Town of Camillus
Planning Board Minutes
January 11th, 2016 - 7:00 pm

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

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

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:

3452 West Genesee Street / Vision Development TM # 047.-06-08.1
Amended Site Plan

The applicant requested to postpone their appearance to the next meeting.

4010 Milton Avenue / National Grid TM # 020.-04-15.0
Site Plan Review for Special Use Permit
(upgrade existing substation)

Mr. Andrew Leja, of Barclay & Damon, counsel for National Grid and Ms. Diane McClane, Project Manager, presented the application. The purpose of the application is to modify the existing substation by adding a transformer to increase the substation's capacity. The modifications also include metal clad switchgear and the necessary ancillary electrical equipment, such as switches, cables and trenches. The modifications will improve electric infrastructure reliability in the Camillus and surrounding areas. The expansion includes modifications to the pavement and landscaping for the substation. The total disturbed area is approximately 9800 square feet. There will be mesh-type fencing of approximately 340' to the south and west to bar vehicular interest.

Mr. Leja stated they plan to begin the work as soon as all permits are issued and the work would be done between the hours of 7 am to 5 pm.

Mr. Klaben asked if there would be additional noise from the transformer. Mr. Leja stated there will be noise (hum) from the additional transformer. Ms. McClane stated there will be additional noise, but isn't sure about the decibel level. She doesn't believe it will impact any of the surrounding residences but

stated he would get a decibel reading to confirm that. Additionally, Ms. McClane stated she's not aware of any noise complaints from the existing neighbors, but would check into it.

Mr. Cesta asked if the Electro Magnetic Frequency waves would be harmful. Mr. Leja explained that as the waves are released from the transformers they dissipate as they are exposed to the environment. Mr. Cesta also asked if the driveway will have a gravel driveway. Mr. Leja stated it is currently and will remain so. Mr. Cesta asked if there was any additional buffering planned. Mr. Leja stated there is not, and also in that vein, some existing vegetation will be removed due to the work being performed.

Chairman Fatcheric noted the landscaping screenings are no longer a viable option in many cases for utilities. Mr. Leja stated that's true, mainly due to security reasons. It's a fine line between satisfying curiosity and ensuring the security of the substation.

Mr. Voss asked if the presenters knew the boundaries of the service are. Mr. Leja and Ms. McClane stated they didn't have the information available, but could find out.

Mr. Czerwinski noted the SWPPP appears to be in order. He believes there is a slight increase in water flow toward the east due to the pavement being added. Mr. Czerwinski remarked there may be an error on the SEQR form with respect to the disturbed area for the project. Mr. Leja stated he would verify his sources.

Mr. Curtin stated he scaled the amount of feet there is from the project to the closest neighbor and believes it to be approximately 120'. He asked the applicant to be especially mindful of the changes as they pertain to the existing neighborhood. He stated the following items should be presented in more detail before the Planning Board is able to give their recommendation to the Zoning Board of Appeals:

1) Exact location of the trees to be removed.
2) Anticipated decibel levels of the additional transformer at the property line of the nearest residence
3) Nominal buffering, especially with respect to the closest neighbors
4) Expectancy of the expansion, with an eye toward any future expansions

As there appeared to be a few details needing clarification, the Board asked the applicant to provide the additional details at the next meeting, January 25th. It's the Board's expectation that with those additional details, they should be able to provide a recommendation to the Zoning Board of Appeals.

Old Business

None

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 welcomed new member Mr. Mallore to the Board.

Comments of the Engineer

None

Comments of the Board Members

Chairman Fatcheric and the Board Members welcomed Mr. Mallore to the Board.

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:35 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

Town of Camillus
Planning Board Minutes
January 25th, 2016 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Don Klaben
Tracy Lauer
Jason Mallore
Martin Voss

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

Absent:
Chris Cesta

Guests and Members of the Public
Joy Flood, 3rd Ward Councilperson
5 others

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

New Business:

270 Township Boulevard / Pediatric Associates TM # 017.-05-65.1
Amended Site Plan
(updated sign information)

Dr. Thomas Abbamont and Ms. Susan Pinkowski of Pediatric Associates presented the application. The purpose of the application is to install 12" white plastic form non-illuminated letters on the south side of the building.

Mr. Curtin asked if there would be any additional lighting with regards to the new sign. Dr. Abbamont stated there will not. The existing lighting on the building is sufficient.

Mr. Curtin also noted the modification is minor and doesn't require an additional SEQR form for the application.

Resolution #1:
As there were no other questions or concerns from the Board or staff, Mr. Voss moved to approve the Amended Site Plan as presented. Ms. Lauer seconded the motion and it was unanimously approved.

3452 West Genesee Street / Vision Development TM # 047.-06-08.1
Amended Site Plan

Mr. Patrick Donegan, of Vision Development, presented the application. The purpose of the application is to modify the existing building which is currently a car wash, into retail space. The building currently has bays, which will be modified into an open space of approximately 3200 square feet. The façade may be painted when the tenant is determined.

Mr. Donegan also plans to add 10 additional parking spots in the rear and the front, along with pedestrian walkways.

Mr. Voss asked about the parking in the plaza. Mr. Donegan responded the existing gym currently uses a good portion of the parking. He plans to add 10 spaces in the front and 10 spaces in the rear of the modified building. Additionally, he proposes to install two walkways, one in the front and one in the rear. The proposal also calls for the removal of the existing islands and the installation of a light pole, and two building lights.

Ms. Lauer asked about if the sign band would remain. Mr. Donegan stated it would remain and be cleaned up once the tenant is determined.

Mr. Donegan asked if the Planning Board is aware of the neighboring project on Westlind Drive in the Town of Geddes. It was noted the Planning Board would address the neighboring project in a work session relating to both properties.

Mr. Mallore asked about the smoke detectors as noted in the plan. He stated it appeared there is six (6) noted on the plan, and believes there are only three (3) in the plan (6).

Mr. Czerwinski noted the parking spaces listed on the plan are 10’ x 20’ which are larger that necessary. He did address the driving aisles stating they are listed at 22’ wide, rather than 24’ wide, which they should be as per the Municipal Code. He suggested shrinking the island or shortening the parking spaces to accomplish the 24’ drive aisle. Mr. Czerwinski also referenced the parking table on the Site Plan, noting that there’s an error as the total parking should be 245 spaces required.

Chairman Fatcheric asked if there are any lighting changes planned. He asked for them to be shown on the plan and provide the lighting plan if necessary.

Mr. Curtin stated he would address the concerns he has during the work session for the applicant with respect to this property and the adjacent property in the Town of Geddes. He noted to the applicant that a Long Form SEQR is required for this project. Mr. Curtin also noted the Planning Board should notify the Town of Geddes that Town of Camillus Planning Board has Lead Agency and plans to have a coordinated review.

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

Ms. Lauer moved to list the action as Type I for the application on the SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to notify the Town of Geddes of the coordinated review. Ms. Lauer seconded the motion and it was unanimously approved.

The application is continued to a later meeting.

Old Business

3501-3577 W. Genesee Street/Benderson Company TM # 048.-01-01.1
Amended Site Plan

Mr. Matt Oakes, from the Benderson Company, presented the updated details regarding the application. In a previous appearance before the Board, Mr. Oakes presented the following information relating to the application:

"**The purpose of the application is to modify the existing Fairmount Fair shopping center with a 5075 square foot addition. The proposed addition will abut the existing Michael's retail space. The new space will be constructed over the area of the sidewalk and parking spaces located on the eastern side of the building. The expansion proposes to use similar material to the existing center, including brick and EIFS as well as to carry over the awning from the Michael's façade. Additionally, there will be storefront glass in the front of the building which ties around to the side elevation of the building. As there's an existing entrance into Michael's there is a proposed interior corridor to maintain the egress to Michael's.**

The corner element of the proposed expansion will wrap around the corner so that it is visible from both the west and north. The rear elevation will match up with Michael's rear elevation. Mr. Oakes also stated the developer plans to maintain the landscape area between the building and the proposed sidewalk, with additional landscaping in the rear of the building. Mr. Oakes also stated there will be a grade change in the front of the proposed addition to ensure the grade is even with the existing plaza."

In tonight's meeting, Mr. Oakes addressed the concerns raised by the Board and staff, noting the changes have been made to the Site Plan.

- Added a crosswalk in front of the building to the parking lot
- Added a "Plaza Exit Sign" which will be illuminated at dusk (5' height)
- Included a landscaping plan outlining the vegetation to be installed
- County Comments regarding sewer have been addressed with the County

- County Comments regarding traffic circulation has been addressed and Mr. Oakes noted with the modifications, it appears the traffic flow has been improved.
- Also, right in, right out goes back to when Target had been approved and before. Full access is only at the traffic light. Mr. Oakes believes it was to ensure the flow didn't become congested.
- Elevations remain the same

Mr. Klaben noted the applicant has taken in account all the concerns the Board had brought forth in the earlier appearance before the Board.

Mr. Curtin confirmed the notice had been given to the Town of Geddes. He stated the Planning Board of the Town of Geddes only meets monthly, and may need additional time to bring forth any concerns.

As Lead Agency had already been declared, and the application has been referred to Syracuse Onondaga County Planning Agency (SOCPA), it was decided to continue the application until the February 8th meeting to finalize any approvals.

4010 Milton Avenue / National Grid TM # 020.-04-15.0
Site Plan Review for Special Use Permit
(upgrade existing substation)

Mr. Thomas Paul, Counsel for National Grid, presented the updated information for the application. In a previous meeting, the following information regarding the application was presented:

"**Mr. Andrew Leja, of Barclay & Damon, counsel for National Grid and Ms. Diane McClane, Project Manager, presented the application. The purpose of the application is to modify the existing substation by adding a transformer to increase the substation's capacity. The modifications also include metal clad switchgear and the necessary ancillary electrical equipment, such as switches, cables and trenches. The modifications will improve electric infrastructure reliability in the Camillus and surrounding areas. The expansion includes modifications to the pavement and landscaping for the substation. The total disturbed area is approximately 9800 square feet. There will be mesh-type fencing of approximately 340' to the south and west to bar vehicular interest.**

Mr. Leja stated they plan to begin the work as soon as all permits are issued and the work would be done between the hours of 7 am to 5 pm."

In tonight's meeting, Mr. Paul addressed the concerns brought forth by the Planning Board:

- National Grid provided the noise decibel information

- Planting plan with respect to the screening for Site (existing screening is approximately 90', approximately 30' will be removed to accommodate the modifications)

Mr. Voss stated he felt the applicant had addressed the concerns brought forth.

Mr. Czerwinski stated he reviewed the noise decibel level and believes the applicant has adequately addressed noise levels concerns.

Resolution # 2:
Mr. Voss moved to ask Mr. Curtin to correspond with the Zoning Board of Appeals to advise them the site specific issues have addressed and they recommend a positive recommendation for the application. Klaben seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes from December 28th, 2015. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from January 11th, 2016. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

The Board moved into a work session to address the Vision Development neighboring projects.

The Board returned from the work session.

Correspondence

A voucher was received from Curtin & DeJoseph for Legal Services rendered in December 2015 in the amount of $600.00, $75.00 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

None

Comments of the Board Members

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:55 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 8th, 2016 - 7:00 pm

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

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

Guest of Honor
Mike Kallfelz

Guests and Members of the Public
Joy Flood, 3rd Ward Councilperson
Steve James, 4th Ward Councilperson
5 others

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

New Business:

None

Old Business

Topaz Trail / Gary Gasparini **TM # 070.-01-20.0**
Sketch Plan

Mr. Gary Gasparini, owner of the property, presented the application. The purpose of the application is to subdivide a 55 acre parcel into four (4) lots. Each lot will be a minimum of five (5) acres. Mr. Gasparini had appeared before the Board to present a sketch plan which included additional lots, and a Phase 2. This plan has eliminated 6 (six) lots and the Phase 2.

Concerns from the earlier appearances have been addressed in the driveways' relocations to the west of the hammerhead. The three (3) driveways located off of Turquoise have been approved by the Highway Superintendent. Mr. Gasparini plans to keep the lots as wooded as possible. Two (2) lots do have acreage in the Town of Onondaga; however the houses are proposed to be built in the Town of Onondaga.

Chairman Fatcheric asked if Mr. Gasparini had written approval for the driveway locations. Mr. Gasparini stated he didn't but had spoken to the Highway

Superintendent to receive the approval. Chairman Fatcheric advised the applicant to obtain written approval or have Mr. Legnetto (Highway Superintendent) come to the next meeting.

Mr. Klaben asked for clarification as to the driveway for Lot # 2 located off of Turquoise. Mr. Gasparini responded that all three (3) driveways are coming off of Turquoise due to the snow removal issue off of Topaz.

Mr. Voss asked if the only roads affected are Turquoise and Topaz Trail. Mr. Gasparini stated that's correct. Mr. Gasparini also clarified that part of the neighbor's driveway off of Turquoise is owned by him. Mr. Voss also asked about the second entrance off of Topaz Trail. Mr. Gasparini stated it's actually a dirt road, off of the driveway to his property.

Mr. Mallore asked if the hammerhead at the end of Topaz Trail has enough room to have an emergency personnel turnaround. Mr. Gasparini stated there is.

Mr. Czerwinski clarified the turnaround is being widened to accommodate the driveways. Mr. Gasparini stated that's correct.

Mr. Curtin asked if all the properties are only in the Town of Camillus. Mr. Gasparini noted that two (2) of the lots have acreage in the Town of Onondaga. Mr. Curtin stated the Town of Onondaga should be notified of the action and intentions of Mr. Gasparini. Mr. Curtin further stated the driveways' locations and accessibility should be approved by the Highway Superintendent to continue moving forward. Mr. Curtin further stated the project has been downsized significantly and the previous comments by the Board taken into account.

As there were no other questions or concerns before the Board, Mr. Cesta moved to close sketch. Mr. Voss seconded the motion and it was unanimously approved.

Ms. Lauer moved to correspond with the Town of Onondaga. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Curtin advised the applicant a Long Form SEQR form would be necessary as part of this application as this is considered a major subdivision.

Chairman Fatcheric noted it's not necessary to refer to Syracuse County Onondaga County Planning Agency (SOCPA) as the project is not located near any County roads.

Mr. Curtin also asked the applicant to provide an idea of the topography for the lots, and the locations of the structures to be built on the next plan provided.

Chairman Fatcheric also noted to the applicant there will be a Public Hearing for the subdivision as it's considered a major subdivision.

3501-3577 W. Genesee Street/Benderson Company TM # 048.-01-01.1
Amended Site Plan

Mr. Matt Oakes, from the Benderson Company, presented the updated details regarding the application. In a previous appearance before the Board, Mr. Oakes presented the following information relating to the application:

"**The purpose of the application is to modify the existing Fairmount Fair shopping center with a 5075 square foot addition. The proposed addition will abut the existing Michael's retail space. The new space will be constructed over the area of the sidewalk and parking spaces located on the eastern side of the building. The expansion proposes to use similar material to the existing center, including brick and EIFS as well as to carry over the awning from the Michael's façade. Additionally, there will be storefront glass in the front of the building which ties around to the side elevation of the building. As there's an existing entrance into Michael's there is a proposed interior corridor to maintain the egress to Michael's.**

The corner element of the proposed expansion will wrap around the corner so that it is visible from both the west and north. The rear elevation will match up with Michael's rear elevation. Mr. Oakes also stated the developer plans to maintain the landscape area between the building and the proposed sidewalk, with additional landscaping in the rear of the building. Mr. Oakes also stated there will be a grade change in the front of the proposed addition to ensure the grade is even with the existing plaza."

Also in a previous meeting, Mr. Oakes provided these updated details to various concerns brought forth by Board Members and staff:

- **Added a crosswalk in front of the building to the parking lot**
- **Added a "Plaza Exit Sign" which will be illuminated at dusk (5' height)**
- **Included a landscaping plan outlining the vegetation to be installed**
- **County Comments regarding sewer have been addressed with the County**
- **County Comments regarding traffic circulation has been addressed and Mr. Oakes noted with the modifications, it appears the traffic flow has been improved.**
- **Also, right in, right out goes back to when Target had been approved and before. Full access is only at the traffic light. Mr. Oakes believes it was to ensure the flow didn't become congested.**
- **Elevations remain the same**

In tonight's meeting, the Board noted the Town of Geddes had returned their comments on the project. Chairman Fatcheric reviewed the comments with the applicant and Board.

- Stormwater Concerns - reviewed by Town Engineer and found to be in order
- Parking concerns – addressed by the Board, impact on parking expected to be minimal as the parking spots being eliminated were virtually unused.
- Traffic flow – Town of Geddes has concerns about the changes in an already congested area. It's the Town of Camillus' opinion that the changes appear to affect the site in a favorable manner.

Chairman Fatcheric asked Mr. Curtin to correspond with thee Town of Geddes outlining the comments and the actions of the Town of Camillus with respect to the application.

As the application has already been referred to the Syracuse Onondaga County Planning Agency, (SOCPA) Mr. Klaben moved to declare an Unlisted Action for the application. Mr. Cesta 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 # 3:
Ms. Lauer moved to approve the Amended Site Plan as submitted as drawn by Pinewood Engineering, P.C., dated 12/20/2015. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 4:
Ms. Lauer moved to collect $500.00 in Professional Fees. Mr. Voss seconded the motion and it was unanimously approved.

Malibu Hills Estates / DW Hannig **TM # 015.1-07-02**
Final Plat
(addition of lot to previously approved plat)

Mr. Paul Curtin, attorney for the Malibu Hills Estates P.U.D., presented the application. He explained the purpose of the application is to amend an already approved subdivision map with the addition of Lot # 23.

Mr. Curtin stated the existing infrastructure is in place and the existing bonds and securities are in place. The amendment to the plat is subject to the existing bylaws of the overall P.U.D.

Mr. Curtin stated it's understandable that there would be concerns about adding one lot at a time, however the financial climate for the owner has been slowly improving and it's the belief that the sale of this lot, will improve the status of the developer and any additional changes will have a more comprehensive plan.

