective as to what is pleasing and what is not.

Councilperson LaFlair and Councilperson Callahan stated it's their belief the mural is to promote the town and town affiliated activities.

Mr. Cesta stated visual aesthetic is very subjective, concerned about the cost and maintenance, recommends space on the billboard to advertise the various town activities.

Mr. Clyde Ohl, speaking on behalf of the Erie Canal Society, stated the purpose of the murals is to publicize the canal throughout various locations around the town. The murals will be funded by private contributions and volunteers will maintain the murals. Additionally, if the murals become outdated, all that's needed to fix that is to repaint the structure the mural has been placed. He also stated murals have about 10-15 year life span. Mr. Ohl stated, if approved the mural will begin on the building approximately 8 ft off the ground. He also presented pictures of possible scenes for the mural.

Ms Lauer confirmed the maintenance is done by the volunteers. Mr. Ohl stated that's correct.

Mr. Cesta asked if the Canal Society has any idea who the artist will be. Mr. Ohl stated artist has not been selected.

Mr. Kallfelz stated he's not a fan of murals. He expressed concern the building that's' proposed is not a building that easy to see. People will have to take their eyes off the road to turn their heads to look at it. He thought it could be a distraction for drivers on Milton Avenue.

Mr. Klaben stated he agrees with the sentiment of the Board.

The Board stated they will take no position as their recommendation to the Board.

Resolution # 64:
Mr. Voss moved to offer "no position" on this referral from the Town Board. Ms. Lauer seconded the motion and it was unanimously approved.

Also, for discussion is a matter regarding residential driveway standards with respect to driveways that are 500' in length and beyond.

Mr. Czerwinski stated the concern is there is no driveway standard in the town. He stated it's the Town Attorney's opinion the state standard be adopted to address this concern. The new standard would take into consideration emergency vehicle access and also mandate the 12' width and the 14' overhead clearance.

The Planning Board agreed this is a standard that should be adopted.

Correspondence

A voucher was received from Barton and Loguidice for engineering services rendered in July and August in the amount of $21,452.60, $21,077.60 of which is recoverable. Mr. Kallfelz moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski stated with respect to the Affordable Senior Project Housing, the developers have submitted drawings to clear up some of the issues that have been discussed in the last few months. Mr. Czerwinski believes the developers will be ready soon to present the changes at a later date for the Planning Board.

Comments of the Board Members

Mr. Cesta expressed concern regarding signage at the Costco Gas Station, regarding "No Left Turn". He expressed concern as he was attempting to exit and can across a vehicle that apparently didn't realize they couldn't exit in that direction. It was advised to watch the Site over a time period and if there signs didn't appear to help facilitate traffic, the Highway Department would be asked to help provide signs.

As there were no other questions or comments from the Board, Mr. Voss moved adjourn the meeting at 7:45. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully Submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
November 10th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Christina DeJoseph, P.E., Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
4 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

Township Blvd. / Costco **TM # 017.-05-65.1(etc)**
Amended Site Plan
(Seasonal Selling Area)

Mr. Frank Spinella, Assistant Warehouse Manager for Costco, presented the application. The purpose of the application is to have a tractor trailer placed in the northeast section in the parking lot from which Costco will be selling Christmas Trees.

The customer would be able to purchase a tree by using a scan tag inside the store, and then go outside to the trailer and choose a tree. The tree would then be placed inside the customer's vehicle. There will be two banners advertising the trees; one (1) inside the store and one (1) outside the store, hung on the building. The trees will be approximately 7-8 feet tall. The trees will be sold from approximately November 28th through December 7th. The store plans to have approximately 500 Frazier Fur trees.

Mr. Cesta clarified there will not be any signage on the trailer. Mr. Spinella stated there will not be. Additionally, Mr. Cesta asked if there were ropes around the trailer. Mr. Spinella stated there is not.

Chairman Fatcheric asked if the trees would be displayed. Mr. Spinella stated they plan to display one tree to show customers what is being offered. Chairman Fatcheric clarified the process as to how customers would purchase and pick up the trees. Mr. Spinella explained the Costco member will purchase a tag, then come to the trailer and have employees bring the tree to the member's vehicle. Chairman Fatcheric also suggested safety cones around the truck to ensure awareness.

Mr. Czerwinski stated he had concerns regarding the visibility and traffic flow before he knew the location of the trailer; however he believes the placement of the trailer is away from the traffic flow and will work for the site.

Ms. DeJoseph asked if any handicapped spaces are impacted. Mr. Spinella stated no handicapped spaces are impacted.

As there were no other questions or concerns regarding this application, Mr. Voss moved to declare Lead Agency. Ms Lauer seconded the motion and it was unanimously approved.