It was noted that SEQR already addressed for the application as part of the overall SEQR for the P.U.D.

Resolution # 5:
Ms. Lauer moved to assess Parkland Fees for one (1) lot. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution #6:
Mr. Cesta moved to approve the Amended Final Plat as submitted subject to legal and engineering review. Mr. Klaben seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes from January 25th, 2016. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric reminded the other Board Members to consider attending the Syracuse Onondaga County Planning Agency Symposium to be held on March 9th, 2015.

Correspondence

A voucher was received from Hummel's Office Plus for a nameplate for new member Jason Mallore in the amount of $36.87. Mr. Klaben moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Curtin & DeJoseph for Legal Services rendered in January 2016 in the amount of $1795.00.00, $225.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in December 2015 in the amount of $1802.33, $1552.23 of which is recoverable. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in January 2015 in the amount of $1300.80, all of which is recoverable.

Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A special presentation was made to Michael Kallfelz, a 5 year Planning Board Member, who recently resigned his position. The Board presented Mr. Kallfelz a plaque in appreciation for his service to the community and contributions to the town. Mr. Kallfelz received a standing ovation from the Board, Staff and all those in attendance.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin stated the Town of Geddes is very appreciative of the efforts to have a coordinated review with respect to the Vision Development application and they look forward to working with the Town of Camillus.

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 7:30 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

Town of Camillus
Planning Board Minutes
February 22nd, 2016 - 7:00 pm

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

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

Guests and Members of the Public
7 others

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

New Business:

None

Old Business

Pitcher Flats / Alan Coulter **TM # 006.-03-16.0**
Preliminary Plat/Final Plat (for subdivision)

Mr. Al Coulter, of Keller William Realty, presented the application on behalf of the applicant, Mr. Sam Pitcher. The purpose of the application is to subdivide a parcel of land into three (3) separate lots. The newly created lots will be lot 1E, approximately 1.85 acres, and 1C which will be approximately 4.65 acres with approximately 80' of road frontage. Mr. Pitcher retains his parcel which contains his residence and pond. The total number of lots for the subdivision is four (4).

A long form SEQR has been submitted for the project. Mr. Curtin reviewed the form and stated it appeared to be in order.

A copy of the application for a permit from Onondaga County Department of Transportation for the curb cuts off of Warners Road was received from the applicant.

This application has been referred to the Syracuse Onondaga County Planning Agency (SOCPA). The comments from that referral have been addressed.

Mr. Curtin noted there was a handwritten note included in the submittal from Mr. Sam Pitcher stating there would not be any additional subdividing of this

property. Mr. Curtin advised the Board, this statement should be included on the Final Plat presented to the town.

As there were no other questions or comments from the Board and staff, and as Lead Agency has already been declared for this application, Mr. Klaben moved to declare an Unlisted Action. Mr. Cesta 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 # 7:
Mr. Klaben moved to approve the Preliminary Plat as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 8:
Ms. Lauer moved to approve the Final Plat as submitted conditional upon the addition of a statement noting the owner of the property plans no additional subdivision. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 9:
Ms. Lauer moved to assess Parkland Fees for the four (4) newly created lots. Mr. Mallore seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

The minutes from the previous meetings were not yet available.

Discussion

Work Session for the Following Projects:

Starlight Estates

Mr. Ric Maar, from Dunn & Sgromo, project manager, and Mr. Robert Rocco and Mrs. Sherry Rocco, owners of the property, presented the updated information to the Board with respect to the Starlight Estates Mixed Use Concept Plan.

Mr. Ric Maar, of Dunn & Sgromo Engineers, PLLC presented the project. Mr. Maar stated there is a 6 .5 acre parcel in Starlight Estates, off of Warners Road, located between Stellium Drive and Pegasus Circle that his client Mr. Bob Rocco, wishes to develop. The proposed plan calls for 10-12 homes, a small restaurant and a dog day care to be constructed. The houses would be located in the northern end of the parcel and the restaurant located in the southern end of the parcel, with the dog day care located near State School Road

In a previous work session with the Board, some concerns were brought forth. Mr. Maar and Mr. Rocco addressed these concerns in tonight's meeting.

- Parking for dog day care on State School Road – parking spots have been adjusted to be 5' deeper, to facilitate vehicles backing up.
- Suggested sidewalk around the residential area to restaurant area. A sidewalk around the perimeter of the residential area has been added.
- Connector road has been widened to 24' as per municipal code
- Renderings of the homes and dog day have been provided

Mr. Rocco stated he sent an email and letters to the existing homeowners and held a presentation outlining the project. He stated the homeowners seemed happy with the proposed modifications.

Chairman Fatcheric asked if the connector road is still a private road. Mr. Maar stated it is.

Mr. Klaben stated it appeared that one of the houses is still partially over a drainage basin. Mr. Maar stated it will be addressed in Site Plan Review; most likely by addressing the size of the drainage basin and/or adding a culvert.

Mr. Cesta asked about the size of the houses, Mr. Rocco stated the houses are approximately 900-1000 square feet and the houses are proposed to be rental houses. The residential houses would be one piece of property.

Mr. Voss clarified the houses are rental houses. Mr. Rocco stated they are. Mr. Voss asked what market Mr. Rocco is targeting. Mr. Rocco stated the market would be most likely older people who no longer are interested in the maintenance of properties, and perhaps who travel part of the year.

Ms. Lauer stated the road looks better as adjusted to the 24' width. Ms. Lauer also stated she likes the style of the houses.

Mr. Mallore stated the restaurant appears to have an outdoor patio. He expressed concern that the noise from the patio may have an effect on the residential area. The applicant stated the restaurant has not been finalized and may not have a patio, but included it in the conceptual plan as a possibility.

Chairman Fatcheric asked what the square footage of the dog day care facility will be. Mr. Rocco stated with both floors (as it's a walkout floor plan on the lower level) the total square footage would be approximately 6000 square feet.

Mr. Maar asked what the steps would be to keep the project moving forward.

There was some discussion of the usage approved for the P.U. D. As the usage is changing, the applicant would need to be approved by the Town Board. If the Town Board is amenable to the usage change, a Public Hearing would be held

and then the Town Board would render their decision. At that point, the applicant would then apply for the Lot Line Re-alignment from the Planning Board, and then the Site Plan Review could begin. Also, Chairman Fatcheric noted to the applicant that the approved Site Plan would pertain to the footprint of the homes, restaurant and dog day care, but the actual Restaurant and Dog Day Care Site Plans would require additional Planning Board applications and approval.

Mr. Curtin explained the P.U.D. in this case, doesn't include a dog day care, and possibly the restaurant. The Town Board sets the parameters for a P.U. D. and they would decide if the usage could be expanded to include those commercial endeavors.

Mr. Maar asked what the procedure would be to move a lot line to accommodate the parcel's changes. Mr. Curtin advised the applicant that a Lot Line Re-alignment application could be submitted for this action.

Chairman Fatcheric and Mr. Curtin advised the applicant of the timeline to pursue Usage Change, Lot Line Re-Alignment, and Site Plan applications.

Mr. Curtin advised the applicant that single family rental houses are an unusual usage in the P.U.D, and may need additional discussion or covenants assigned to this parcel to ensure developers know these homes can't be sold; may only be rented. There wouldn't be the ability to sell these houses privately

Mr. Czerwinski advised the applicant regarding the sidewalk, stating the sidewalks wouldn't be allowed in the Town's easement. Mr. Czerwinski stated he's somewhat concerned with the parking spaces at the dog day care on State School Road.

Mr. Curtin also spoke with respect to the detention basin was sized to accommodate full build out, since the overall site's impervious surface has been reduced, the drainage may be impacted in a more favorable manner. He believes that will be determined as the project moves forward.

Mr. Voss asked if Mr. Rocco planned to restrict the age to 55 and over. Mr. Rocco stated he's undecided at this point.

The applicant took all the comments into account and stated he will proceed as advised.

Township 5

Mr. Kevin Eldred, of the Cameron Group, LLC spoke to the Board with respect to two (2) parcels that he's asking to have released from the previously approved subdivision. The parcels would receive their own Tax Map Numbers, and then

be available to sell as individual properties. Those two properties are located at 555 Hinsdale Road, and 110 Bennett Road.

Mr. Eldred stated he understands it will take several meetings to have this action accomplished. He stated he believed the steps would include:

- Referral from Planning Board to Town Board
- Referral to SOCPA (Syracuse Onondaga County Planning Agency)
- Letter to OSIDA (Onondaga County Industrial Agency)
- Amendment to subdivision
- Have the two parcels released from the PILOT agreement
- Assessor's action to have the parcels receive Tax Map Numbers
- Receive the funds from bank for the two parcels.

Mr. Voss asked what changed to allow the parcels to be released. Mr. Eldred explained the early stages indicated there would be a need for an easement to from National Grid to allow power lines across the parcels. As the project moved forward, it became apparent the need would not be there, thus allowing the parcels to no longer be needed.

Mr. Cesta asked if there's been any consideration that these properties could become LBO (limited business operation). Mr. Eldred stated he didn't believe so as the County seemed reluctant to add any additional curb cuts on either Bennett Road or Hinsdale Road.

Mr. Voss expressed concern that after time has passed, there will be applications to have small businesses along those roads.

Ms. Lauer stated the parcels appeared to be quite small, and didn't believe there would be a large enough space for any business.

Mr. Curtin advised the applicants the parcels will revert to prior zoning classification. One concern would be if the zoning reverts back to the prior zoning, whether the lot(s) will still be conforming. Mr. Curtin stated he will research that to clarify. If the lot(s) do appear to be sub-standard, it's possible the applicant may have to get a referral to the Zoning Board of Appeals.

Mr. Czerwinski stated based on the information on the plan provided it appeared the lots are conforming.

Chairman Fatcheric and Mr. Curtin spoke to the applicant with respect to how best to streamline the process for the Zone Change. With that, Mr. Voss moved to ask Mr. Curtin to correspond with the Town Board, to communicate to Mr. Eldred's intentions and to communicate the Planning Board's recommendations. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from the Syracuse Onondaga County Planning Agency in the amount of $195.00 for training for Planning Board Members. Mr. Klaben moved to approve payment. Mr. Cesta 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

With no other 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 14th, 2016 - 7:00 pm

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

STAFF PRESENT
Brian Sinsabaugh, ESQ.

Absent:
Jason Mallore

Guests and Members of the Public
2 others

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

Discussion

Dirk Oudemool (Town Attorney) to address the Planning Board on a matter of interest to the Planning Board.

Mr. Oudemool presented to the Board a mapping tool which is available through the Syracuse Onondaga County Planning Agency. He explained the maps are available to municipalities at no cost. The maps can be customized to display various helpful areas to residents, town officials and construction personnel such as Federal Wetlands, Flood Plains, Steep Slopes, CNY Land Trust Properties and Public Parks. Mr. Oudemool stated he's still in the drafting stages to determine what areas of interest will be most helpful, but when the maps are completed, he will present various town personnel with the final draft.

New Business:

3996 Box Car Lane / Bruce Pollack **TM # 015.-04-07.1**
Site Plan

Mr. Bruce Pollack, of B&C Storage, presented the application. The purpose of the application is a proposal for eight (8) new buildings. Two (2) buildings would be considered Flex Space. Six (6) buildings would be Indoor Storage Spaces. Each of the flex space tenants would have their own 30' x 50' warehouse space, office space and restroom facilities within the conditioned building. Public parking with front access and entry porches, along with more private rear access would be provided. At the rear of the building, overhead doors would be

available for the storage of tenant vehicles as well as to import and export goods. A shared loading dock has also been incorporated into the design as an added amenity for the tenants.

In order to provide good circulation within the site from business trucks as well as adequate space for fire trucks and their required turnaround, the existing driveway would remain directly off Box Car Lane Circle.

The buildings are proposed to be in the "Nantucket aesthetic". The proposed grey and white shingle style barn will accommodate and work well with any tenant business logos, signage and color. The proposed front porches will serve to break up the long façade as well as identify the individual tenant spaces.

Mr. Pollack explained there is a need for this type of mixed use complex. Vending distributors, and a printing company which does pens, t-shirts etc, are the type of business which would benefit from having a space to operate out from; however they wouldn't have foot traffic in and out of their space.

Mr. Klaben asked about the large area in the southwest portion of the proposed parking area. He wanted to clarify what would be stored in that area. Mr. Pollack stated he's proposing to use that area for Recreational Vehicle and Boat Storage. The nature of the space is well screened which is ideal for this type of storage.

Mr. Cesta asked if the storage would be provided in the rear of the unit. Mr. Pollack explained the front area would have an office area, with the overhead door in the rear, to provide a loading area for the tenants. Mr. Cesta asked if Mr. Pollack thought any construction personnel renting the space would do actual construction work on site. Mr. Pollack stated he didn't believe so. He feels it would be an area for storage of construction materials, suck as tile, countertops, and tools. Mr. Cesta asked about the paved area. Mr. Pollack explained they plan on testing the drainage, retention area for the site and will provide more information at the next appearance.

Chairman Fatcheric asked if Mr. Pollack have checked with Code Enforcement with respect to the parking. Chairman Fatcheric stated many times mixed use sites have an excessive amount of parking. He thought it would be a good idea to have the parking reviewed to ensure the proper amount of parking is planned. As this is a new type of use, the site may add a new category to the Municipal Code. Chairman Fatcheric also advised the applicant to consider lighting, drive aisles, directional signage and snow storage when adding to the Site Plan. Chairman Fatcheric also commented on the topography, stating it may be a challenging area.

Mr. Voss asked where the main access point is. Mr. Pollack stated it's off of Box Car Lane. Patrons would use the Box Car Lane from the main road (Milton Avenue) to enter the complex.

Ms. Lauer asked about the tenants which would be using the Flex Space. She asked if the applicant had considered some tenants may want two (2) spaces. The applicant stated they would review that when signing them up for their leases. The addition of an interior wall may be necessary to accommodate new tenants after any tenants having used two (2) spaces have moved on.

Chairman Fatcheric stated to the applicant to also consider emergency vehicle access when planning the turnarounds and such as the project moves forward.

Mr. Sinsabaugh reiterated the thoughts regarding an applicant wishing for more than one space, stating the tenants would need to have that finalized before moving into the space.

Mr. Pollack asked what would be required to move forward. Chairman Fatcheric stated he believed the applicant just needs to flesh out the details as mentioned; lighting, snow storage drive aisles, and directional signage and to also ensure the applicant's engineer and the Town Engineer review the drainage calculations.

The application is continued to a later meeting.

Old Business

None

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Correspondence

A voucher was received from Crystal Rock in the amount of $164.94 for the purchase of new laser pointer pens. 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

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:30 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 28th, 2016 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Don Klaben
Jason Mallore
Martin Voss

STAFF PRESENT
Brian Sinsabaugh, ESQ.
Paul Czerwinski, P.E.

Absent:
Tracy Lauer

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

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

New Business:

601 Knowell Road /Christopher Doshna TM # 033.-11-02.1
Amended Site Plan

Mr. Christopher Doshna, owner of the property, presented the application. The purpose of the application is to convert an existing professional building into multifamily housing. There are no changes to the existing site of the building, except for a limited sidewalk addition and the enlargement of windows for emergency egress to comply with NYS Fire Code. Mr. Doshna plans to have four (4) apartments on the second level; and three (3) apartments on the first level. The sidewalk will be added from the parking lot into the entrance door.

Chairman Fatcheric asked if the applicant had any landscaping changes. Mr. Doshna stated he does not.

Mr. Cesta stated the area for the proposed mailboxes might be a tight turn into the driveway. He suggested that the applicant move the mailboxes to have more turning room. He also stated snow storage should be depicted on the plan. Mr. Cesta also suggested the dumpster area be screened somewhat.

Mr. Voss stated it appears there is plenty of parking for the planned use. Mr. Voss clarified there are no other structural changes other than the windows. Mr. Doshna confirmed that's correct. Mr. Voss further stated he's glad the space is being re-purposed and it appears to be a good fit for the area.

Mr. Mallore reiterated the comments regarding screening the dumpster, so as to prevent an eyesore to the existing neighborhood.

Chairman Fatcheric asked about the dumpster, stating it appears to be located on an adjacent property. Mr. Craig Polhamus, architect for Mr. Doshna stated the existing survey showed the location incorrectly. He stated he would have that corrected and ensure the dumpster is located correctly on the subject's parcel, and he would also show the enclosure's materials.

Mr. Czerwinski asked if there was additional lighting. Mr. Doshna stated there is not, he plans to use the existing lighting.

As there were no further questions or concerns from the Board, and as the changes do not requires a referral to Syracuse Onondaga County Planning Agency (SOCPA), Mr. Voss moved to declare Lead Agency. Mr. Cesta seconded the motion and it was unanimously approved.

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

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

Resolution # 10:
Mr. Voss moved to approve the Amended Site Plan as submitted, conditional upon the dumpster location being correctly placed on the specified property, and dumpster enclosure materials being identified. Mr. Cesta seconded the motion and it was unanimously approved.

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 for Legal Services rendered in February 2016 in the amount of $2025.00. $600.00 of which is recoverable. Mr.

Cesta moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in January and February 2016 in the amount of $629.00, $129.00 of which is recoverable. Mr. Voss moved to approve payment. Mr. Cesta 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

Mr. Mallore stated he attended the Planning Symposium and felt that he obtained quite of useful information. He stated he was glad he attended.

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:15 pm. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

Town of Camillus
Planning Board Minutes
April 11th, 2016 - 7:00 pm

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

STAFF PRESENT
Brian Sinsabaugh, ESQ.
Paul Czerwinski, P.E.

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

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

New Business:

5539 Scenic Drive / James Ambrose **TM # 033.-11-02.1**
Sketch Plan for 2 lots Subdivision

Mr. James Ambrose, owner of the property, presented the application. The purpose of the application is to re-establish Lot 1 to the existing Scenic Meadows subdivision in order to either build a residential structure on or sell Lot 1.