Mr. Voss moved to declare an Unlisted Action. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to declare a Negative Declaration. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 65:
Mr. Voss moved to approve the Amended Site Plan as submitted for the seasonal selling area for the Christmas Trees. Mr. Cesta seconded the motion and it was unanimously approved.

Old Business

None

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes from the meeting on September 22nd, 2014. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss moved to approve the minutes from the meeting on October 27th, 2014. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from Curtin & DeJoseph for legal services rendered in August and September in the amount of $3,279.42, $729.42 of which is recoverable. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or comments from the Board, Mr. Voss moved adjourn the meeting at 7:15. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
November 24th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
None

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

3504 West Genesee Street / Chris Parker **TM # 047.-06-10.0**
Amended Site Plan
(façade modification)

Ms. Lauer excused herself as she is employed by Widewaters Group.

Mr. Chris Parker, Project Manager for Widewaters Construction, Inc., presented the application. The purpose of the application is the proposed modification of the existing façade to accommodate a new tenant in the building. The canopy will be extended along with the sidewalk on the west side of the building. Additionally, new store front glass will be added. No other changes are proposed. Hallinan's Liquors is the proposed new tenant. This is a relocation from another location in the Town.

Mr. Curtin asked if there is a tenant currently occupied. About the 60% is unoccupied and another tenant is relocating to the Hinsdale Road Plaza. Mr. Curtin explained he asked to make sure parking requirements are met. Mr. Parker stated he understood and explained the next phase of modification will take place as weather is permitting.

As there were no other questions or concerns Mr. Voss moved to declare Lead Agency. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Voss moved to declare an Unlisted Action. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare a Negative Declaration. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 66:
Mr. Voss moved to approve the façade modification as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Old Business

None

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes of November 10th, 2014 as submitted. Mr. Kallfelz seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric asked the clerk to provide a report on the status of the Professional Fees for the year. He asked for this to be reviewed at the next Planning Board.

Also, Mr. Curtin advised the Board with respect to the status of Affordable Senior Housing Project on Milton Avenue. The developer has been asked to provide various reports, in particular, a stabilization report to the Code Enforcement Office, which has not as yet been provided. Mr. Curtin advised the Board the proper steps should be taken in order to protect the Town's concerns.

Resolution # 67:
Ms. Lauer moved to ask Mr. Curtin to correspond with Mr. Price to gather the necessary information. Mr. Voss seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton & Loguidice for engineering services rendered in September and October in the amount of $12,673.30, $12,548.30 of which is recoverable. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin wished all a safe and Happy Thanksgiving.

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or comments from the Board, Mr. Voss moved adjourn the meeting at 7:15. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
December 8th, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Marty Voss

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
6 others

Absent:
Tracy Lauer

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

102 Oakridge Drive / David Meluni **TM # 064.-07-22.0**
Lot Line Re-Alignment

Mr. Peter Meluni, speaking on behalf of Mr. David Meluni, presented the application. The purpose of the application is to move a lot line in order to sell a portion of the land to the Onondaga County Water Authority (OCWA). Mr. Meluni stated the piece of land was previously owned by Camillus Consolidated Water District, then by the Meluni family and at this point the family wishes to sell OCWA in order for the agency to have access to their electrical boxes and control areas.

Mr. Curtin clarified with the owner that Camillus Consolidated Water had sold the property to the current owners. Mr. Meluni stated that is true. Mr. Curtin further confirmed that the owner's intention is to merge the parcel being re-aligned with the owner's original parcel. Mr. Meluni confirmed that is correct.

As there were no questions from the Board, Mr. Curtin advised the applicant the Board could grant approval contingent upon the sale of the parcel to OCWA and a copy of the recorded deed be provided to the Planning Board Clerk.

With that, Mr. Voss moved declare Lead Agency for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Voss moved to declare an Unlisted Action. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to declare a Negative Declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Voss moved to waive referring the application to Syracuse Onondaga County Planning Agency as the action being taken has little or no impact on the area. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 68:
Mr. Voss moved to approve the Lot Line Re-Alignment for 102 Oakridge Drive pending notification to the Assessors' office and a copy of the recorded deed being provided the Planning Board Clerk. Mr. Klaben seconded the motion and it was unanimously approved.

Topaz Trail / Gary Gasparini **TM # 070.-01-20.0**
Sketch Plan
(subdivision)

Mr. Gary Gasparini, owner of the property, presented the application. The purpose of the application is to subdivide a 130 acre property into 10 lots. Mr. Gasparini plans to subdivide the property in two phases. The first phase will be the four (4) lots on the southeastern section of the property which Mr. Gasparini would like to begin developing in the near future. The second phase would be the remaining six (6) lots on the western side of the property and the plan would be develop that portion in approximately 5 to 10 years. Mr. Gasparini stated the parcels would be approximately seven (7) acres, with some being slightly larger.