It was noted the application was originally listed on the agenda as a Lot Line Re-Alignment which is incorrect. It should reflect that the application is a Sketch Plan for Subdivision.

Chairman Fatcheric and Mr. Sinsabaugh noted the there's no need to refer the application to Syracuse Onondaga County Planning Agency as the property has been reviewed previously when Scenic Meadows was established.

Chairman Fatcheric advised the applicant to complete the preliminary and final plat applications as the action being requested is straightforward. He advised the applicant the surveyor could submit "Final Plat" maps as the lot is returning to its original state as listed in Scenic Meadows.

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

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

The application is continued to a later meeting.

5742 Scenic Drive / Joseph Gettino TM # 020.-03-17.3
Sketch Plan for 2 lot Subdivision

Mr. Jamie Lawrence, co-owner of the property with Mr. Joseph Gettino presented the application. The purpose of the application is to subdivide a 1.28 parcel into two (2) lots with the intention to build a new residence. The newly created lots are conforming lots assuming the zoning for the property is R3.

Chairman Fatcheric clarified the adjacent property is owned by the applicant. Mr. Lawrence stated it is.

Mr. Cesta asked if the site is serviced by a septic system. Mr. Lawrence stated the existing house on the property is on a septic system. He also stated the new proposed residential structure would be tied into the sewer as the area is now serviced by sewers. Additionally, Mr. Lawrence stated he would try to get the existing house hooked in the sewers. Mr. Cesta asked where the leech field for the existing septic system is. Mr. Lawrence stated it is not on the newly created lot.

Chairman Fatcheric asked the applicant to have the surveyor depict where the septic system is on the new survey reflecting the subdivision.

Chairman Fatcheric noted this application does need to be referred to Syracuse Onondaga County Planning Agency (SOCPA). The new maps would need to be presented to the Board in order to refer the application to SOCPA. He also advised the applicant to ensure the proper setbacks are reflected on the map to ensure all the proper setbacks are depicted.

As there were no other questions or concerns from the Board or staff, Mr. Cesta moved to close sketch for the application. Mr. Klaben seconded the motion and it was unanimously approved.

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

The application is continued a later meeting.

3875 Warners Road / Viktor Makarchuk TM # 015.-04-09.1
Amended Site Plan

Mr. Viktor Makarchuk, representing First Ukrainian Pentecostal Church, presented the application. The purpose of the application is to amend the existing pavilion by adding a fireplace and partial wall to the rear side of pavilion.

Chairman Fatcheric asked what type of materials would be used for the modifications. Mr. Makarchuk stated the wall will consist of 2 x 4 pressurized wood. The fireplace will have traditional color bricks. Chairman Fatcheric clarified with the applicant the fireplace will be a masonry fireplace. Mr. Makarchuk stated that's correct.

Mr. Mallore asked if the fireplace will be a wood burning fireplace as apposed to a gas fireplace. Mr. Makarchuk stated it will be a wood burning fireplace. Mr. Mallore asked about the wood storage. Mr. Makarchuk stated they would find a place near the pavilion that would be protected from the weather elements. Mr. Mallore also clarified there will be no combustibles stored near the fireplace. Mr. Makarchuk stated that's correct.

Mr. Cesta asked what the frequency of events might be. Mr. Makarchuk stated events would most likely be weekly and would take place in the late afternoon and early evening hours.

As there were no other questions or comments from the Board or staff, Ms. Lauer moved to declare Lead Agency. Mr. Klaben 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.

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

Resolution # 11:

Mr. Cesta moved to approve the Amended Site Plan as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Township 5 / Movie Tavern **TM # 017.-05-65.1**
Amended Site Plan

Mr. Alan Southerland, representing The Movie Tavern, presented the application. The purpose of the application is to add a second trash enclosure which will be situated towards the east side of the rear façade. The trash enclosure will match the one on the west side of the rear façade with gates. The reason for the addition is anticipated recyclable and garbage overflows with respect to high volume movies being shown at the complex.

Mr. Cesta asked if all both enclosures will be used for exact same materials. Mr. Southerland stated that's correct.

Mr. Czerwinski asked if the curb cut to enter for the enclosure will remain to maintain the easy access. Mr. Southerland stated that's correct.

As the site has had the Short Environmental Quality Review (SEQR) a number of times, it was noted it isn't needed for this minimal modification.

Resolution # 12:
As there were no other questions or comments from the Board or staff, Mr. Voss moved to amend the Amended Site Plan as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

300 North Onondaga Road / Mr. Tire TM # 046.-02-08.0
Amended Site Plan

Mr. George Jarrett, Director of Development for Mr. Tire, presented the application. The purpose of the application is to modify the existing Kost Tire building to reflect the branding of the new owners, Mr. Tire. The changes include:

- Recover existing green awning with new red material
- Repaint existing green trim to grey
- Repaint existing green roof coping to silver

Mr. Cesta asked if there were any other changes to the site. Mr. Jarrett stated there are not.

Mr. Voss clarified the applicant is basically swapping out the signage and colors to reflect the new owners brand. Mr. Jarrett stated that's correct. Mr. Voss also confirmed the new signage is the same size as the existing signage. Mr. Jarrett stated that's also correct.

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

Mr. Cesta 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 # 13:
Mr. Klaben moved to approve the Amended Site Plan as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Old Business

3452 West Genesee Street / Vision Development TM # 047.-06-08.1 Amended Site Plan

Mr. Peter Crissey, architect for the project, and Mr. Patrick Donegan, developer of the project presented the update to the application.

Mr. Crissey noted there's additional parking due to the business of the health club. It was noted the area for the proposed new parking was originally planned for a new building. Mr. Crissey stated that's no longer the case.

Chairman Fatcheric noted there it appears the updates the Planning Board asked for appeared to be added to the map with the exception of the curbing and/or delineation from the Taco Bell site. He also noted there's new driveway and curbing into the area.

Mr. Klaben asked if there's new lighting in the rear. Mr. Crissey stated there is not. It was asked if there were any plans to clean up the area in the rear. Mr. Crissey stated not at this time.

Mr. Voss clarified the area near Taco Bell was being addressed and also the re-curbing in the entranceway. Mr. Crissey stated that's correct.

There was a detailed discussion about the lighting in the rear. The members stated it's a fine line between the lights being too bright and making sure the area is well lit for security purposes. It was agreed to leave the area as it is.

Mr. Mallore asked if there was any lighting planned for the front of the health club. Mr. Crissey stated that there has been lighting added to help light the way as folks exit the building.

Chairman Fatcheric noted there appears to be a "New Signage" location noted on the plan. Mr. Crissey stated that's an error and will be corrected on the new plan.

Mr. Czerwinski and Chairman Fatcheric stated the lighting spec sheets need to be provided to ensure the lights fall in the Town of Camillus lighting guidelines.

Chairman Fatcheric asked to have the area between Taco Bell and the health club site be addressed as mentioned previously. He stated the developer could consider either an island or curbed grassy area.

As there appears to be a few questions to be addressed, Chairman Fatcheric stated the application should be continued to the next meeting. He stated the following are the details to be ironed out:

- Spec sheets for the lighting
- Note the locations of the light poles
- Curbing/ Landscape in the Taco Bell area
- Traffic pattern throughout the site
- New Parking area appears to be close to the flood plain. Make sure that's noted on the Site Plan
- Additional parking lot to help with the health club overflow

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes from February 8th, 2016. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from February 22nd, 2016. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss moved to approve the minutes from March 14th, 2016. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minutes from March 28th, 2016. Mr. Cesta seconded the motion and it was unanimously approved.

Discussion

In a previous meeting, there was an approval granted to Malibu Hills for Lot 23. There appears to be underdrain in the rear of this lot. It's possible Malibu Hills Homeowner's Agreement (HOA) could address the drainage, but could also possibly be a liability for the Town should the Malibu Hills' HOA never come to fruition.

It was agreed Mr. Czerwinski would research the issue and communicate his findings with the Town Attorney and the Planning Board Attorney and the Board Chairman.

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 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
April 25th, 2016 - 7:00 pm

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

Absent:
Jason Mallore

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

Guests and Members of the Public
Joy Flood, 3rd Ward Councilperson
6 others

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

New Business:

4945 W. Genesee Str. / W. Genesee Hills Bapt. Chr. TM # 058.-05-02.0
Amended Site Plan

Mr. Nelson Pardee, Assistant Pastor for the church, presented the application. The purpose of the application is to modify the front entrance of the church and parking area. The proposed plan should provide better traffic flow by allowing vehicles to drive through the front area when dropping patrons off rather that backing out, as is currently done. Additionally, one parking space near the handicapped accessible spaces has been removed so as to allow patrons better visibility of the front entrance and additional pedestrian space around the main entrance.

Mr. Cesta asked if Mr. Pardee anticipated the patrons struggling with the newer traffic pattern. Mr. Pardee stated the new pattern is more natural to navigate and shouldn't be a problem.

Mr. Voss clarified with the applicant that there's no new paving. Mr. Pardee stated that's correct.

Mr. Czerwinski stated his only suggestion would be to ask for a painted stop bar as the patrons exit onto West Genesee Street. Mr. Pardee agreed. Mr. Czerwinski added the changes that have been made to the site improve the Site immensely.

As there were no other questions or comments from the Board or Staff, Mr. Cesta moved to declare Lead Agency. Mr. Klaben 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. Cesta moved to declare a Negative Declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 14:
Mr. Cesta moved to approve the Amended Site Plan as submitted with the addition of a "Stop Bar" painted on the parking lot as the patrons exit onto West Genesee Street. Mr. Voss seconded the motion and it was unanimously approved.

DGA Builders / Saddlestone Place (off Bennett Rd) TM # 020.-03-17.3
Amended Site Plan

Mr. Christopher Krawiec, Project Manager for DGA Builders LLC, presented the application. The purpose of the application is to amend the previously approved application with the addition of two signs for the apartment complex and landscaping modifications.

The two signs are proposed to be placed at the entry road from Bennett Road, and at the connector road from the apartments to Township 5 development. The signs are light brown with dark brown trim; hanging from 6 x 6 poles to form an "L" shape sign holder, which extends from a faux stone pier. The signs are approximately 2.5' in height and 4' wide. The signs are somewhat different in size and plan from what was originally planned. The earlier versions of the signs were somewhat larger.

The landscaping modifications are relating to the buildings' placement of condenser units. Mr. Krawiec explained the condenser units are at three (3) corners of each apartment unit, with the fourth corner having the utility box placed there. Mr. Krawiec further explained as these utility units were not planned for in the original plan presented, that the landscaping plans for the apartment units would need to be modified to allow for the area between the sidewalks and actual units. He stated this would impact the type of vegetation and amount of vegetation that could be placed in these areas. He stated the changes also included decorative stone mulch being placed throughout the area. Mr. Krawiec also explained the buffered area between the existing neighbors on Bennett Road and the apartment complex would have a retaining wall, and white PVC fence of graduating height so as to alleviate any vehicles' lights from shining into the neighbors on Bennett Road homes.

Chairman Fatcheric expressed concern that there appears to be a vast amount of landscaping removed to accommodate the utility units. He stated the units could be screened with various vegetations to enhance the buildings. Mr.

Krawiec explained there are the weather elements to consider and also the small amount of space to work with between the buildings and sidewalks. Chairman Fatcheric, speaking on behalf of the Board explained to the applicant this project was touted as a high- end apartment complex with inviting landscaped areas. The Board feels that they owe it to the neighbors and community to keep the original plan in place, rather than scale down certain areas (such as landscaping) due to the expense of the vegetation that was previously proposed.

Mr. Curtin elaborated further as to the placement of the utilities, stating this appears to be a drastic change. He explained to the applicant he should provide renderings placing the condenser units where they are proposed to be, along with any proposed vegetation. He suggested the applicant provide elevations for the buildings to better convey the new plan.

With respect to the retaining wall, and fence in the rear of the existing neighbors' properties, there appears to be a discrepancy as to what was originally approved. It was noted in previous meeting; a natural colored stockade fence was discussed along with enhancing the buffer with various evergreens and mature trees.

Chairman Fatcheric advised the applicant there's not enough information provided regarding these modifications for the Board to render their decision. He suggested returning to the Board with more detailed renderings and elevations.

Ms. Lauer stated she has a plan which shows the landscaping plans. She clarified there are some trees and vegetation that will remain and stated she would share the plan with the rest of the Board. She also agreed that as these are high-end apartments the applicant would want to ensure there's plenty of landscaping. Additionally, Ms. Lauer asked the applicant what materials were used to hang the signs with from the posts. She stated they appear to be chains, and felt they could be a bit noisy if not maintained. The applicant stated he's not sure, but believes the sign to be stationary rather than swinging, thereby eliminating the possibility of noise. Ms. Lauer also advised the applicant to show a clearer picture as to where the signs will be placed at both entrances and the type of landscaping around the signs.

Mr. Voss expressed concern that the modifications (fence and retaining wall) relating to the existing neighbors' yards are significant changes to the previously agreed plan. He feels trees as a buffer retains the integrity of the project by adhering to the previously approved site plan which proposed trees as a buffer. With respect to the signs, Mr. Voss stated he agrees with Ms. Lauer as to the placement of the signs and landscaping near the signs. Mr. Voss clarified the property the apartments are on is actually on a higher ground level that the surrounding property. Mr. Krawiec stated that's correct. Mr. Voss stated he feels the fence is probably a good idea, but wants to make sure the developer is maintaining the earlier vision of the apartments and buffer. Mr. Krawiec's

associate did speak up to say she has had conversations with various neighbors and they are appreciative of the fence and retaining wall.

Mr. Cesta asked if the applicant is in compliance with the 30 ft. buffer. Mr. Krawiec stated he is. Mr. Krawiec stated his firm will be working in the space to construct the retaining wall and fence. Mr. Cesta also stated it's a good idea to screen the utility units. He agreed with the Board members that stated renderings and elevations are needed to render a decision. Mr. Cesta also asked if there's lighting planned for the signs. Mr. Krawiec stated he believes it will be discreet up-lighting. Mr. Cesta advised the applicant that information would be appreciated.

Mr. Klaben asked where the condenser units were originally planned. Mr. Krawiec explained the plans they received are design-as- a-build plans. He stated his firm doesn't' have all the contractors, plumbing, and electrical plans figured in. With that, he stated the condenser units' configuration needed to be addressed and hopes to have a plan which works in all the elements as have been discussed.

Mr. Curtin advised the applicant that more detail is needed to render a decision. He asked the applicant to provide the following:

- Location of the fence and fence materials, along with the retaining wall
- Reconsider the white for the fence, consider an earth tone
- Original architect may have visualized a different type of unit, and since the builder is not using the original vision, the Site Plan will need to be modified as the units will need to be placed throughout
- Elevations for the condensers
- Sign elevations to show the exact location of the signs and any landscaping associated with the signs
- Sign on Bennett Road should keep in mind the existing neighborhood and the heightened sensitivity of the neighborhood
- Sign may need to be somewhat more substantial (as per the rough drawing the attorney drew for the applicant) and the proximity to the road needs to be more concise and more visible to the driving public

The application is continued to a later meeting.

3500 West Genesee Str. / Hospitality Syracuse TM # 047.-06-09.0
Amended Site Plan

Mr. Chris Boyea, of Bohler Engineering, presented the application on behalf of Hospitality Syracuse. The purpose of the application is to amend the site of the existing Taco Bell. The modifications are:

- Replace the 25' sidewalk to make the sidewalk ADA (American Disability Act) compliant for the handicapped accessible spaces near the sidewalk
- Cooler/Freezer box which is in the rear of the building on a slab

- Spruce up the trash pad
- Order station board and concrete replaced in the drive thru aisle
- Drive thru aisle widened to 12'
- Re-image the building with new paint which will be earth tone colors

Chairman Fatcheric asked about the re-image portion of the plans. Mr. Boyea explained the toned down colors are planned to re-paint the building, and there are some interior renovations planned.

Mr. Klaben asked if there are any lighting changes. Mr. Boyea stated there are not.

Mr. Cesta asked about the dumpster enclosure. He asked what types of materials are to be used. Mr. Boyea responded the gate to the enclosure will be new, however the remainder of the enclosure will be spruced up. Mr. Cesta asked about the re-order board. Mr. Boyea stated there's no new structure, just a new LED lit module installed inside the canopy structure.

Mr. Voss asked about the possible arrangement with the adjacent property owners to the east (Vision Development owns that property). He was curious as to the history of the bollards separating the parcels. Mr. Boyea stated he would research the issue and get back to the Board with an answer. Mr. Voss explained to the applicant that there's work being done on the adjacent parcel and the Board has asked the adjacent property owner's to clearly delineate the two properties. Mr. Boyea stated Taco Bell would not want block the access as the drainage flows into the center of the parking lot and if it was blocked drainage would back into the Taco Bell site and create a water overflow on their site. Mr. Boyea stated he could possibly come up with a better looking solution to delineate the two sites and that he would reach out to Mr. Donegan of Vision Development.

Mr. Voss also asked about the drive thru curb, stating that when a vehicle enters the drive thru area from the left, it can be difficult to navigate the curbing in the drive thru area. He asked if the owners could consider making the drive thru curbing easier to navigate. Mr. Boyea stated he would look into it.

Ms. Lauer reiterated the comments about the cross access between the two sites. She also stated to the applicant she and the Board appreciates the improvements and the owner of the site being pro-active with the improvements.

Mr. Curtin stated to the applicant he believes there must be some type of agreement between the property owners. Mr. Curtin stated the two developers could possibly work together to make the site work more efficiently. Mr. Boyea stated he'll report back at the next meeting. Mr. Curtin also asked if the signage will remain the same. Mr. Boyea stated that's correct. He believes the owners are considering new signage at some point, but not at this time.

Mr. Boyea stated he has a theory as to why the bollards might have been placed where they are. Taco Bell owns the driveway into the plaza and as a way to make sure traffic doesn't queue into the road, the bollards may have been located to ease traffic flow.