Mr. Gasparini stated the property does overlap onto the Town of Onondaga boundary, but plans to build all homes in the Town of Camillus. The subdivision would have two entry ways. There is a driveway on Peridot Drive which would be the access point into the development, with another access point off of Turquoise Trail for the second phase of development. The access point on Peridot Drive would require neighbors on either side of the driveway agreeing to the driveway, and also the Town would need to consider abandoning this road as it's currently owned by the Town. This would be a consideration the applicant would need to review with the Town Board and attorney.

Mr. Klaben asked why Mr. Gasparini wants to keep the two entry ways. Mr. Gasparini stated he wanted to ensure the two sections will have interconnectivity as he has no plans to have roads installed.

Mr. Kallfelz asked what Mr. Gasparini is hoping to receive approval for. Mr. Gasparini stated he would like to receive the Town's approval for Section 1 to begin with and then eventually return to the Board for approval for Section 2.

Mr. Voss asked for clarification for the driveway off of Peridot Drive. Mr. Gasparini stated the initial plan would be to have the lots share a driveway which would come together at the access point of the entry way on Peridot Drive. Mr. Voss wanted to clarify how many lots would have access off of Peridot. Mr. Gasparini stated it would be three (3) lots. Mr. Voss also asked if the road is wide enough. Mr. Gasparini stated he will have the proper frontage needed.

Mr. Cesta asked for the requirements needed if there's a driveway longer than 500'. Mr. Czerwinski stated there are standards which would need to be met by the applicant, which are listed in the subdivision requirements in the Town Code. Mr. Cesta also asked the applicant which lots would be the first to be developed. Mr. Gasparini stated

those lots off of Peridot Drive. Also, Mr. Cesta asked Mr. Curtin to explain what the responsibilities to the Town of Onondaga would be. Mr. Curtin stated the Board would need to refer the application to the Town of Onondaga to obtain its comments regarding this application and to ensure Onondaga's concerns are addressed. Mr. Cesta also asked for clarification with respect to the right-of-way. Mr. Curtin stated the applicant would need to consult with the Town Board and Town attorney to find out what restrictions are in place and how to go about releasing those restrictions if possible. Mr. Czerwinski stated he believed the Town would need to abandon the road and adopt a resolution stating as such.

Mr. Czerwinski and Mr. Curtin commented the roadway may be dedicated street which could be sold to the applicant adding the road could be labeled as "No Public Use" and consider the road to be abandoned. Additionally, Mr. Czerwinski stated the Highway Superintendent may have issues with driveway especially in the winter with respect to snow pile up. Additionally, Mr. Curtin reiterated the need for waivers from neighbors regarding the driveway on Peridot Drive if the Town Board considers abandonment. Mr. Czerwinski stated there are other concerns related to the driveways with respect to hammer heads as they become difficult to maintain.

Mr. Czerwinski stated there may be some limited access to the utilities as there are restrictions as to how close utilities can be to each other. He advised the applicant to consider these issues as he moves forwards with his application. He advised the applicant to keep in mind the Highway Department doesn't want hammerheads with the driveway cuts off of the sides of the hammerhead. Lots 2 and lot 9 would have to have driveways extending from the street.

Chairman Fatcheric recalled the original plan had a cul-de-sac and asked the applicant why he doesn't continue with that idea. Mr. Gasparini stated that was the case and decided against the cul-de-sac as it there are financial considerations to keep in mind.

Mr. Curtin stated as it's a Sketch Plan to consider phase 1 and be cognizant of the fact there is a second section that will be developed in the future. He stated the applicant is receiving comments as to hammerheads and driveway placement, and the sub street for the town to consider abandoning. Mr. Curtin noticed on the aerial view of the plans presented there appears to be a structure of some sort, Mr. Gasparini explained it an old structure from the days when the property had a munitions plant on it. Mr. Curtin advised Mr. Gasparini to keep these items in mind as he moves forward:

- Keep Sketch Plan open
- Consult with Town Board regarding Peridot Drive extension and access points
- That the application would need to have a Referral to Town of Onondaga
- Consider a preliminary plat on the entire project; then receive final plat as the project moves forward in stages
- The property is within 500' of a county road and therefore the application is required to be reviewed by County Planning

Mr. Curtin asked the applicant for his time line. Mr. Gasparini stated the winter time is better for him to work on the project as his business is quieter during those times. Mr. Curtin advised the applicant to consult with Mr. Czerwinski to verify with the Town Attorney and Town Board what they'll recommend for the Peridot Drive extension.

Mr. Voss moved to keep Sketch Plan open. Mr. Klaben seconded the motion and it was unanimously approved.

Old Business

Waterbridge Terrace, Section 2 / John Szczech TM # 006.1-01-24.0
Final Plat

Mr. John Szczech, developer of the property presented the application. The purpose of the application is to obtain approval on the 14 lots in the Waterbridge Estates Extension, Section 2 subdivision.

Mr. Szczech stated the utilities are in; those utilities include sewers, OCWA, stormwater, roadways.

Mr. Czerwinski stated that he's driven the roads with the Highway Superintendent and he'll be making the recommendation at tomorrow night's Town Board meeting to accept the roadways as constructed and establish the securities as required under the zoning regulations.

Mr. Curtin asked if there are any covenants or restrictions that will run with the properties. Mr. Szczech stated there are. Mr. Curtin asked the copy of the covenants and restrictions be provided to the Planning Board Clerk for the file.

Resolution # 69:

As there were no other questions or concerns concerning the application, Mr. Kallfelz moved approved the Final Plat, drawn by Ianuzi & Romans, P.C., dated October 21st, 2014 as submitted, with all covenants and restrictions as implemented. Mr. Voss seconded the motion and it was unanimously approved

Resolution # 70:

Mr. Voss moved to assess Park Land fees for 14 lots. Mr. Klaben seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of November 24th, 2014 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

5633 West Genesee Street / Keplinger Freeman Assoc. TM # 029.-01-18.1
Amended Site Plan Information

Ms. Lisa Wennberg, of Keplinger Freeman Associates; Mr. John Cerisoli, of DalPos Architects, and Ms. Erin MacArthur, Office Manager for Druger Eye Care gave an overview of the upcoming changes to the building which formerly housed the World Of Wonder Day Care and Siena Restaurant.

The proposed plan calls for the Druger Eye Care offices to relocate their offices from the Medical Center West facility to this building. The owners plan to make some

modifications to the interior and exterior of the building and parking lot. Those changes are as follows:

- Interior improvements for Druger Eye Care
- Future interior expansion with access door
- Provide two (2) accessible parking spaces
- Drop area improvements which include colored, lighting drop area, stairs and accessible ramp
- Site lighting improvements including illuminated drop area and three (3) site lights
- Accessible private entry walk
- Waste/recycling area
- Parking lot re-striping, parking lot chart will be provided
- Landscape improvements.

The owner plans to present more thorough details to obtain Amended Site Plan Approval but wanted to provide the Board with a basic scope of the upcoming changes.

The applicant plans to return to the Board in January with the complete application.

Discussion:

An additional discussion item relates to the Professional Fees due to the Town from various applicants. The clerk provided the Board with an overview of those accounts which are in need of attention. Starlight Estates not brought their account into balance and has had numerous communications to advise them of the need to bring the account current.

Resolution # 71:
Mr. Voss moved to advise Mr. Price that no additional Building Permits are to be issued until the developer has paid these professional fees. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin & DeJoseph for Legal Services rendered in October and November in the amount of $2475.00, $1162.50 of which is recoverable. Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski stated he has limited information regarding the Starlight Estates development. Mr. Bob Rocco of Starlight Estates has informed the Starlight Estates' homeowners association that he has plans to modify the existing stormwater plan and also modify a commercial parcel to residential.

Comments of the Board Members

Mr. Cesta asked what the latest information is regarding the Affordable Senior Housing Project on Milton Ave. Mr. Czerwinski responded there have been communications requesting specific information from the developer. The information has not been presented to the Town as yet, but as soon as Mr. Czerwinski receives the information he will apprise the Board. Mr. Curtin offered the opinion that the developer is in violation of permits issues and the Board should authorize the Code Enforcement Officer to issue the violation notices.

Resolution # 72:
Mr. Voss moved to authorize Mr. Price to issue the violation notices to the project. Mr. Cesta seconded the motion and it was unanimously approved.

As there were no other questions or comments from the Board, Mr. Voss moved adjourn the meeting at 8:05. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
December 22nd, 2014 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Mike Kallfelz
Don Klaben
Tracy Lauer
Marty Voss

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
Dave Callahan, 6th Ward Councilperson
8 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

4100 West Genesee Street/Rescue Mission TM # 064.-07-22.0
Amended Site Plan
(Building Modification)

Mr. Joseph Harris, Director of Facilities for the Rescue Mission, presented the application. The purpose of the application is to install two 4' x 4' windows on the south side (front) of the building. Also proposed is a 5' x 8' platform deck which had already been installed without a permit. Mr. Harris stated his company is arranging for the modification as a condition of a lease hold agreement. His firm is readying the building for the new tenant which is a nail salon.