With respect to the possible referral to the Syracuse Onondaga County Planning Agency, Chairman Fatcheric stated the changes are minimal; no need to refer the application to County.

The application is continued to a later meeting.

Old Business

None

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

Chairman Fatcheric advised the Board the Town Board is updating the Comprehensive Plan for the Town. He asked the Board members to read through the plan and offer any suggestions that could be sued to update the plan. Basically the Town is looking for suggestions as to any improvements to Town Services and any insight into future housing, such as apartments and transitional housing.

Mr. Curtin stated the Comprehensive Plan could be considered a vision statement for the Town. He also stated to consider certain topics such as infrastructure, highways, road ways, any future projects. Any ideas to augment those services or consider any that have been neglected would be appreciated.

Mr. Cesta commented with respect to the ongoing Route 5 project with respect to the agency responsible for the recent repaving project. He stated he has concerns with the project in that while he appreciated the road improvements, he always hopes they will consider ways to improve the corridor overall; for example reducing the speed.

Correspondence

A voucher was received from Curtin & DeJoseph for Legal Services rendered in March and April 2016 in the amount of $860.00. $105.00 of which is recoverable. Mr. Voss moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

Comments of Town Officials

Ms. Flood commented with respect to the Comprehensive Plan, giving a brief description of the various parties which have contributed to the previous Comprehensive Plan. The Chamber of Commerce, local businesses and private citizens all provided some insight to the plan. Ms. Flood also said she and the Town would appreciate any comments or suggestions the Planning Board may provide.

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 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
May 9th, 2016 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Tracy Lauer
Jason Mallore
Martin Voss

Absent:
Don Klaben

STAFF PRESENT
Brian Sinsabaugh, ESQ
Paul Czerwinski, P.E.

Guests and Members of the Public
3 others

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

New Business:

6650 Van Buren Road / Jack & Tracy Ribble TM # 010.-01-07.0
Sketch Plan

Mr. Jack Ribble, owner of the property, presented the application. The purpose of the application is to subdivide one (1) 3.25 acre parcel from the existing 24.5 acre parcel to construct a new residence. Presently there is an existing residence on the property to be demolished and the new residence constructed. The owners plan to have a shared driveway.

Mr. Sinsabaugh advised the applicant that a shared use agreement should be provided as that document will need to be filed with the county as part of the deed associated with the property if there is indeed a shared driveway.

Ms. Lauer asked if the existing barn will stay on the property. Mr. Ribble stated it will. Ms. Lauer asked what was stored in the barn. Mr. Ribble stated he uses it for storage for his business and maintenance equipment for the property. Ms. Lauer explained to the applicant that according to Municipal Code, the “building“ that remains on the new Lot #2 will be changing from an Accessory building to a Principal building per Zoning code section 600 I, the sole use is for housing farm animals or equipment or the storage of crops related to the agricultural use of the property. Ms. Lauer stated that may present a concern as there needs to be a primary “residence” on a newly created lot unless the structure is used for one of the two uses listed. Ms. Lauer and Chairman Fatcheric explained to the applicant there is clarification needed from the applicant and the Code Enforcement Officer as to the uses of the barn on the property.

Mr. Ribble explained one of reasons they planned to have the house constructed on the newly created lot was due to the utilities being so readily available. Mr. Ribble stated he would clarify the Municipal Code and move one from there.

Mr. Cesta reiterated Ms. Lauer's and the Chairman's comments.

It was decided to keep the Sketch Plan open. The application is continued to a later meeting.

3452 West Genesee Street / Vision Dev. TM # 047.-06-08.1
Amended Site Plan

Mr. Patrick Donegan, of Vision Development, presented the update to the application. In previous appearances before the Board, the applicant had provided information to modify the Site where the Aspen Health Club currently is. The modifications include modifying the adjacent car wash into retail space, adjusting the parking lot to improve the Site, and lighting concerns in the front of the health club. In previous meeting, there were some concerns that were brought up to the applicant. Those include:

- Pylon signs
- Lighting
- Curbing near Taco Bell

Chairman Fatcheric and Mr. Donegan had a discussion regarding the possible curbing between the two sites. Chairman Fatcheric stated the Planning Board originally wanted the two sites delineated with curbing. Chairman Fatcheric stated the history of the Taco Bell site came to light at a different meeting. It appears there is storm water draining from the Taco Bell site to the Vision site. If there was curbing installed there, the Taco Bell site would experience the overflow onto their site. It was noted this is a pre-existing condition and was put into place at a time when the sites were developed and SWPPP regulations weren't in effect.

The Chairperson stated it's the Planning Board's position that they like the two developers to work together to come up with a plan for the drainage that works for the two sites. He stated the solution doesn't need to necessarily include curbing a solution that works for all. Mr. Donegan stated he will work with the Taco Bell site develop to find a plan that works for both sites.

After a lengthy discussion about the history of the two properties it was decided the Planning Board would grant approval for the modifications however would reserve a decision on the curbing between the two properties until such time the two property owners have discussed the drainage concerns.

Ms. Tracy Lauer asked about the lighting in the rear of the building, asking if they are installed to ensure the lighting shines down. Mr. Donegan stated they are. He elaborated on that stating there may have been recent repairs to the shields on the light post, but as far as he knows all fixtures are working properly. He stated he's aware of the neighbors in the rear of the property and tries to be mindful of their concerns with the lighting and maintenance in that area. He added there's an additional light on the rear door of the newly remodeled building as its part of the building code.

Chairman Fatcheric asked about the possibility there's vegetation being removed from the rear of this property. Mr. Donegan stated not that he's aware of; although it's possible there was recent maintenance due to a felled tree on the fence buffering the neighborhood.

Mr. Czerwinski commented with respect to the drive aisle in the rear, stating it should be 24' wide. He also advised the applicant that should any new striping be necessary for the spaces in the rear, they should be 10' x 18'. Additionally, the driveway to the Town of Geddes would also need to be adjusted to the 24' width and curbed. The board concurred.

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

Mr. Cesta moved to declare an Unlisted Action. Mr. Mallore 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 # 15:

Mr. Voss moved to approve the Amended Site plan, conditional upon the engineer's comments, and with the understanding the Board is reserving the decision on the curbing between the two properties until such time the two property owners have discussed the drainage concerns. Mr. Cesta seconded the motion and it was unanimously approved.

3700 West Genesee Street / Empower Credit Union TM # 042.-10-04.1
Amended Site Plan

Mr. Neal Zinsmeyer, of Napierala Consulting, presented the application. The purpose of the application is to improve the drive path for traffic entering and exiting the existing ATM kiosk. The modifications for the drive thru are to add a section of grassy area and curbing around the bend of the drive thru as well as add a section of grass area and curbing to help traffic exit the drive thru. Mr. Zinsmeyer stated they also added an area of vegetation to provide an additional visual barrier. Additionally, Empower is modifying the lighting plan so as to

accommodate the new drive path by moving the light poles back approximately 2-3 feet.

Chairman Fatcheric asked about the lighting, as it's been a concern previously. Mr. Zinsmeyer stated he provided Empower's lighting plan to the Town Engineer. Ms. Judy Graham, facilities manager, stated she had spoken with one of the neighbors who had the concerns previously. Shields would be down, keep the power to approximately 50 % and the She explained the changes to the neighbor and advised him of the meeting, in case he had any concerns. She stated the neighbor had asked if the light poles could be lowered approximately one (1) foot. She passed along the request to the contractor and he told her that would be no problem. Ms. Graham stated the neighbor said he was happy with that.

Mr. Mallore stated he thought the changes were very helpful. He stated on a personal note, he wished there were choices for heights for the ATM's.

Mr. Cesta asked if the changes allow for more vehicles to queue up. Mr. Zinsmeyer stated he believes possibly 1-2 vehicles. He also agreed the changes are good changes.

Mr. Czerwinski asked if there any grade changes. Mr. Zinsmeyer stated there are no grade changes, just widening and moving the existing guide rail. Mr. Czerwinski asked I the light poles are changed. Mr. Zinsmeyer stated they are the same light poles, they're must moving them. Also with respect to the lighting, Mr. Zinsmeyer stated the light poles are lower and still fall into the allowed height and are able to accommodate the concerns from the neighbor. Mr. Czerwinski stated in many cases LED lights can appear brighter; they are more efficient and longer lasting but are not any brighter. He stated Town requirements are met and noted that if any lighting is relating to banking institutions, banking requirements supersede any town requirements.

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

Ms. Lauer 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. Voss seconded the motion and it was unanimously approved.

Resolution # 16:

Ms. Lauer moved to approve the Amended Site Plan as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

3701 & 3705 West Genesee Street / Kandon LLC TM # 056.-03-05.1 & 04.0

Lot Line Re-Alignment

Mr. Patrick Donegan of Vision Development presented the application. The purpose of the application is move a lot line from the parcel located at 3701 West Genesee Street to add approximately 20' of property to 3705 West Genesee Street.

Chairman Fatcheric asked if snow storage for the bank affected with this action. Mr. Donegan stated it is not.

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

Ms. Lauer moved to declare an Unlisted Action. Mr. Cesta 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 # 17:
Mr. Voss moved to approve the Lot Line Re-Alignment as submitted providing a copy of the recorded deed is filed with the Planning Board Clerk. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

None

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes from April 11th, 2016. Ms. Lauer seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from Barton & Loguidice for Engineering Services rendered in March and April 2016 in the amount of $1058.50, $808.50 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

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:40 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

Town of Camillus
Planning Board Minutes
May 23rd, 2016 - 7:00 pm

PRESENT:
John Fatcheric, Chairman
Chris Cesta
Don Klaben
Martin Voss

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

ABSENT:
Tracy Lauer
Jason Mallore

GUESTS & MEMBERS OF THE PUBLIC:
10 Others

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

It was noted Mr. Dan Mathews of Local 315 Brewery had a request to be heard earlier on the agenda if possible. Chairman Fatcheric granted the request.

New Business:

3160 Warners Road / 315 Brewery TM # 007.-05-09.1
Amended Site Plan

Mr. Dan Mathews, owner of 315 Brewery, presented the application. The purpose of the application is to amend the original site plan approval to include a food cart which customers of the brewery are able to patronize while visiting establishment. Mr. Mathews stated he would also like permission to have food trucks visit the brewery. The food cart would be only be used when food trucks are not available.

Mr. Klaben asked how many food trucks would visit the establishment at a time. Mr. Mathews stated there would only be one food truck at a time and when they're available.

Mr. Czerwinski clarified there are no changes to the site to accommodate the food cart or trucks. Mr. Mathews stated that's correct.

Mr. Curtin advised the Board there is not a Short Environmental Quality Review (SEQR) necessary for this application as this is a temporary option, on an incremental basis, and not a permanent structure and was recently contemplated when the Site Plan application was originally submitted

Resolution # 18:

Mr. Voss moved to amend the previous site for the use of a mobile food cart on site at the Local 315 Brewery. Mr. Klaben seconded the motion and it was unanimously approved.

3877 Milton Ave / Clover Construction TM # 037.-01-02.1
Extension for Site Plan/Building Permit

Ms. Nancy Hajdasz of Clover Construction presented the application. The purpose of the application is to extend the building permit for the project approximately three (3) months. The applicant believes the project will be completed by July 2016.

Mr. Curtin explained for the benefit of those present that the initial building permit has expired and two (2) extensions have previously been granted. He further explained the applicant has submitted a letter outlining the reasons for the extension request which include bad weather in the winter of 2014/215 and also a stop work order due to topography concerns.

Mr. Curtin advised the applicant they're entitled to a three (3) month extension contingent upon all payments and requisite fees being paid to the Town's Building Department.

Also addressed was the matter of Parkland Fees to be assessed to the project. Mr. Curtin explained the existing chapter of the Municipal Code as it relates to Parkland Fees, and further explained the Parkland Fees are required to be paid in full prior to the certificate of occupancy being issued.

Resolution # 19:
Mr. Klaben moved to assess Parkland Fees to this project for 119 units. Mr. Voss seconded the motion and it was unanimously approved.

121 Horan Road / David & Sandy Frachetti TM # 013.-02-12.0 (etc)
Sketch Plan

Mr. and Mrs. David Frachetti, owners of the property, presented the application. The purpose of the application is to move existing lot lines of odd shaped parcels into more useful parcels. The applicants explained they inherited the property from a family member in its current state.

The applicants are requesting lot line realignments to four (4) parcels. Those parcels are TM # 013.-02-12.0, 013.-02-04.2, 013.-02-05.2 and 013.-02-02.0. They aren't creating any new parcels or eliminating any existing parcels. One of the main purposes for the request is to eliminate a 20' frontage on a flag parcel by joining the 20' frontage to their home parcel and to either straighten property lines wherever possible or to make a parcel more useful. Their plan is as follows:

- TM# 013.-02-04.2 (existing flag) will have property either added to it or property removed from it and added to a neighboring parcel.
- Split parcel 013.-02-12.0 into two sections. This parcel currently has 105' in the town of Camillus and 58.4' in the town of Geddes. The property has a house that is in the town of Geddes and land that is in the town of Camillus. The applicant proposes to split the land in Camillus so that 36' (TM # 013.-02-12.0) remains with the house in Geddes, giving the house 94.4' of frontage, and 8968 square feet combined in both towns. Geddes requires 75' frontage and 7500 square feet. The remaining 68' of parcel TM # 013.02-12.0 will be joined to TM # 013.-02-04.2 providing that road with road access.
- Extend the property line between TM # 013.02-11.0 and TM # 013.02-04.2. This creates a 36.6' piece of land that will be added to TM # 013.02-05.2.
- The remainder of TM # 013.02-04.2 in the town of Camillus (20' frontage and the part of TM # 013.-02-04.2 behind TM # 013.-02-02.0 which is 354 Gerelock Road.
- There will be no changes in the town of Geddes.

Chairman Fatcheric stated the lots were reworked as well as could be expected. He stated that the Board would give their input and then should the applicants decide to move forward they would then move forward with a Lot Line Re-Alignment application.

The Board members stated they agreed that the Frachettis did a good job of re-aligning the lot lines.

Mr. Price stated he agreed they did a good job as well.

Mr. Curtin asked if TM # 013.-02-05.2 is vacant. He stated this parcel is an odd shape. He stated it appears vacant except for the pole barn. He wondered if would be more conforming if it was merged into TM # 013.0-02-04.1. Mr. Curtin stated if at some point someone is interested it would be a more conformed lot. Mr. Frachetti stated it's a possible plan for a later date. Mr. Frachetti stated there's a possibility someone might be interested in the pole barn and the way they've modified the parcel, the pole barn could be sold with the surrounding parcel.

Chairman Fatcheric and Mr. Curtin advised the applicants their next step would be to submit a Lot Line Re-Alignment application (one application for all parcels) and provide stamped maps which reflect the conditions of the parcels as they've' been modified

The applicants stated they will evaluate the cost of the maps and move on from there. The application is continued to a later meeting.

5723 Ike Dixon Road /Dave Kurz TM # 022.-02-14.1
Sketch Plan

Mr. Dave Kurz, co-owner of the parcel, presented the application. The purpose of the application is to create three (3) additional lots approximately 2 acres in size. Mr. Kurz explained one of the lots is a flag lot, and asked if flag lots are allowed. Chairman Fatcheric stated flag lots are allowed.

Chairman Fatcheric asked if there are any plans to subdivide the remaining 34 acres. Mr. Kurz stated there is not.

Mr. Klaben clarified the amount of parcels. Mr. Kurz stated there will be three (3) lots created in addition to his brother's existing lot.

Mr. Cesta asked what the required frontage is for the flag lot. Mr. Czerwinski stated it is 200' is the build line and 20 -30 'is the minimum frontage which allows for snow storage and plowing. This is not in the regulations; however these are the standard which the town maintains.

Mr. Voss clarified the amount of parcels and clarified the brother's parcel is located adjacent to the newly created lots.

Mr. Price asked what the actual distance is for the frontage on the road. He stated the map provided is difficult to read. Mr. Price advised the applicant the parcels are zoned RR which does require 200' frontage. He stated it appears the lot does have that amount. Mr. Price also asked Mr. Kurz how long his brother's lot has been in existence. Mr. Kurz stated he believes it's been since 1984 or 1985.
Mr. Curtin stated that according to survey there appears to be a Buckeye Oil Pipeline and an identified telephone cable on a portion of the property. Mr. Curtin stated the easements necessary for these may interfere with the configuration of the lots. Mr. Curtin also asked about the 34 + acres not being subdivided. He asked if that is woodland or farmlands. Mr. Kurz stated both, with approximately 20 acres being actively farmed. Additionally, Mr. Curtin clarified the position of the brother's house.

The applicant was advised to be sure to clearly identify the utility lines and Buckeye Oil Pipeline and marked on the plat.

The sketch plan is continued to a later meeting.

5711 West Genesee/ Richard Aupperle TM # 028.-04-01.0 & 02.0
Amended Site Plan

Mr. Gary Weiermann, office manager, and Mr. Bob Wojtecki, project designer presented the application. The purpose of the application is to install a 10' x 16'

storage shed. Mr. Aupperle plans to purchase a shed from a local business. The colors will match the main building. The shed will be placed in the southwestern portion of the rear yard.

Mr. Voss asked if the shed will be dropped on gravel. Mr. Weiermann stated that's correct. Mr. Voss also asked if there will be power to the shed. Mr. Weiermann stated there will not be power in the shed. Mr. Voss complimented the applicant on the newly constructed office building thus far.

Mr. Cesta confirmed the shed is for storage of lawn equipment. Mr. Weiermann stated that's correct. Mr. Cesta agreed with Mr. Voss's comments on how nice the building is.

Chairman Fatcheric stated it appears there is plentiful natural screening in the yard which should shield the shed from the existing neighborhood.

Mr. Czerwinski commented that as he recently was in the area to review drainage, he agrees that there's ample natural screening in the rear.