Chairman Fatcheric asked if the bottle redemption center and the nail salon will both occupy the building. Mr. Harris stated just the nail salon will be using the building. Chairman Fatcheric also asked about the dock as it appears from the site that it's already instated. Mr. Harris clarified the dock is already there and is attempting to ensure the site is correctly depicted for the future tenant.

Chairman Fatcheric and Mr. Curtin stated normally the applicant would need to provide a site plan depicting the parking lot as well to ensure there's ample parking and access to the site. Mr. Harris stated he was asked to do the installations of the windows to ensure the building is ready for the new tenant. Beyond that, he's not able to speak to the type of parking that would be needed for the newer tenant.

There was also detailed discussion with respect to the loading dock and the need for it for the nail salon tenant. The Board Members discussed the installation of the dock and the possibility of removing it and as it was never approved on a prior site plan approval. The suggestion was made to remove the dock and restore the building to the prior state before the Bottle Redemption Center used the building. It was discussed that there is a man door that was also installed for the Bottle Redemption Center and that should be removed as well

Mr. Curtin stated if the Board was so inclined they could consider an approval to amend the Site Plan to reflect the building dock and man door be eliminated and the building be restored to the original state using comparable materials.

Mr. Voss moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare an Unlisted Action. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare a Negative Declaration. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 73:
Mr. Voss moved to waive the application to Syracuse Onondaga County Planning Agency (SOCPA) as the change to the site is considered minor. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 74:
Mr. Klaben moved to approve the front elevation change with windows installed contingent upon the removal of the deck and man door on the eastern side of the building. Mr. Kallfelz seconded the motion and it was unanimously approved.

5216 West Genesee Street/Cassidy Freight Serv. TM # 040.-01-15.1
Amended Site Plan
(Building Modification)

Ms. Heidi Stemkoski, of PHZ Architects, presented the application on behalf of the owners, Mr. Charles Cassidy, Jr. and Mr. Charles Cassidy, III. The purpose of the application is to renovate the exterior finishes of the existing building to use the building for the owners' freight company business office. There is a possibility a sister company could use the building as well, but the proposed changes include the possibility of the second business. The proposed modifications include new siding, new windows, stone veneer around the foundation, a new roof and a new larger covered entry. The new siding will be sable brown, with cream colored trim. The stone veneer will complement the siding.

Chairman Fatcheric asked the applicant how they would address handicapped accessibility. Ms. Stemkoski stated as the building is not a change of occupancy. She believes it's not need to address this, however if it is a requirement she will make sure there's accessibility.

Ms. Lauer asked if the eight (8) employees includes the possible sister company. The owners responded it does. Ms. Lauer also stated the improvements are very nice.

Mr. Voss and Mr. Kallfelz stated they thought the changes would be a nice improvement to the area.

Mr. Klaben clarified there will be new siding for the building. Mr. Cassidy stated there is and it's a sable brown, with cream colored trim.

Mr. Cesta commented the building's changes are very nice and asked if there would be any commercial vehicles entering the site. Mr. Cassidy stated there will not.

Mr. Czerwinski asked the applicant if the applicant if they would consider a one-way only entrance into the first driveway, then an exit only for the second driveway due to the width of those driveways. The applicants stated they could do that. Mr. Czerwinski also commented with respect to the parking within the stone areas; 10 x 18 parking spaces is town code and consider showing them.

Mr. Curtin also agreed with Mr. Czerwinski with respect to the parking spaces and the driveway comments. Mr. Curtin asked if the two floors were used for business uses. The reason for the question is to take into consideration for the parking spaces count. It was determined that the site had adequate parking available.

Mr. Voss moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare an Unlisted Action. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare a Negative Declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 75:
Ms. Lauer moved to approve the Site Plan as submitted along with the parking spaces shown, parking calculations shown, and directional sign for the two driveways. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 76:
Mr. Voss moved to waive the referral to SOCPA as the change is a elevation change. Mr. Kallfelz seconded the motion and it was unanimously approved.

5633 West Genesee Street / Keplinger/Freeman TM # 029.-01-18.1
Amended Site Plan
(Building Modification)

Ms. Lisa Wennberg, of Keplinger Freeman Associates gave an overview of the upcoming changes to the building which formerly housed the World Of Wonder Day Care and Siena Restaurant.

The proposed plan calls for the Druger Eye Care offices to relocate their offices from the Medical Center West facility to this building. The owners plan to make some modifications to the interior and exterior of the building and parking lot. Those changes are as follows:

- Interior improvements for Druger Eye Care
- Future interior expansion with access door
- Provide two (2) accessible parking spaces

- Drop area improvements which include colored, lighting drop area, stairs and accessible ramp
- Site lighting improvements including illuminated drop area and three (3) site lights
- Accessible private entry walk
- Waste/recycling area
- Parking lot re-striping, parking lot chart will be provided
- Landscape improvements.