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

Mr. Cesta 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 # 20:

Mr. Cesta moved to approve the addition of a 10' x 16' shed at 5711 West Genesee Street. Mr. Klaben seconded the motion and it was unanimously approved.

200 Township Blvd/ The Brasserie TM # 017.-05-65.1
Amended Site Plan

Ms. Michelle Roesch, of The Brasserie, presented the application. The purpose of the application is to have an outdoor seating area in front of the establishment.

Mr. Curtin advised the applicant they need written consent from the landlord for the proposed action. Mr. Curtin stated that even though they are leasing the space, the lease doesn't cover outdoor action; so the landlord would need to provide in writing they have agreed to the outdoor seating.

The Board agreed they like the idea of outdoor seating.

Mr. Czerwinski asked if there is any outdoor lighting planned near the outdoor seating. The applicant stated there is not.

Once the applicant can provide the written documentation of approval from the landlord the application can move forward.

Old Business

3500 West Genesee Street/Hospitality Syracuse TM # 047.-06-09.0
Amended Site Plan

Mr. Robert Osterhoudt, Project Manager for Bohler Engineering, presented the application. The purpose of the application is to modify the Taco Bell site to help facilitate traffic and overall improve the site.

Those modifications include:

- Widening the drive thru aisle from 11' to 14'
- Curbing at the entrance area
- Updated landscaping throughout the site
- Addition of cooler in the rear
- ADA compliant sidewalk near handicapped accessible parking spots, parking is in compliance
- Dumpster enclosure details
- Existing opening between two sites, attempting to work out the details of an agreement with the adjacent property owner.

Mr. Klaben asked about the elevations. After some discussion it was decided that the application could be amended to reflect elevations as part of the application. Mr. Klaben stated he likes all the improvements.

The other Board members agreed they thought the site improvements were well thought out.

Mr. Voss also asked about the drainage agreement between the two adjacent sites. He believes there should be a solution for the sites before too much time goes by so as not to affect either site adversely.

Mr. Curtin explained the history between the sites, and the fact there's an easement which could affect the possible drainage agreement.

Mr. John Mason, Director of Asset Development for Hospitality Syracuse, owner of the Taco Bell explained the history between the two owners and how the property is divided, and stated he believes the two property owners can come to an agreement which benefits both sites.

Mr. Osterhoudt suggested possible solutions to the drainage agreements. After some discussion it was noted the two parties would come to an agreement to be presented when the agreement is in place.

Mr. Curtin explained to the Board Taco Bell can move forward with their modifications and there does need be an agreement forthcoming.

Mr. Curtin asked if there's any additional landscaping. Mr. Mason explained once those landscaping plans are finalized they will come back with those landscaping plans. Mr. Curtin also explained elevations of the plans can be added to this application provided the proper details are added to the original application. Additionally, those drainage details do need to be provided as soon as they are available.

Chairman Fatcheric noted there's no need to refer this application to the Syracuse Onondaga County Planning Agency as the action is enhancing an existing plan and there are no significant changes to the footprint with the exception of the addition of the cooler in the rear of the building.

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

Mr. Cesta 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 # 21:
Mr. Voss moved to approve the Amended Site Plan as presented along with the addition of the elevations, color pallet and materials' list to the Amended Site Plan. Mr. Klaben seconded the motion and it was unanimously approved

Resolution # 22:
Mr. Voss moved to approve the Amended Site plan with respect to the drainage, conditional upon the engineer's comments, and with the understanding the Board is reserving the decision on the curbing between the two properties until such time the two property owners have discussed the drainage concerns. Mr. Klaben 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 Curtin & DeJoseph for Legal Services rendered in April and May 2016 in the amount of $1100.00, none 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

Mr. Curtin addressed the Board with respect to a proposed Inland Port that has been discussed for the western suburbs contiguous to the CSX tracks; adjacent to the New York State Fairgrounds. As the western suburbs are close in proximity to many main thoroughfares it's a definite possibility this project could come to fruition. Mr. Curtin suggested to the Board to keep this project in mind along with possible collateral development that could take place while commenting with respect to the Comprehensive Plan.

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 8:20 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 13th, 2016 - 7:00 pm

PRESENT:
John Fatcheric, Chairman
Chris Cesta
Tracy Lauer
Jason Mallore
Martin Voss

STAFF PRESENT:
Brian Sinsabaugh, ESQ.
Paul Czerwinski, PE
Dirk Oudemool, ESQ.

ABSENT:
Don Klaben

GUESTS & MEMBERS OF THE PUBLIC:
3 Others

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

New Business:

3528 West Genesee Street / Widewaters Group TM # 047.-04-12.0
Amended Site Plan

Mr. John Ferris, Vice President of Property Management for Widewaters Group, presented the application. The purpose of the application is to modify the façade of the strip mall at this address. The applicant plans to use two colors (Victorian Lace and Buff Skin) in a tonal format to update the existing façade. Mr. Ferris stated the façade update will be consistent with neighboring properties. The applicant stated earlier in the year an awning throughout the strip center was damaged and rather than just replace the awning, the developer decided to update the façade.

Mr. Cesta asked how the tenant signage would be handled. Mr. Ferris stated the signage would be removed while the new materials for the building are installed, then the signs will be re-installed.

Mr. Voss asked if any thought has been given to reconfiguring the parking lot. Mr. Ferris stated they haven't planned it.

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

Chairman Fatcheric asked if there was any new lighting planned. Mr. Ferris stated there is not.

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

Mr. Cesta 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. Voss seconded the motion and it was unanimously approved.

Resolution # 23:
Mr. Cesta moved to approve the Amended Site Plan as submitted. Mr. Voss seconded the motion and it was unanimously approved.

Malibu Hills Estates / Sciuga Custom Builders TM # 015.1-09-12.4
Final Plat

Mr. Sal Sciuga, of Sciuga Custom Builders, presented the application. The purpose of the application is to amend the previously approved map of Malibu Hills Estates with the addition of Lot #22.

Mr. Sciuga stated to the Board that he believed he had asked for the wrong lot to be approved on the submitted application. Mr. Sciuga stated on his application he had referenced Lot # 22, when he meant to reference Lot # 21.

Chairman Fatcheric stated he would have Mr. Dirk Oudemool, Town Attorney; explain the various concerns the Planning Board has. Mr. Oudemool stated there have been many amendments (additional lots) to the previously approved Final Map. He would like to see a more comprehensive plan as to what is planned for the development. Additionally, there's a section in Malibu Hills where there has been drainage concerns in the past for which the responsibility of the drainage concerns needs to be worked out to ensure there aren't problems with the drainage in the future.

Mr. Oudemool suggested moving forward to eliminate confusion with which map is the most current; the Board could approve the north and south sections of the development as an Amended Preliminary Plat as a master so it's evident what the developer's plans are. Then as the parcels become identified as homeowner lots, make the amendment based on the Amended Preliminary Plat Map.

Mr. Oudemool then addressed the previous drainage concerns relating to the development. There are conflicting opinions as to who's responsible to address drainage concerns. Unfortunately there have been problems in the past that have arisen, and the problems haven't been able to been repaired in a timely fashion due to the confusion of whose bears the responsibility. Mr. Oudemool and Mr. Sciuga discussed possible solutions to ensure the developer is exercising his

responsibility in keeping the subdivision's drainage, etc. to the standard that they should be. Mr. Oudemool wants to be clear the Town of Camillus is not responsible for the drainage, etc. with these newly created lots.

It was also discussed that Mr. Czerwinski would review the drainage in the development as it currently exists and report back with his findings at the next Planning Board meeting.

Mr. Sciuga and Mr. Oudemool stated they would clarify what exactly falls under the Homeowner's Association Agreement.

The application is continued to the next meeting.

Old Business

200 Township Blvd/ The Brasserie TM # 017.-05-65.1
Amended Site Plan

Ms. Michelle Roesch, of The Brasserie, presented the application. The purpose of the application is to have an outdoor seating area in front of the establishment.

In a previous meeting, Mr. Curtin advised the applicant they need written consent from the landlord for the proposed action. Mr. Curtin stated that even though they are leasing the space, the lease doesn't cover outdoor action; so the landlord would need to provide in writing they have agreed to the outdoor seating.

The Board agreed they like the idea of outdoor seating.

Mr. Czerwinski asked if there is any outdoor lighting planned near the outdoor seating. The applicant stated there is not.

In tonight's meeting, as the written documentation from the applicant has been provided as requested, Mr. Cesta moved to declare Lead Agency. Ms. Lauer seconded the motion and it was unanimously approved.

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

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

Resolution # 24:
Mr. Cesta moved to approve the Amended Site Plan for the Outdoor Seating at The Brasserie as submitted. Mr. Voss seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from Barton & Loguidice for Engineering Services rendered in April 2016 in the amount of $895.00, $645.00 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

Mr. Cesta stated to the Board Members, he has spoken to Councilperson Griffo to discuss the Comprehensive Plan that is being reviewed. He stated if anyone has any suggestions or concerns relating to the Plan, he will pass them on to Councilperson Griffo.

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:30 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 27th, 2016 - 7:00 pm

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

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

Guests and Members of the Public
5 others

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

New Business:

191 Bennett Road / Dublin Development TM # 017.-02-79.0
Lot Line Re-Alignment

Mr. Dan Stanistreet, owner of Dublin Development, presented the application. The property is located at the corner of Bennet Road and Warners Road. The purpose of the application is to move a lot line approximately 1 ½' feet from one parcel to another to allow for the proper side yard setback. Mr. Stanistreet owns both parcels.

Mr. Voss clarified that Mr. Stanistreet owns both parcels. Mr. Stanistreet stated that is correct.

Mr. Curtin stated for the purpose of those in attendance that this is a minor modification to the original subdivision that was approved. He supports the decision to move a lot line rather than have the applicant apply for a variance.

As there were no other questions or concerns from the Board or staff, 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. Ms. Lauer 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 # 25:

Mr. Voss moved to approve the Lot Line Re-Alignment as submitted for 191 Bennett Road, conditional upon a copy of the recorded deed being provided to the Planning Board Clerk. Mr. Klaben seconded the motion and it was unanimously approved.

Old Business

Malibu Hills Estates / Scuiga Custom Builders TM # 015.1-09-12.4
Preliminary Plat/Final Plat

Mr. Sal Sciuga Jr., builder for the owner of the parcel, presented the application. The purpose of the application is to amend the previously approved Subdivision Final Plat Map # 11032 and approve Lot # 21 which supplants in part Lots 27A and 27B on Map # 11032.

Mr. Oudemool addressed the Board as interim Planning Board Attorney concerning this matter. The purpose of tonight's meeting is to finally approve only Lot # 21.

It was noted Lot #21 would be approved tonight as a final thereby eliminating Lots #27A and 27B as reflected on the provided map.

Mr. Voss clarified the Board is approving **Amendment # 4 from May 2012, Approved Amended Preliminary Plat** which is the final approval of Lot #21 and the elimination of Lots 27A and 27B previously approved.

There was some discussion about the amendment number and it was agreed it would be finalized as Amendment # 4

Mr. Czerwinski reported as requested on the detention facility. He stated the detention facility has been constructed as designed. He reported there are some minor deficiencies such as erosion in the southern slope of the pond and a nest inside the pipe which should be addressed. Chairman Fatcheric asked the engineer to notify the developer so they're in the loop and the repairs can then be made.

Mr. Czerwinski further noted as typical with a subdivision, securities are being held for the developer and there appears to be adequate funds should the developer not be able to provide the funds for repairs if necessary.

Mr. Oudemool and Mr. Curtin discussed Lots 27A and 27B with respect to the covenants regarding wetlands on the previous map for those lots. The new map should reflect the wetlands on Lot #21. In addition, the wetlands will be monumented to ensure there's no confusion on where they are located.

Resolution # 26:

As there were no other questions or concerns from the Board, Mr. Voss moved to approve as a final plat, Lot 21, indicating Lot 27A and Lot 27B as shown on Map #11032 filed on May 12th, 2009 have been supplanted by lot configuration contained in the preliminary map as approved on May 30, 2012. Mr. Curtin added the approval would subject to amending the existing covenant for the wetland areas to be protected. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 27:
Mr. Voss moved to assess Parkland Fees for one lot. Mr. Klaben seconded the motion and it was unanimously approved.

Minutes:

Mr. Cesta moved to approve the minutes from April 25th, 2016. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from May 9th, 2016. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the minutes from May 23rd, 2016. Mr. Voss seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from June 13th, 2016. Mr. Cesta seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

None

Comments of Town Officials

Ms. Diane Dwire a former town councilor who was also the chairperson of the Planning and Zoning committee wanted to compliment the planning board on how nice the West Genesee corridor looks.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

None

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:25 pm. Mr. Cesta seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

Town of Camillus
Planning Board Minutes
July 25th, 2016 - 7:00 pm

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

STAFF PRESENT
Brian T. Sinsabaugh, Esq.
Paul Czerwinski, P.E.

Absent
Jason Mallore
Marty Voss

Guests and Members of the Public
5 others

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

New Business:

3996 Box Car Lane / B & C Storage **TM # 015.-04-07.1**
Site Plan Review for Special Use

Mr. Bruce Pollock, of B&C Storage, presented the application. The purpose of the application is to apply to the Zoning Board of Appeals for a parking variance.

Mr. Pollock explained he has provided some site plan details to the Planning Board at an earlier meeting this year. He stated the site has gone through drainage review and testing to ensure the site will be able to accommodate the proposed changes. That being said, he explained to the Board that those changes have led him to apply for a parking variance which would accommodate those changes and also as the proposed spaces will better serve the type of use planned for the site.

Mr. Pollock stated he's seeking a variance to go from 133 spaces (required) to 40 spaces. He stated the planned use for the site is additional storage units and flex space buildings. The flex space building would accommodate tenants who may be interested in having a small area to operate their business from without having to rent an entire building. Mr. Pollock explained the nature of the flex space is such that additional parking isn't as necessary as it could be if the space was a retail operation.

Chairman Fatcheric asked Mr. Pollock is there's storage space for Recreational Vehicles and Boats. Mr. Pollock stated there is on the western edge of the property. Chairman Fatcheric asked what types of business would be interested

in the flex space. Mr. Pollock stated examples of those types of businesses would be; a vending company, a construction contractor, and a specialty advertising company.

Mr. Klaben asked for clarification on the building closest to the two flex space buildings near the entrance of the site as depicted on the proposed plan. Mr. Klaben commented on the proximity of this building to the other two buildings and asked if that was intentional. Mr. Pollock stated it is, due to the building being proposed as a climate controlled building. Additionally, the placement of the building allows for more natural drainage in this particular area.
Mr. Cesta asked if the space between the buildings will be paved. Mr. Pollock stated it will be. Mr. Cesta also asked if there's room between the two flex space buildings for vehicles to access overhead doors. Mr. Pollock stated there is. Mr. Cesta also asked if there was ample room for tractor trailer turnaround and emergency vehicles egress. Mr. Pollock stated the engineers for this project have assured him there is and the next site plan provided should show that detail. Mr. Cesta stated he can understand the request for variance for the storage facility area, but suggested to the applicant he may want to reconsider his count for the flex space area. The applicant stated he would take that under advisement. Mr. Cesta confirmed the wall pac lighting is still planned for the site. Mr. Pollock stated that's correct. Mr. Cesta also asked about security for the site. It was discussed that a security gate would be considered, one that could be used with a code.

Ms. Lauer asked if the overhead doors in the rear of the flex space are on grade. Mr. Pollock stated they are. She also asked how many people would be in a specific office/flex space on average. Mr. Pollock stated at most two (2) and usually less. Ms. Lauer stated Mr. Pollock may want to reconfigure the parking variance to include the spaces as those spaces could count toward the total spaces.

Chairman Fatcheric asked there's any retail space planned for the site. Mr. Pollock stated there is not.

Mr. Sinsabaugh advised the applicant to consider the possibility that if the use changes at some point (for example, all office use) then those parking configurations would need to be addressed.

Chairman Fatcheric and Mr. Pollock discussed a timeline as the applicant does have an appearance in front of the Zoning Board of Appeals. Chairman Fatcheric stated they have reservations on the parking, and would encourage the applicant to reconsider the parking calculations. The Planning Board would send a letter to the Zoning Board of Appeals stating the project is still under Site Plan Review and the Planning Board has concerns based on what has been presented. If some of the questions can be answered, then perhaps come back to another meeting to flesh out the details. Since there's some time before the

Zoning Board of Appeals meets and then will be able to base their recommendation on the more complete picture.

The application is continued to a later meeting.

Old Business

DGA Builders / Saddlestone Place (off Bennett Rd) TM # 020.-03-17.3
Amended Site Plan

Mr. Chris Krawiec, of DGA Builders, presented the application. The purpose of the application is to amend the previously approved Site Plan for the apartments and also sign information for the apartment complex.

Mr. Krawiec stated after consulting with the various utility companies and manufacturers of the HVAC units, it has been determined that the various vegetation and screening planned previously will impede the efficiency of the utility units.

Chairman Fatcheric stated there's a building near the entrance into the complex which was identified as Building #2, that has a fence nearby. Chairman Fatcheric asked for clarification of the fence. Mr. Krawiec stated that near this building there is a detention pond and the builder had concerns that people may not realize it was there. The builder installed the ornamental fence as a visible reminder to residences and visitors.

Mr. Krawiec addressed the landscaping around the apartment buildings as well. He stated he compared notes with the previously approved landscaping plan noting some of those intentions were not able to be implemented due to the recommendations and suggestions of the utility companies.

Mr. Krawiec also addressed the landscaping in the existing neighbors yards as the Planning Board has mentioned there are spots in the existing neighborhoods rear yards that should be filled in with additional vegetation. Mr. Krawiec stated he would fill in if the Planning Board feels it necessary.