Ms. Wennberg stated the applicant is hoping there's enough information presented to refer the application to the Syracuse Onondaga County Planning Agency in order to receive their comments in a timely fashion.

Mr. Klaben commented that in a previous appearance the Board had asked to more green space in the parking lot. Ms. Wennberg stated the applicant is still working on the suggestion and hopes to have more detail for their next appearance.

The other Board Members commented how much they liked the proposed improvements and that the proposed use for the building appears to be a good fit.

As there were no other questions or comments from the Board, Mr. Voss moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 77:
Mr. Voss moved to refer the application to SOCPA. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

Affordable Senior Hous. Opportunities/Milton Ave TM # 037.-01-02.1
Site Plan Update

Mr. Gary Clunie, project manager for Affordable Senior Housing Opportunities, presented the update to the Board. Mr. Clunie stated his firm has presented revised drawings to the engineering firm and provided more details with respect to the proposed retaining wall.

Mr. Clunie stated the site had some grading issues that were affecting the site and the existing neighborhood. Mr. Clunie described the topography and explained the steps they planned to take to help the grading and make sure the site is compliant with the town's standards. He stated the plans include a more even topography and the installation of a retaining wall that is appropriate for this type of topography.

Mr. Czerwinski stated his firm had completed their review and believed most of their questions have been addressed. It's his firm's opinions the structural designs are stable and the applicant also provided a detailed report regarding soil stabilization. A copy of the report is on file in the Clerk's office. Mr. Czerwinski stated his firm does have questions regarding the detail of the proposed retaining wall and asked more detail be provided. Mr. Czerwinski commented with respect to the adjacent neighbor's property.

The amount of buffer from the top of the wall to the neighbor's property is approximately 11.7'. He asked the developer to provide a solution as to what would prevent the developer from going onto the neighboring property during the construction of the retaining wall.

Mr. Cesta asked who would install the wall. Mr. Clunie stated it would be a specialized type of firm as the wall is custom made and requires the use of specialized equipment for installation.

Mr. Voss asked if there's chain link fence on top of the wall. Mr. Czerwinski explained there is and it's for safety purposes. The chain link fence is 4' in height. Mr. Voss also asked about the thickness of the retaining wall. Mr. Clunie and Mr. Czerwinski stated it's approximately 1'-3' in depth. Mr. Czerwinski provided a little more information as to how the wall is installed. He explained the process is to install the block, then backfill, then add more block, then backfill, Mr. Czerwinski also stated the height of the wall at its highest point is 28'.

Mr. Klaben asked about the corner of the wall to clarify how wide the swale is at that point. Mr. Czerwinski stated it's approximately 5' wide. The fence is located behind the swale and there's approximately 6' between the swale and edge of the property. Mr. Klaben stated he feels that the wall is a good product and stability seems have been taken into account.

Mr. Czerwinski advised the applicant he should provide submittals of all papers submitted to his firm and to the board as not everyone on the Board had received the same information.

Mr. Curtin stated he's not able to study the plans as he hadn't received them, but stated he has some concerns. He asked the applicant to consider the colors they plan to use and suggested neutral colors, such as black and gray. He also suggested the applicant provide full detail on the type of chain link fence as that information is not clear on the plans. Mr. Curtin added the applicant appears to have addressed the stability and stormwater and expected Mr. Czerwinski would provide the review.

Mr. Callahan asked about the 25' buffer that is typical for a developer to establish when there's an existing neighborhood. Mr. Callahan stated it's his understanding in this project the buffer is 11 feet. The board stated with a PUD the Board has discretion with respect to the buffer. It was stated the Board would investigate the question further.

Mr. Curtin addressed the audience member that stated the buffer should be 25 ft. The audience member identified himself as David Campagnone and that he resides at 66 Richlee Drive. He stated he feels that the buffer should be 25 ft as he believes it to be. Mr. Curtin responded there are many questions as to the buffer so the first thing would be to determine the buffer. Mr. Campagnone also stated some could interpret the retaining wall as a structure and Mr. Curtin stated he didn't believe that is the case but would research that and offer an opinion to that as well.

Chairman Fatcheric asked Mr. Campagnone if additional vegetation screening with is a possibility on his property. Mr. Czerwinski stated it could be a good solution for Mr. Campagnone's property, but as the house it at a higher point than the development, he's not sure how much it would help.

Mr. Curtin addressed the Board and Mr. Campagnone and explained the various concerns brought forth. He stated he hoped that with everyone working toward the same goal, he believed they could find a solution which will be beneficial to all parties concerned.