Chairman Fatcheric explained to Mr. Krawiec that there were certain features that would be added as the project neared completion such as the screening for the utility area. As Mr. Krawiec is stating this is not going to be provided, Chairman Fatcheric stated to the applicant he finds this unacceptable. He and the Board feel that there's some sort of solution that can be reached in order to provide screening and also make sure the utility companies are satisfied. He believes there should be some creative way to help provide screening and shielding especially with respect to the utility compartments.

Mr. Klaben stated this project was touted from the beginning that these apartments would be considered high-end apartments. Mr. Klaben suggested the firm look for alternative solutions for screening.

Mr. Cesta agreed with the Chairperson and Mr. Klaben. He stated there could be creative landscaping which would shield the units somewhat. Mr. Cesta also asked about the buffer, stating the buffer could be made somewhat more attractive with ornamental fencing, along with some conifer trees and white firs. Mr. Cesta stated he spent some time with some of the residents of the complex and they agreed this would be a good solution.

Mr. Krawiec stated Morgan Management believes the 6' white ornamental fence is what the neighbors and residents would both want as a barrier.

Chairman Fatcheric clarified the retaining walls and the placement of them. Mr. Cesta also clarified the dumpsters are in the garage. Mr. Krawiec stated that's correct and the apartment's maintenance crew takes out the garbage containers for pickup and then brings back into the garage.

Ms. Lauer explained to the applicant, his firm is ultimately responsible for the finished product. It appears in this case, there's been a bit of a bait and switch as far as what was initially proposed and the latest rendering. Ms. Lauer stated the builder could make some suggestions to meet the Planning Board halfway. Clearly the first version is the ideal, not the second version, but perhaps there's something in the middle.

With respect to the signage, the Board all agreed they like newer version which depicts the sign posts ensconced in two (2) brick faced mounts for the Bennett Road entrance sign, and a single similar mount for the access road sign. Mr. Krawiec explained the signs are placed in the proper areas, complying with all setback regulations for this project. Mr. Cesta asked if it was lit. Mr. Krawiec stated it would be down lit, so as not to interfere with existing neighbors.
Mr. Czerwinski commented with respect to the detention pond, advising the Board that there have been small changes to the area and expects to have those changes documented. Once his firm reviews the new information, he'll provide the new information to the Board.

Chairman Fatcheric stated at tonight's meeting, the Board could approve the signage, but would be reserving on the other modifications.

Resolution # 28:
As there were no other questions or concerns from the Board and staff, Mr. Cesta moved to approve the signage only as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

The remainder of the application is continued to a later meeting.

Minutes:
The minutes of the previous meeting were not yet available.

Discussion

1) **Town Board Referral - Chapter 30-Zoning, §605 to add a new item F "Cell towers are exempt from the provisions of this section".**

The Board stated they have no objections to the amendment as stated. Mr. Sinsabaugh stated he would send a letter to the Town Board stating as such.

2) **Hinsdale Apartments / Warners Road & Hinsdale Road**

Mr. Mark R. Costich, P.E., President of Costich Engineering, Land Surveying & Landscape Architecture, D.P.C., spoke to the Board to obtain input with respect to the proposed project located at Hinsdale Road and Warners Road. Mr. Costich stated his firm is in the beginning stages of planning an apartment complex for Hinsdale Apartments, LLC which will includes townhouse apartments, a community center and a maintenance building on 34 acres in the Town of Camillus. The townhouse apartments consist of five (5) and seven (7) unit buildings with a total of 287 units. The project would tie into town sewer and water at Warners Road and Hinsdale Road respectively. The access to the site would be Hinsdale Road north of the intersection with Warners Road.

Mr. Costich stated the grading in this area appears to be challenging and plans to have more information to provide to the Board as the project moves forward as to how the grading and topography will be addressed.

Chairman Fatcheric asked if the applicant thought the project would be done in phases. Mr. Costich stated he believes it would be completed in two phases. Chairman Fatcheric also asked if the townhouse rendering provided is a good likeness as to what will actually be built. Mr. Costich stated yes. Chairman Fatcheric also asked if the applicant reached out to other involved agencies, such as the Onondaga County DOT, and NY DOT. Mr. Costich stated not as yet. Chairman Fatcheric advised the applicant he believes the area will need a traffic study. Mr. Czerwinski concurred and also let the applicant know he could help with that information. He let the applicant know, the particular area is a big area of concern for Onondaga County, and to be prepared the County may have some expectations for this intersection.

Mr. Cesta asked about the Right of Way. It was explained it's a National Grid power line.

Mr. Czerwinski noted there is only one (1) access point proposed. He feels that based upon the proposed amount of units greater accessibility will be required.

Mr. Costich stated they are considering another access area. Mr. Czerwinski noted there's a possibility the developer could tie into the Malibu Hills development nearby.

Mr. Costich plans to provide more details as they become available.

Correspondence

A voucher was received from Curtin & DeJoseph for Legal Services rendered in May and June 2016 in the amount of $875.00, none of which is recoverable. Ms. Lauer moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in May 2016 in the amount of $466.00, $216.00 of which is recoverable. Ms. Lauer moved to approve payment. 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, his firm has sent a letter to the owner of Malibu Hills regarding the necessary repairs for the storm water pond.

Comments of the Board Members

Mr. Cesta advised the Planning Board, there suggestions being taken for the Comprehensive Plan that is being updated. He asked the Board to submit their comments to him.

With no other business before the Board, Mr. Cesta 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 8th, 2016 - 7:00 pm

PRESENT:
Marty Voss, Vice Chairperson
Chris Cesta
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT
.

Absent
John Fatcheric

Guests and Members of the Public
3 others

Vice Chairman Voss called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance. Vice Chairman Voss announced to those present that due to unforeseen circumstances, the Chairman, Planning Board Attorney, and Planning Board Engineer were unable to be at tonight's meeting. He asked those present to be patient as the Board navigated their way through the meeting.

New Business:

6204 Devoe Road / Pigula Subdivision **TM # 006.1-01-11.0**
Sketch Plan & Preliminary

Mr. John Szczech, builder for the applicant, presented the application. The purpose of the application is to subdivide an 83.57 (+-) parcel into two (2) lots. Lot #1 will be approximately 10.94 acres; Lot #2 will be approximately 72.63 acres. Mr. Szczech stated there will be a residence constructed on Lot #1. The lot will be serviced by public water, septic, gas and water.

Mr. Szczech handed Board Members an update Plat Map which addressed the engineer's comments concerning this application that were communicated via email to the applicant. The acreage of the two (2) lots is now depicted on the map, as well as an approximate area for the proposed septic system. The engineer's comments further note that Onondaga County Department of Transportation will need to review and approve the location of the driveway curb cut.

Vice Chairman Voss asked Mr. Szczech if the obtained the approval for the septic system. Mr. Szczech stated he had, and a copy of the septic approval would be provided as part of the application.

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

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

The application is continued to a later meeting.

Old Business

DGA Builders / Saddlestone Place (off Bennett Rd) TM # 020.-03-17.3
Amended Site Plan

Mr. Christopher Krawiec, Project Manager for DGA Builders LLC presented the application. Mr. Krawiec provided updated details to the proposed amended site plan for the Canal Crossing apartments.

In previous meetings, it was discussed that there was a need for screening in the location of the condenser and utility units. Mr. Krawiec stated he believes he has provided screening which will be satisfactory to the Board.

He stated that in the utility meters units' area, the plan is to install arborvitae to provide screening for those units; additionally Mr. Krawiec stated they plan to install 3'ft white vinyl fencing to go around the condenser units.

Additionally, east of Garage B near Building 1, there's a 4' solid white fence to help with the buffering, in particular any vehicular lights into the existing neighborhood's backyards. Also, in two areas along the retaining walls, east and west of Garage "B", there will be a 42" white aluminum fence which will also be placed on top of the retaining walls.

The Board members stated they appreciated the efforts put forth from the builder.

Mr. Cesta did ask Mr. Krawiec if they planted additional trees to help buffer the neighbors' properties. It was noted that if after a time the neighbors ask for additional buffering, the subject would be revisited. Mr. Cesta clarified the chain link fence is temporary. Mr. Krawiec stated that's correct, he's just waiting to get the approval to install the more permanent fences.

Vice Chairman Voss noted the Code Enforcement Office asked about the ability for the Fire Departments to access the condenser units and utility boxes. Mr.

Krawiec explained there is full access for the emergency responders to access those units.

Mr. Mallore clarified the amount of space between the arbor vitae and units. Mr. Krawiec explained the amount of space is approximately 3'.

Vice Chairman Voss explained as there was not a legal review of these particular modifications, there could not be an approval granted tonight. It was asked if there was a possibility of a Special Meeting to be held before the next Planning Board meeting. The staff agreed if there was a possibility to have that meeting, every effort would be made.

The application is continued to a later meeting.

Discussion

Mr. Cesta reminded the Board, there is an ongoing effort to update the Comprehensive Plan. He noted there are meetings scheduled for this committee and if anyone has any notes to be passed on to the committee, to please let him know.

Minutes

Mr. Klaben moved to approve the minutes from June 27th, 2016. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin & DeJoseph for Legal Services rendered in June 2016 in the amount of $807.50, $262.50 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in May and June 2016 in the amount of $910.00, $660.00 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

None

Comments of the Board Members

With no other business before the Board, Mr. Cesta moved to adjourn the meeting at 7:25 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

Town of Camillus
Planning Board Minutes
August 22nd, 2016 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Tracy Lauer
Martin Voss

STAFF PRESENT
Brian Sinsabaugh, ESQ.
Paul Czerwinski, P.E.
Tom Price, Code Enforcement Officer

Absent
Don Klaben
Jason Mallore

Guests and Members of the Public
3 others

New Business:

None

Old Business

DGA Builders / Saddlestone Place (off Bennett Rd) TM # 020.-03-17.3
Amended Site Plan

Mr. Christopher Krawiec, Project Manager for DGA Builders LLC presented the application. In a previous meeting, Mr. Krawiec provided updated details to the proposed amended site plan for the Canal Crossing apartments.

In previous meetings, it was discussed that there was a need for screening in the location of the condenser and utility units. Mr. Krawiec stated he believes he has provided screening which will be satisfactory to the Board.

He stated that in the utility meters units' area, the plan is to install arborvitae to provide screening for those units; additionally Mr. Krawiec stated they plan to install 3'ft white vinyl fencing to go around the condenser units.

Additionally, east of Garage B near Building 1, there's a 4' solid white fence to help with the buffering, in particular any vehicular lights into the existing neighborhood's backyards. Also, in two areas along the retaining walls, east and west of Garage "B", there will be a 42" white aluminum fence which will also be placed on top of the retaining walls.

The Board members stated they appreciated the efforts put forth from the builder.

In the previous meeting, Mr. Cesta did ask Mr. Krawiec if they planted additional trees to help buffer the neighbors' properties. The additional trees were added and it was noted that if after a time the neighbors ask for additional buffering, the subject would be revisited. Mr. Cesta clarified the chain link fence is temporary. Mr. Krawiec stated that's correct, he's just waiting to get the approval to install the more permanent fences.

Also in the previous meeting, Vice Chairman Voss noted the Code Enforcement Office asked about the ability for the Fire Departments to access the condenser units and utility boxes. Mr. Krawiec explained there is full access for the emergency responders to access those units. Mr. Mallore clarified the amount of space between the arbor vitae and units. Mr. Krawiec explained the amount of space is approximately 3'.

In tonight's meeting, Mr. Krawiec also explained the detention pond modifications have been made and given a positive recommendation from the engineer.

Chairman Fatcheric asked the Board Members if at tonight's meeting, they had any additional questions for the applicant.

Chairman Fatcheric also noted the signage for the project had been approved at a prior meeting.

Mr. Price commented that the project has turned out very nice and appreciated the builder's attention to the Town's concerns.

Resolution # 29:
As there were no additional questions or concerns from the Board, Mr. Voss moved to approve the Amended Site Plan as submitted, which includes the updated landscape plan. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 30:
Mr. Voss moved to assess the project Parkland Fees for 96 units. Ms. Lauer seconded the motion and it was unanimously approved.

Discussion

Request from Benderson Development to extend previous Site Plan Approval

A letter was received from Benderson Development to extend their Site Plan approval that was granted in February of 2016 for an additional six (6) months. Benderson Development stated in their letter, they needed the additional time as the project had not yet been awarded to a contractor. The Board Members agreed to extend the approval.

Resolution # 31:
Ms. Lauer moved to approve the request from Benderson for a six month extension for the Site Plan approval which was granted in February 2016. Mr. Cesta seconded the motion and it was unanimously approved.

Minutes

Mr. Cesta moved to approve the Planning Board Minutes from July 25th, 2016. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the Planning Board Minutes from August 8th, 2016. Mr. Cesta seconded the motion and it was unanimously approved.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski advised the Board that RZ Engineering, the engineers for the Box Car Lane Project, have been in touch with him. He stated they will be providing drainage information and other site plan information for him to review for the project's upcoming Site Plan Review appearance before the Board which he plans to have reviewed before the next Planning Board meeting. It was noted the Box Car Lane applicant is also appearing before the Zoning Board of Appeals for a parking variance. That appearance is delayed as part of the information needed to provide the Zoning Board of Appeals with the Planning Board's recommendation is based on drainage and storm water review.

Comments of the Board Members

Mr. Cesta commented with respect to the Comprehensive Plan which the town has formed a committee to update. Mr. Cesta advised the Board that there are three (3) meetings planned to discuss updates and asked the Board to continue to consider if they have any comments with respect to the Comprehensive Plan.

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:15 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

Town of Camillus
Planning Board Minutes
September 12th, 2016 - 7:00 pm

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

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

Guests and Members of the Public
5 others

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

New Business:

3996 Box Car Lane / B&C Storage **TM # 015.-04-07.1**
Site Plan

Mr. Bruce Pollack, of B&C Storage, and Mr. Rudy Zona, of RZ Engineering, Principal Engineer for the project presented the application. Mr. Bruce Pollack, of B&C Storage, presented the application. The purpose of the application is a proposal for eight (8) new buildings. Two (2) buildings would be considered Flex Space. Six (6) buildings would be Indoor Storage Spaces. Each of the flex space tenants would have their own 30' x 50' warehouse space, office space and restroom facilities within the conditioned building. Public parking with front access and entry porches, along with more private rear access would be provided. At the rear of the building, overhead doors would be available for the storage of tenant vehicles as well as to import and export goods. A shared loading dock has also been incorporated into the design as an added amenity for the tenants.

Chairman Fatcheric explained to the applicant that there was originally a variance application filed with the Zoning Board of Appeals and referred to the Planning Board in error. The Zoning Board of Appeals did receive an application from the applicant for a parking variance; however, the applicant has since withdrawn that application.

Chairman Fatcheric also explained to the applicant the Planning Board would declare Lead Agency for the Site Plan Application and also refer the application to the Syracuse Onondaga County Planning Agency.

Mr. Pollack provided an update to the Board. He addressed the parking for the Site, which according to the Municipal Code would need 133 parking spaces.

Mr. Pollack stated as it stands now, the Site Plan doesn't show there are 133 spaces. Chairman Fatcheric advised the applicant that if there was a way to show an amount of spaces in reserve, it would be helpful to have that reflected on the Site Plan. The amount of required spaces versus the amount currently shown is significant and perhaps with some adjustments the shortfall of spaces will be reduced. Chairman Fatcheric stated one of the purposes of the Planning Board, is to keep in mind any future uses a Site may become, which is why the parking situation would be so important.

Mr. Pollack further explained other features of the Site Plan:

- Layout is similar to what was originally presented with added parking around the building, highlighting the various places the parking has been added.
- Depicted the parking spaces in the front of the flex spaces' overhead doors.
- Showed the Outdoor Storage area, with the area possibly being converted into parking spaces if necessary.
- Provided a lighting plan, depicting wall pack lighting on the buildings.
- Has sent drainage and SWPPP to the town engineer, and already received addressed some concerns that have been brought forth.

Mr. Klaben asked about the building third building from the west, asked about if the building was originally there, or if the design changed. Mr. Pollack stated the building was reconfigured to accommodate for the elevation in the area. With respect to the parking spaces near the Outdoor Storage Area, Mr. Klaben stated he didn't believe a patron using the Site would want to use parking spaces a significant distance from the "flex space building". Mr. Klaben agreed with Chairman Fatcheric about the parking, perhaps it would be helpful to show the spots in reserve.

Mr. Cesta asked if there were any current flex spaces in the area. Mr. Pollack stated there are in the Town of Clay and the Town of Onondaga. Mr. Pollack explained the type of customer which would utilize the Flex Space would be vending distributors, a printing company which distributes pens, t-shirts etc, and possibly a construction company which needs space for equipment would be the type of businesses which would benefit from having a space to operate from; however they wouldn't have foot traffic in and out of their space. Mr. Cesta also reiterated the need for the parking and for the parking to shown on the Site Plan in reserve.

Mr. Zona discussed different areas for additional parking spaces to be held in reserve. He also explained the slope of the pavement does present some challenge in creating spaces close to the buildings.

Mr. Curtin explained for the benefit of those present what a variance from the Zoning Board of Appeals would do for the Site, and also explained the

parameters they are bound by. Mr. Curtin explained that the applicant can show the reserve parking on a Site Plan to show there's the possibility of the spaces to satisfy the Municipal Code.

There was a detailed discussion debating the pros and cons of the parking situation, and the usefulness of the parking spaces that can actually be utilized.

Mr. Mallore asked about the location of the hydrants for the site. Mr. Pollack showed there is one close by the entrance circle and also approximately halfway between the entrance and the end of the site, located close to the railroad tracks. Mr. Mallore also asked about the turning radius for any emergency vehicles. Mr. Zona stated he believes there is sufficient room, but stated he would double check. Chairman Fatcheric advised the applicant to show the turning radius on the plan.

Mr. Voss stated he believes the idea for the Flex Space is a great idea and a necessary one. He asked for additional clarification on the types of businesses which would utilize the area. Mr. Pollack stated some examples would be a vending business, promotion business, and a mail order business. The target clients are businesses which have a need for storage, a work area (computer, phone) and a rest room. Mr. Voss also stated there are some Sites in the Town which are over parked, however the Municipal Code needs to be adhered to.

Ms. Lauer stated she agreed with the other Board Members.

Chairman Fatcheric asked about the photometric plan for lighting. He asked if there are parking lot poles planned. Mr. Pollack stated there will not be any parking lot poles. The wall packs will be on the buildings. The lights will flow downward. Chairman Fatcheric also asked about the landscaping. Mr. Pollack stated it will be an attractive Site with ample green space. He plans to install low shrubs and greenery. Chairman Fatcheric also asked if the elevations are the same as what was previously presented. Mr. Pollack stated they are.

Mr. Czerwinski commented with respect to the lighting plan. He stated it appears the plan is in compliance with the Town's guidelines. He also stated he has had a chance to review some of the information supplied to his firm from the applicant with respect to the drainage and storm water. There are some concerns that he has returned back to the applicant and plans to have those reviewed as soon as possible.

Mr. Curtin suggested to the applicant that they may want to add stop bars and/or stop signs throughout the Site as the Site is close to a busily traveled street. Mr. Curtin also asked about the signage for the Site. Mr. Pollack stated they planned to have signage on the buildings reflecting which business is in which location. The signs will be uniform in type.

Mr. Cesta clarified the signs would be to identify which business is where. Mr. Cesta also asked about security. Mr. Pollack stated they anticipate have a fence with a gate which would be accessed with a code. He also stated they would have security cameras throughout the Site.

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

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

The application is continued to a later meeting.

Old Business

None

Discussion

1) Mr. Curtin explained he has received an email from the Town Attorney outlining the need for a resolution from the Planning Board requesting the developer complete the top coat in the Shaker Heights Development by a specific date, with the firm of Barton and Loguidice having the final review.

Resolution # 32:
Mr. Voss moved to request the developer to complete the top coat as requested. Ms. Lauer seconded the motion and it was unanimously approved.

2) Mr. Curtin addressed the concerns brought forth by the Project Manager of DGA builders with respect to the origin of Park Land Fees. Mr. Curtin stated he would respond to the questions to clear up any confusion the developer had.

3) 2901 Howlett Hill Road / Tuscarora Golf Course -TM # 025.-03.-24.1

An application for an action to combine three (3) tax parcels in the Town of Marcellus had been reviewed by the Town of Marcellus, and is asking for the input from the Town of Camillus Planning Board as one of the parcels is in Camillus. Mr. Curtin stated he would reach out to the owner of the golf course as the actions he's requesting require some clarification.

Minutes

Mr. Cesta moved to approve the Planning Board Minutes from August 22nd, 2016. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin & DeJoseph for Legal Services rendered in July and August 2016 in the amount of $1957.50, $1677.50 of which is recoverable. Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in June and July 2016 in the amount of $986.06, $861.06 of which is recoverable. Mr. Cesta 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 spoken with Mr. Mark Costich, the engineer from the Hinsdale Road Apartments. Mr. Costich spoke with Mr. Czerwinski to let him know they are addressing traffic concerns, utility connections, and access/egress for the Site. Mr. Czerwinski also stated the developer plans a possible second driveway and/or an alternative to one entrance and exit.

Mr. Czerwinski also wanted to apprise the Board of a possible apartment/town home development on Route 174, just outside of the village boundary. He mentioned the Town Attorney specified a concern relating to rescue vehicles accessing the site.

Comments of the Board Members

Mr. Cesta reminded the Board that he's part of the committee to update the Comprehensive Plan. He asked that any Board Members that have any comments regarding the Plan either send him their comments or they're welcome to attend the meeting to discuss the Plan. The meeting is to be held on September 19th and subsequent Monday evenings (October 3rd, and October 17th) at the Inn Between.

Mr. Curtin advised the committee to consider the inland port possibility, and to consider the impact and certain things that may change with the advent of that type of development. He also suggested the committee include taking a look at the West Genesee corridor from Town of Geddes going west, stating as good as it looks, there's always room for improvement, but also may want to consider depths of parking lots, setbacks, side yards and age of buildings..

Mr. Cesta went into some detail about the various topics that have already had some input, such as signage, zoning classifications, the collaboration between the Planning Board and Zoning Board of Appeals and the need for the town to anticipate future needs of the town.

With no other business before 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 Minutes
September 26th, 2016 - 7:00 pm

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

STAFF PRESENT
Brian Sinsabaugh, ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public
5 others

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

New Business:

303 Emann Drive /Carolyn & Stephen Erwin TM # 062.-03-26.0
Lot Line Re-Alignment

Mrs. Carolyn Erwin, prospective owner of Lot # 5 in the Bealor Subdivision presented the application. Mrs. Erwin stated the purpose of the application is to move acquire one (1) foot from the owner of the property at 303 Emann Drive to accommodate school district residency requirements. The property the resident wishes to purchase is in the Town of Onondaga. In order for the resident to keep their children in the West Genesee School District they need to have a small amount of property in The Town of Camillus.

Mrs. Erwin provided for the file a notarized and signed document from Mr. Jeffrey Till, the owner of the property at 303 Emann Drive stating he's willing to sell the Erwins the required amount of property.

As there were no questions or concerns regarding the application, Mr. Cesta moved to declare Lead Agency. Mr. Klaben 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. Cesta moved to declare a Negative Declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 34:

Ms. Lauer moved to approve the Lot Line Re-Alignment as submitted conditional upon a copy of the filed deed being received in the clerk's office. Mr. Klaben seconded the motion and it was unanimously approved.

3249-53 Milton Ave / Tony Rotella TM # 046.-07-28.2
Amended Site Plan

Mr. Tony Rotella, owner of the property, presented the application. The purpose of the application is to amend the structure to accommodate the prospective tenant which will be a NYS certified day care facility. Mr. Rotella stated he plans to install two man doors in the rear of the facility along with two windows for the rear of the building. Mr. Rotella stated the day care will also have a fenced in area in the rear as required by NYS. There are no changes to the elevations.

Chairman Fatcheric asked if the day care would be in the entire plaza. Mr. Rotella stated the day care would be taking over the space that Fairmount Aquarium was previously in. Chairman Fatcheric confirmed the other businesses in the plaza and the day care business do not conflict with any regulations. Mr. Rotella stated the use complies with the regulations.

Mr. Mallore asked if the turning radius is ample enough for emergency vehicles. Mr. Rotella stated there is. Mr. Mallore also asked about the fire alarms in the structure. Mr. Rotella stated there are the required alarms as NYS mandates.

Ms. Lauer asked if there are any changes to the parking due to the change of use. Mr. Rotella stated he hadn't planned any changes as there isn't a need for additional parking as most patrons are dropping off and picking up. Mr. Rotella stated the drop-offs occur between 6:30 am and 9:00 am. Additionally Mr. Rotella stated there is additional parking in the rear for the employees. Ms. Lauer also asked if there were any color changes to the building. Mr. Rotella stated there is not.

Mr. Voss asked if the bar is still in business in the plaza. Mr. Rotella stated they are not. Mr. Voss also asked Mr. Rotella is adding the concrete slab on grade. Mr. Rotella stated that's only in the rear, adjacent to the fenced in area. Mr. Rotella also explained there's also an area for mulch to have inside of the fenced in area as that's where the children play. Mr. Voss confirmed there are no structural changes. Mr. Rotella stated that's correct.

Mr. Cesta asked about the fence on the west side of the building. Mr. Rotella stated it's approximately 6 feet from the corner of the building. Mr. Rotella stated the fence will be 6' high, chain link fence. Mr. Cesta also asked if there was any lighting planned. Mr. Rotella stated the site is very well lit already.

Mr. Klaben asked if the site is all graded. Mr. Rotella stated it is.

Chairman Fatcheric explained to the applicant that even though there are minimal changes to the site, the Board would need an updated Site Plan. The updated Site Plan should show the rear elevation where the doors and windows are to be installed, concrete area, the fence and also the area where the employees will be parking. Additionally since the changes are minimal, so there's no reason to refer the application to the Syracuse Onondaga County Planning Agency. (SOCPA)

The application is continued to a later meeting.

Hinsdale Road at Township 5 /Hinsdale Road Group, LLCTM # 017.-05-65.1
Amended Site Plan

Mr. Joe Goethe, from the Hinsdale Road Group, and Mr. Ric Maar, from Dunn and Sgromo Engineers, presented the application. The purpose of the application is to amend the previously approved Site Plan to include the construction of the Tru Hotel by Hilton, in the space previously planned for professional buildings.

Mr. Goethe explained Tru Hotel is a 4-story, 90 room business hotel with an open lobby, indoor pool, and back patio. There will be a fence to separate the Costco parking lot and the hotel parking lot. The hotel parking lot will consist of 98 parking spaces. There is sufficient room for fire and emergency access. The front elevation shows a canopy for drop-off and pick-up. Mr. Goethe pointed out the "Tru by Hilton" Logo signage on the façade of the hotel. Additionally, Mr. Goethe outlined the various areas such as the back patio, service area, dumpster, area, sidewalk, as depicted on the site plan

Mr. Goethe explained power, sewer, pump station will be tied into the town and county utilities on Hinsdale Road, also there will be an additional connection in the rear of the hotel. There will be landscaping and buffering between Costco and the hotel. There are two monument signs of approximately 8' in height planned for each of the entrances off Hinsdale Road.

Mr. Goethe also mentioned there will be a monument sign placed at the entrance of Township 5, as previously approved near the Hinsdale off-ramp replacing the temporary sign that is currently there. Additional details will be provided at a later time.

Chairman Fatcheric asked if the renderings are providing an accurate portrayal of the buffering. He felt that it may not as the space is much smaller, intersection is challenging, and the turn into the hotel parking lot may be very tight. He suggested the applicant have some alternative solutions ready.

Mr. Czerwinski explained the design from the Onondaga County Department of Transportation is based on a 20 year prediction for the development.

Mr. Klaben stated he felt the presentation was very thorough; his only concern is lack of green space in the parking lot. Chairman Fatcheric suggested tree diamonds, such as those implemented in Target parking lot. Mr. Goethe stated he would take another look, to soften the area and consider vegetation. Mr. Klaben also suggested the entrance closest to Costco, be a Right in Right Out. Mr. Goethe stated he'll take that into consideration. Mr. Klaben stated otherwise he likes the layout of the building and thinks it will do well

Mr. Cesta agrees with Mr. Klaben as to how nice the building is depicted and the renderings of the hotel. Mr. Cesta asked if there's another curb cut further down Hinsdale Road, Mr. Goethe stated it's there and already in use. Mr. Cesta clarified where the signs will be located. Mr. Cesta also asked about the hospitality aspect of the hotel. Mr. Goethe stated it's very much a low profile, low frills hotel in that there's minimum service; serving breakfast in the morning and providing beer and wine service in the bar later in the day. The developers believe the hotel's location will encourage the clientele to go out and experience Township 5 and the Camillus area.

Mr. Voss appreciates the fact there will be a hotel in the area. He likes the project but has concerns with respect to the entrance into the hotel's parking lot. His concern is relating to the issues at the intersection. Mr. Voss stated the intersection is a bit of a worry currently, and fears the addition of hotel traffic may add to those concerns. He stated he would like to find a solution that works for all parties.

Ms. Lauer stated she likes the project. She agreed with the other Board members regarding finding a solution for the traffic.

Mr. Mallore stated he appreciates the area is large enough for fire apparatus. He states at first glance it appeared this may be a concern, but he believes the area is sufficient.
Chairman Fatcheric reminded the applicant of the town's preference for granite curbing in the high impact areas. Mr. Goethe stated he will develop a curbing plan that will be satisfactory to the Town.

Chairman Fatcheric asked about the following details, and Mr. Goethe provided these answers and stated he would provide additional information at the next Planning Board appearance.

- Materials for dumpster enclosure - Mr. Goethe stated they will use similar materials so as to blend in nicely with the hotel
- Will there be rooftop units for condensers and utilities - Mr. Goethe stated they will not be rooftop units, but the units will be placed on the rear of the building, on the north and south ends of the hotel, on the ground.
- Pedestrian flow (sidewalks) – Mr. Goethe explained there is a sidewalk from the back entrance to the area nearby the fence separating Costco

and the hotel. Mr. Goethe also stated there are some concerns to work out with Costco as Costco doesn't want the hotel connected to Costco, so the developer is working on a plan to help with pedestrian flow and maintain the status quo with Costco.

- Site lighting information – Mr. Goethe stated they are working on a photometric plan, explaining Tru Hotel by Hilton has certain criteria to follow and the developer also wants to consider the neighbors.
- Fence materials – Mr. Goethe stated they are unsure at this time, but will follow up at the next meeting.
- Chairman Fatcheric advised the applicant to show snow storage, or note that it will be hauled off site if that's the case.

Mr. Voss inquired as to the timeline for the project. Mr. Goethe stated he believes it will most likely be a spring start.

Mr. Czerwinski commented with respect to the traffic patterns. He stated as it stands currently there are some issues to work out. He also stated it would be a good idea to obtain updated traffic numbers for the area since the center has been operation. The applicant and the County could use this information to come to a solution that works well for all involved. Mr. Czerwinski stated his firm is reviewing the drainage and SWPPP report and will update the Board on their findings. Mr. Czerwinski stated he would like the developer to provide an updated sewage flow offset compliance report to have available to show Onondaga County.

Chairman Fatcheric also noted Mr. Tom Price, Code Enforcement Officer, noted there is a Handicapped Accessible spot in the front of the building with 5' of access, and it should be 8' feet per NYS code. Mr. Maar stated he will make the correction.

Mr. Sinsabaugh commented he would double check the approved uses for the PUD to ensure the planned use is acceptable. Additionally, Mr. Sinsabaugh commented there's enough information to refer the application to Syracuse Onondaga County Planning County.

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

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

The application is continued to a later meeting.

Old Business

6204 Devoe Road / Pigula Subdivision TM # 006.1-01-11.0
Final Plat

Chairman Fatcheric recused himself from this application as he's related to the applicant. Vice Chairman Voss stepped in as Chairman for the application.

Mr. John Szczech, builder for the applicant, presented the application. The purpose of the application is to subdivide an 83.57 (+-) parcel into two (2) lots. Lot #1 will be approximately 10.94 acres; Lot #2 will be approximately 72.63 acres. Mr. Szczech stated there will be a residence constructed on Lot #1. The lot will be serviced by public utilities.

Mr. Szczech handed Board Members an updated Plat Map which addressed the engineer's comments concerning this application that were communicated via email to the applicant. The acreage of the two (2) lots is now depicted on the map, as well as an approximate area for the proposed septic system. The engineer's comments further note that Onondaga County Department of Transportation will need to review and approve the location of the driveway curb cut.

The Town has since received the comments from SOCPA which stated there were no concerns other than the encroachment permit application.

Apparently there is an Encroachment Permit Application needed as the road as there's an existing barn structure at this location. According to the applicant there is an existing bard approximately 6 feet off the pavement, which is in the county's right of way. The applicant agreed to apply for the Encroachment Permit Application as a condition of the Final Plat Approval.

Mr. Czerwinski noted the applicant should provide a copy of the County DOT curb cut approval for the site distance for the file.

As Lead Agency has already been declared, Ms. Lauer moved to declare an Unlisted Action. Mr. Cesta 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 # 35:
Mr. Cesta moved to approve the Preliminary Plan as submitted with the caveat that the Encroachment Permit Application be applied for, and also the Onondaga County Curb Cut Application be approved and provided to the Clerk's office. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 36:

Mr. Klaben moved to approve the Final Plat as submitted with the conditions as stated above. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 37:
Ms. Lauer moved to assess Parkland Fees for one (1) lot for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

None

Minutes

Mr. Voss moved to approve the minutes of September 12th as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton & Loguidice for Engineering Services rendered in July and August 2016 in the amount of $770.00, $645.00 of which is recoverable. Mr. Voss moved to approve payment. Mr. Cesta 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

With no other business before 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
October 12th, 2016 - 7:00 pm

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

STAFF PRESENT
Paul Czerwinski, P.E

Absent:
Jason Mallore

Guests and Members of the Public
4 others

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

New Business:

None

Old Business

3249-53 Milton Ave / Tony Rotella **TM # 046.-07-28.2**
Amended Site Plan

In a previous appearance before the Board, Mr. Rotella provided the Board with these details regarding his application. The purpose of the application is to amend the structure to accommodate the prospective tenant which will be a NYS certified day care facility. Mr. Rotella stated he plans to install two man doors in the rear of the facility along with two windows for the rear of the building. Mr. Rotella stated the day care will also have a fenced in area in the rear as required by NYS. There are no changes to the elevations.

In that previous meeting the following concerns and questions were addressed:

- Chairman Fatcheric asked if the day care would be in the entire plaza. Mr. Rotella stated the day care would be taking over the space that Fairmount Aquarium was previously in. Chairman Fatcheric confirmed the other businesses in the plaza and the day care business do not conflict with any regulations. Mr. Rotella stated the use complies with the regulations.

- Mr. Mallore asked if the turning radius is ample enough for emergency vehicles. Mr. Rotella stated there is. Mr. Mallore also asked about the fire

alarms in the structure. Mr. Rotella stated there are the required alarms as NYS mandates.

- Ms. Lauer asked if there are any changes to the parking due to the change of use. Mr. Rotella stated he hadn't planned any changes as there isn't a need for additional parking as most patrons are dropping off and picking up. Mr. Rotella stated the drop-offs occur between 6:30 am and 9:00 am. Additionally Mr. Rotella stated there is additional parking in the rear for the employees. Ms. Lauer also asked if there were any color changes to the building. Mr. Rotella stated there is not.

- Mr. Voss asked if the bar is still in business in the plaza. Mr. Rotella stated they are not. Mr. Voss also asked Mr. Rotella is adding the concrete slab on grade. Mr. Rotella stated that's only in the rear, adjacent to the fenced in area. Mr. Rotella also explained there's also an area for mulch to have inside of the fenced in area as that's where the children play. Mr. Voss confirmed there are no structural changes. Mr. Rotella stated that's correct.