Mr. Clunie clarified what would be needed to continue the application. He was advised to provide the updated Site Plans along with the soil stabilization reports, and a landscaping plan.

The application is continued to the next meeting.

Minutes of the Previous Meeting

The Minutes from the previous meeting were not yet available.

Discussion

Town Board Referral to consider a Zone Change at the address of 106 Hunt Ave (TM # 042.-10-03.0 from R3 to C3 to allow Empower Credit Union to opportunity to seek Site Plan Approval for the installation of drive-up ATM kiosks to better accommodate members' needs and alleviate traffic backing up onto Hunt Ave.

The Board discussed the referral and is in agreement this is change for the positive.

Mr. Voss clarified Councilperson Davern had seen the proposal. Chairman Fatcheric stated there is communication from Councilperson Davern stating he's in favor of the change.

Mr. Voss moved to request Mr. Curtin correspond with the Town Board and advise them of the positive recommendation. Ms. Lauer seconded the motion and it was unanimously approved.

Organizational Meeting for 2015:

Mr. Kallfelz motioned to appoint Sandra Shoff as Clerk to the Planning Board. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Kallfelz motioned to recommend the appointment of Marty Voss as Vice Chairman for a one-year term expiring December 31, 2015. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Voss motioned to appoint Paul Czerwinski of Barton and Loguidice as Planning Board Engineer at the prevailing Town rates for 2015. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss motioned to appoint Paul J. Curtin Jr. of Curtin & DeJoseph P.C. as Planning Board Attorney at the prevailing Town rates for 2015. Ms. Lauer seconded the motion and it was unanimously approved.

The Planning Board is making the following recommendations to the Town Board:

The Board recommends to the Town Board Chairman Fatcheric remain Chairman.

The Board recommends to the Town Board to reappoint Mr. Kallfelz to the Planning Board.

The Board recommends to the Town Board to reappoint Mr. Cesta as alternated member for the Planning Board.

Meeting Dates for 2015

Mr. Voss motioned to approve the 2014 Planning Board meeting schedule as follows: 7:00 pm on the second and fourth Mondays, with the exceptions as noted with **(*)**, being January 12 & 26, February 9 & 23, March 9 & 23, April 13 & 27, May 11 & **May 27***, June 8 & 22, July 13 & 27, August 10 & 24, September 14 & 28, **October 14*** & 26, November 9 & 23, December 14 & 28. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

None

Comments of Town Officials

Councilperson Callahan asked what the zoning is for 5633 West Genesee Street. It was noted the zoning is C2. There was some discussion as to the allowable uses the zoning allows. The Board discussed the possible types of businesses that could be considered for the future if surrounding properties are zoned the same.

It was also noted the Planning Board wished to be on the Planning and Zoning Committee's next meeting as the Board is considering the possibility of digital submissions as part of the application process to the Planning Board.

Comments of the Attorney

Mr. Curtin stated it's been a pleasure to serve the Board and stated he looked forward to the next year. He also expressed his wishes to the Board for a Merry Christmas and Happy Year.

Comments of the Engineer

Mr. Czerwinski also stated it's been a pleasure to serve the Board and stated he looked forward to the next year. He also expressed his wishes to the Board for a Merry Christmas and Happy Year.

Comments of the Board Members

The Board members wished each other a Merry Christmas.

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 8:35. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

A

Affordable Senior Housing Opportunities
Discussion, 53, 61
Site Plan, 132
Affordable Senior Housing Opportunities, Amended Site Plan, 17, 21
Airport Road # 6192
Site Plan Review for Special Use Permit, 63
Amboy Belle Isle Church
Site Plan Review for Special Use Permit, 63
Arby's
Amended Site Plan, 86, 96
Aupperle, Richard
Site Plan, 45, 59

C

Camillus Hills Development Corporation, Wellington
Subdivision, 17
Camllus Hills Development Corporation, Wellington
Subdivsion, 13
Cam-Met, LLC
Amended Site Plan, 38
Cassidy Freight Services
Amended Site Plan, 130

E

Erwin, Daniel & Lorraine
Lot Line Re-Alignment, 80
Preliminary & Final Plat, 94

F

Fairmount Company, LLC
Amended Site Plan, 63, 97
First Baptist Church of Memphis
Site Plan for Special Use Permit, 113
Frank Theatre
,Township 5 Amended Site Plan, 40
Frank Theatre, Township 5
Amended Site Plan, 34

G

Gasparini, Gary
Sketch Plan, 124
Goodwill of Finger Lakes, Inc.
Amended Site Plan, 49, 56, 65

H

Home Depot
Temporary Site Plan, 37
Horan Road # 450
Amended Site Plan, 88

K

Kasson Road # 202
Site Plan, 52, 66
Town Board Referral for Zone Change, 24

L

LaGrow, Kevin
Amended Site Plan, 39
Longhorn Steakhouse, Township 5
Site Plan, 7

M

Mathews, Daniel
Site Plan, 81, 90
McDonalds, USA, West Genesee Street
Site Plan, 9
Meluni, David & Peter
Lot Line Re-Alignment, 123
Milton Ave # 4176
Site Plan Review for Special Use Permit, 6
Milton Avenue
Site Plan, 132
Milton Avenue # 3660
Town Board Referral, 116
Milton Avenue # 3711
Amended Site Plan, 39
Milton Avenue # 3756
Temporary Site Plan, 37
Milton Avenue, Affordable Senior Housing Opportunities
Amended Site Plan, 17, 21
Morgan Management
Preliminary & Final Plat, 70
Public Hearing, 73
Site Plan, 50, 83, 95, 100, 108
Site Plan Review for Special Use Permit, 89
Sketch Plan, 57

N

NYS Route # 1960
Site Plan for Special Use Permit, 113

O

Oakridge Drive # 102
Lot Line Re-Alignment, 123

P

Puff, Donald
Site Plan, 52, 66

R

Realty USA
Preliminary Plat, Final Plat, 101
Site Plan, 75, 102, 110, 115

Sketch Plan, 75
Red Robin
Site Plan, 113
Rescue Mission
Amended Site Plan, 12, 16, 129
Rotella's Auto Body
Amended Site Plan, 88
Route 321 # 1922
Lot Line Re-Alignment, 80
Preliminary & Final Plat, 94

S

Sewruk, Casimir & Linda
Sketch Plan, 44
Sewruk, Casimir & Linda
Preliminary & Final Plat, 64
St. Josephs Church
Site Plan Review for Special Use, 33
Sunnybrook Drive # 104
Site Plan Review for Special Use Permit, 55
Szczech Farms, Incorporated
Lot Line Re-Alignment, 13
Szczech, John
Lot Line Re-Alignment, 47, 74
Site Plan, 93

T

Topaz Trail
Sketch Plan, 124
Township 5
Amended Site Plan, 40, 106
Site Plan, 22, 26
Township 5 - Costco
Amended Site Plan, 118
Township 5 Apartments
Amended Site Plan, 1
Township 5, Frank Theatre
Amended Site Plan, 34
Township 5, Longhorn Steakhouse
Site Plan, 7
Township Boulevard
Site Plan, 113

V

Viewpoint Estates Extension
Subdivision, 13

W

Warners Road # 3202
Site Plan, 81, 90
Waterbridge Terrace, Section 2
Final Plat, 126
Wellington , Camillus Hills Development Corporation
Subdivision, 13
Wellington Commercial
Preliminary Plat, Final Plat, 30
Wellington, Camillus Hills Development Corporation
Subdivsion, 17
West Genesee Hill Baptist Church
Amended Site Plan, 87
West Genesee Street # 3504
Amended Site Plan, 121
West Genesee Street # 3514
Amended Site Plan, 63, 97
West Genesee Street # 3546-3604
Preliminary & Final Plat, 70
Public Hearing, 73
Site Plan, 50, 83, 95, 100, 108
Site Plan Review for Special Use Permit, 89
Sketch Plan, 57
West Genesee Street # 4100
Amended Site Plan, 129
West Genesee Street # 4401
Amended Site Plan, 86, 96
West Genesee Street # 4945
Amended Site Plan, 87
West Genesee Street # 5110
Preliminary Plat, Final Plat, 101
Site Plan, 75, 102, 110, 115
Sketch Plan, 75
West Genesee Street # 5320
Amended Site Plan, 38
West Genesee Street # 5362
Amended Site Plan, 49, 56, 65
West Genesee Street # 5399
Amended Site Plan, 12, 16
West Genesee Street # 5425
Site Plan, 93
West Genesee Street # 5600
Site Plan Review for Special Use Permit, 33
West Genesee Street # 5633
Amended Site Plan, 126, 131
West Genesee Street #5126
Amended Site Plan, 130
West Genesee Street & Knowell Road
Site Plan, 77
West Genesee Street, McDonalds USA
Site Plan, 9
West Genesee Turnpike # 2250
Lot Line Re-Alignment, 74
West Genesee Turnpike # 2436
Lot Line Re-Alignment, 13, 47
Widewaters Sunnybrook Drive Co., LLC
Site Plan Review for Special Use Permit, 55
Williams, Annette
Site Plan Review for Special Use Permit, 6
Winchell Road # 6638
Preliminary & Final Plat, 64
Sketch Plan, 44
Windcrest Drive & West Genesee Street
Site Plan, 45, 59, 68
Town Board Referral for Zone Change, 18