- Mr. Cesta asked about the fence on the west side of the building. Mr. Rotella stated it's approximately 6 feet from the corner of the building. Mr. Rotella stated the fence will be 6' high, chain link fence. Mr. Cesta also asked if there was any lighting planned. Mr. Rotella stated the site is very well lit already.

- Mr. Klaben asked if the site is all graded. Mr. Rotella stated it is.

Chairman Fatcheric explained to the applicant that even though there are minimal changes to the site, the Board would need an updated Site Plan. At tonight's meeting, Mr. Rotella provided the updated site plan with the rear elevation where the doors and windows are to be installed, concrete area, the fence and also the area where the employees will be parking.

As there were no additional questions or comments for this application, Mr. Klaben moved to declare Lead Agency for the application. Mr. Voss 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. Klaben moved to declare a Negative Declaration for the application. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 38:
Ms. Lauer moved to approve the application as submitted subject to legal review. Mr. Klaben seconded the motion and it was unanimously approved.

3996 Box Car Lane / B&C Storage **TM # 015.-04-07.1**
Site Plan

Mr. Bruce Pollack, of B&C Storage, provided an update to the Site Plan Application that has been presented in earlier meetings. Mr. Pollack provided these updates with respect to the concerns from Board Members from earlier meetings:

- Reserve Parking is now shown on Plan
- Buildings are located in the same locations
- Provided a turning radius with respect to emergency access

Chairman Fatcheric asked how many spots are required and how many are shown on the plan and how many are in reserve. After some discussion, it was noted by Mr. Czerwinski one of the plans provided by the applicant, PLAN C2.1, shows 62 parking spaces on the Site, with 71 in reserve, therefore meeting the 133 parking space requirement. Chairman Fatcheric also confirmed that if those reserve spots were needed that they are actual buildable parking spots. Mr. Pollack stated that's' correct, and also stated those reserves spots have also been figured into the drainage calculations.

Mr. Klaben asked about the building known as the 10 x 20 building with respect to the parking spots. He stated from the drawing it appeared they may possible be in the drive aisle. Mr. Pollack stated those spots are just below the building due to the elevation in the area.

Chairman Fatcheric clarified a lighting plan and landscaping plan was submitted. Chairman Fatcheric also asked about snow storage for the area. He asked the applicant to note the snow storage on the plan or note if it's going to be hauled off the premises. Mr. Pollack stated he would provide that update.

Mr. Czerwinski stated he had received the SWPPP report for the project and the Board should have received a letter from his firm stating he recommended the acceptance of the report. Chairman Fatcheric asked if the applicant would be required to provide anticipated water consumption report for the project. Mr. Czerwinski noted the report should be prepared as Onondaga County will most likely request it.

Mr. Cesta asked if Box Car Lane is a town road. Mr. Pollack stated it is privately owned by the co-owners of the parcel and maintained by them as well.

Chairman Fatcheric asked if there's any signage planned for Box Car Lane. Mr. Pollack stated it's not possible as there are too many conflicts with Right of Ways between the railroad tracks, and county roads. Mr. Pollack stated it will be a work in progress as they patrons learn where Site is located.

As the comments from Syracuse Onondaga County Planning Agency were not yet received, the Chairman asked if the applicant could return for the next meeting. Mr. Pollack stated he could, and would add the snow storage.

The application is continued to the next meeting.

Discussion

None

Minutes

The minutes from previous meeting were not yet available.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Mr. Cesta updated the Board with respect to the Comprehensive Plan. He stated he and the other committee members have been working on the plan for the last several weeks, addressing such subjects as zoning, potential of residential construction, road construction, and signing regulations. Mr. Cesta asked if any of the Board Members had any input on the Comprehensive Plan to let him know.

As there were no other questions or comments from the Board, Mr. Voss moved to adjourn the meeting at 7:23 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Agenda
October 24th, 2016 - 7:00 pm

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

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

Guests and Members of the Public
6 others

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

New Business:

Van Alstine Road / Dudden Property **TM # 019.-01-09.4**
Sketch Plan

Mr. Paul Dudden, owner of the property, was present on behalf of the application. Mr. Dirk Oudemool, Town of Camillus Attorney, was detained at another meeting and unable to attend but had advised Mr. Curtin as to the details of the application. Mr. Curtin stated the application is for a two (2) lot application for a minor subdivision. The purpose of the subdivision is to allow the transfer of Lot # 2 consisting of 7.19 acres (+/-) to be donated to Camillus Erie Canal Park.

Mr. Curtin stated there's sufficient information included in the application for the Planning Board to declare Lead Agency and refer the application to Syracuse Onondaga County Planning Agency.

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

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

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

Mr. Curtin advised the applicant the application would be continued until a meeting in November after the Board receives the comments from SOCPA. He

also stated a determination could be made at that time to waive the Public Hearing, as the application is for a minor subdivision.

Warners Road / Hinsdale Road/ Hinsdale Apts., LLC TM # 015.-01-13.0
Site Plan

Mr. Mark Costich, of Costich Engineering, along with Mr.'s. Kevin and Todd Morgan of Morgan Management presented the application. The proposed development is a multi-family development with 38 buildings containing 262 units with associated drives, parking areas, utilities, storm water management, lighting and landscaping on a parcel of approximately 35.4 (+/-) acres. The area is located off of Warners Road across from the intersection of Hinsdale Road and Warners Road. The access road to the development would be off Warners Road. The area would be privately owned and maintained.

The apartment buildings would be a townhome style building. There would be 5 and 7 unit buildings. The 7 unit building is proposed to be ADA compliant with accessible units available. There will be 1, 2, and 3 bedroom options for the apartments. There would be a 5500 square foot community center with a pool, and maintenance building. The proposal also calls for sidewalks throughout the development and landscaping to be maintained by Morgan Management. The project would tie into the town sewer and water at Warners Road and Hinsdale Road respectively. The access to the site would be on Hinsdale Road north of the intersection with Warners Road.

Mr. Costich explained there is a National Grid Right-Of-Way Easement through the middle of the proposed area. The developers are referring to these two areas as the "North" parcel and the "South" parcel. There is a connector road between the two parcels. The area is zoned R4 with all required setbacks being met. Additionally, there is approximately 33-40' between buildings. Mr. Costich made mention of the fact that in a previous planning session with the Board, it was suggested there be an additional access road for the residents. Mr. Costich stated at this time the second access road isn't possible. The developers feel there may be a possibility to add a connector road near the Malibu Hills Estates development and will keep the Board apprised of any new developments.

Mr. Costich explained the water and sewer utilities are planned through a private pump station which will drain into town sewers on Warners road. He stated the utilities could be private or dedicated, depending on what the Town would prefer. Additionally, Mr. Costich stated storm water details have been provided to the Town Engineers for their review and gave a brief description of the plan to the Board, stating there are two areas planned to help provide the site with the proper drainage. Mr. Costich also stated there is street lighting proposed in the street light style, LED lighting, which provide lighting but are low impact.

Ms. Lauer asked how the utilities for the individual units work. Mr. Costich explained the initial plan doesn't depict where the utilities would be installed as the utility companies do not provide the information for the placement of condenser units until they've had a chance to line up their routing to each unit. Mr. Costich and Mr. Kevin Morgan stated they understand the concerns of the Board as to where the units will be as they want the area to be aesthetically pleasing rather than a bank of utility meters and units. Ms. Lauer also asked about the buffer between the proposed development and existing neighborhood on Warners Road. Mr. Costich explained there since there is a significant amount of vegetation to provide a natural buffer, along with the development being at a higher elevation he believes the existing neighborhood wouldn't be impacted very much. Mr. Costich stated they would also install a fence to provide additional buffering.

Mr. Voss clarified the style of apartments planned. Mr. Costich explained they are a "townhome" style, more of a house feel, than an apartment along with their own garage, and driveway.

Mr. Cesta asked about trash removal. Mr. Morgan stated each unit will have a garage and be given a disposal unit that could be stored in the garage, and then placed at the end of driveway for pickup. Mr. Cesta also asked about road access towards the east. Mr. Costich stated they haven't been able to find a solution for the second road. He explained the developers have explored the options of asking existing neighbors to sell portion of their property on Warners Road, but so far have been unsuccessful. Additionally, Mr. Cesta asked the applicant if they had considered making the access road into a boulevard (divided with a barrier). Chairman Fatcheric explained further; there are concerns with the access into the neighborhood with any type of obstruction blocking the access road. Chairman Fatcheric suggested some type of third lane option to ensure there is access. Mr. Costich stated they will explore some ides. Mr. Cesta also asked about the topography for the site. Mr. Costich explained the road leading into the site has somewhat steep grade, but evens out at the top. There will be dirt moved from the north side of the project to the south to make a more balanced developed area. Mr. Cesta reiterated the concerns about buffering.

Mr. Mallore asked about the fire access. He stated it appears the developer has made sure there's ample room to maneuver fire apparatus and emergency vehicles.

Mr. Klaben said his questions have been answered except to ask if the developer had asked Solvay Iron Works if they were interested in selling as they have three (3) properties which might be a solution to the secondary access road, but it seems the developer has already asked.

There was a brief discussion regarding the buffer for the existing neighborhood. It was noted the development is on such a high grade from the existing neighborhood that a fence buffer wouldn't be as necessary due to the natural vegetation and the grading of the area.

Chairman Fatcheric clarified some details with the applicant. The following are those details, along with the applicant's responses:

- What is the topography like once you are in the development? The applicant stated it's basically a plateau.
- What will the common areas consist of? Mr. Costich stated those areas will be grass, and some natural vegetation.
- Will the area be maintained privately? Yes it will be.
- With respect to the detention area in the north corner, does the applicant feel it could be a safety concern? The applicant stated they had considered a type of screening, just to ensure residents know the detention area is there. It was discussed that a fence would not be the way to go, as the fence could be more of a hindrance, not a help.
- What is the target demographic? Mr. Morgan stated they expect all types of tenants, ranging from young couples with families, to singles, and older couples.
- What will the color palette be? Mr. Morgan stated there will be three (3) different colors throughout the development.
- Is there a maintenance person on site 24 hours a day? Mr. Morgan responded that usually the maintenance staff lives at the property and the property manager, typically works 5 or 6 days a week.
- As the roads will be privately owned will they be privately maintained? Mr. Costich states that's correct.
- Chairman Fatcheric advised the applicant to show on the Site Plan that there's a snow storage plan.
- Will the sidewalks be maintained by the complex? Yes.
- Will there be any restrictions as to what is allowed, such as play yards, clotheslines, etc.? Mr. Morgan stated there will be and those restrictions will be spelled out in the tenant's agreement.
- Has there been a conversation with the Onondaga County DOT (Department of Transportation)? Mr. Costich stated they have submitted the information; but have not heard as yet.

Mr. Czerwinski advised the Board that his firm has received the traffic study, as well as the SWPPP. He state his firm is reviewing the information and should have his recommendations by the end of the week. Mr. Czerwinski also noted to the Board that private roads should be built to town standards which are 24' wide. It appears these roads; taking into consideration the gutters, are in compliance and that it's the Board's decision if that's acceptable. Mr. Czerwinski further noted the applicant should provide sewer offset information, as well as estimated water consumption report to the Town, so the Town is in compliance with Onondaga County.

Chairman Fatcheric noted to the applicant to keep in mind the Parkland fees due to the Town as the application process moves forward and final approval is granted. Those fees are due before the final certificate of occupancy is issued.

Mr. Curtin noted to the applicant there are two encroachments depicted on the Site Plan, and to make sure the applicant's attorney is aware to include the descriptions. Mr. Curtin also noted the landscaping plans are fairly extensive as is the lighting plan. Mr. Curtin stated he would just echo the idea of a boulevard, as it would be a very unique aspect to the development. Additionally, Mr. Curtin noted that buildings # 25 – 35 are a higher elevation and to take advantage of the natural buffer.

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

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

Mr. Curtin also noted to the applicant to check their auxiliary parking as it would appear the Site has more parking than necessary. Also, Mr. Curtin noted to obtain a break in access from National Grid.

The application is continued a later meeting.

Old Business

3996 Box Car Lane / B&C Storage **TM # 015.-04-07.1**
Site Plan

Mr. Bruce Pollack of B&C Storage presented the update to the application. In previous meetings Mr. Pollack had presented an application for Flex Space Office Space and additional storage at this location.

Mr. Pollack stated he has updated the designation of snow storage on the site plan as requested by the Board.

Chairman Fatcheric noted the Board has received the comments from SOCPA. He stated one of the comments is relating to the SWPPP. Mr. Czerwinski confirmed to the SWPPP report has been reviewed by his firm and all concerns had been addressed. The Board had accepted the SWPPP report from the applicant at a previous meeting.

Mr. Czerwinski also stated a Proposed Water Consumption Estimate had been received from the applicant. He will make sure it's included to the report to the County as part of the Town's responsibility to provide this information as requested.

There were no other questions or concerns from the Board. Lead Agency has been declared and the application has been referred to Syracuse Onondaga County Planning Agency (SOCPA). Ms. Lauer 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. Klaben seconded the motion and it was unanimously approved.

Resolution # 39:
Mr. Cesta moved to approve the application as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 40:
Mr. Voss moved to assess the project $3000.00 in professional fees. Ms. Lauer seconded the motion and it was unanimously approved.

Discussion

Mr. Curtin addressed an ongoing application for Tuscarora Golf Club for the Town of Marcellus. The application is to merger of two (2) tax parcels into one (1) parcel. Mr. Curtin explained he has spoken with the Town of Marcellus attorney, The Town of Camillus Supervisor and Onondaga County as the application is complex for these reasons:

- Property(s) in question is located in two towns
- We have no jurisdiction in the Town of Marcellus
- Town code in Marcellus does not allow for the use the applicant is planning, so the Town of Marcellus should be seeking a zone change or a variance for the action in question
- Application submitted to the Town of Camillus requesting merger into one (1) tax parcel is not the correct application.

Mr. Voss moved to ask Mr. Curtin to correspond with the appropriate parties with the Planning Board's position for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Minutes

Ms. Lauer moved to approve the minutes of September 26th, as submitted. Mr. Voss seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes of October 12th as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Onondaga County Planning Federation for the Annual Dues in the amount of $50.00. Mr. Voss moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Curtin and DeJoseph for Legal Services rendered in August and September 2016 in the amount of $1095.00, $75.00 of which is recoverable. Mr. Klaben moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in August and September 2016 in the amount of $3943.75, $3693.75 of which is recoverable. Mr. Voss moved to approve payment. Mr. Cesta 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

Mr. Cesta updated the Board as to the status of the Comprehensive Plan. He stated the committee is putting the finishing touches on the plan.

As there were no other questions or concerns from the Board, Mr. Voss moved to adjourn the meeting at 8:05 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
November 28th, 2016 - 7:00 pm

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

STAFF PRESENT
Brian Sinsabaugh, ESQ.
Paul Czerwinski, P.E.

Absent:
Jason Mallore
Martin Voss

Guests and Members of the Public
7 others

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

New Business:

118 Turkey Run Lane / Dan & Denise Root TM # 007.1-01-37.0
Lot Line Re-Alignment

Mr. and Mrs. Daniel Root, property owners, presented the application. The purpose of the application is to move a property line approximately to meet the edge of the tree line for aesthetic maintenance reasons. The adjacent property owner at 116 Turkey Run Lane, Mr. Bassam Awawda, was present and stated he is in agreement with the proposed change. Additionally the owners stated this will rectify the required 12 foot setback for the current shed.

Chairman Fatcheric asked for clarification on the location of the shed. Ms. Root showed the location of the shed on their property and explained with the lot line change, the shed is in compliance with the required setbacks.

Mr. Sinsabaugh explained to the applicant there would be two additional pieces of information needed to complete the lot line re-alignment process:

- Copy of the recorded deed
- Final plat map showing the lot line re-alignment

As there were no other questions or concerns, 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.

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

Resolution # 41:
Ms. Lauer moved to approve the Lot Line Re-alignment as submitted provided the copy of the recorded deed and a Final Plat Map is provided to the Planning Board Clerk and contingent upon legal review. Mr. Klaben seconded the motion and it was unanimously approved.

187 Bennett Road / Dublin Development TM # 017.-02-79.0
Site Plan

Mr. Dan Stanistreet, developer of the property, presented the application. The purpose of the application is to construct a four (4) unit duplex dwelling on Lot 1 of the Dublin Subdivision.

Chairman Fatcheric outlined the timeline thus far for the proposals for this property. It was noted there was Subdivision Approval, however the Site Plan approval was not granted at that time and was continued to a later meeting, which was noted in the November 2013 Planning Board Minutes.

At the time of the earlier appearances, there were outstanding issues for the Site Plan. Those issues were septic location concerns, and also drainage reports concerns. The Board's previous approval of the original Site Plan was contingent upon Applicant receiving approval to connect to the sewer line. This approval had not been obtained.

As there have been some changes to the original plan, the Board felt it would be helpful to review with Mr. Stanistreet the concerns as well as have Mr. Stanistreet provide the updated details for the project.

Chairman Fatcheric stated he believed there was some hope of tying into the existing sewers. Mr. Stanistreet stated Lot 3 will have a sewer easement.

Mr. Stanistreet stated he had filed easements with the county, believed the Planning Board had knowledge of those easements.

Chairman Fatcheric stated this is the first time they're seeing some of these updated documents. As there was period of time that has passed, and there are new Board members, he wants to make sure everyone is on the same page.

Mr. Czerwinski noted with respect to the Syracuse Onondaga County Planning Agency (SOCPA) review comments, it was noted the County wouldn't allow septic for the whole project, but would allow septic for the two back parcels.

Mr. Sinsabaugh noted any easements forthcoming should be provided to the Planning Board attorney for review. Mr. Sinsabaugh also noted that if the proposed dwellings were to be sold in the future, that the numerous easements may create difficulties in the sale of such individual interests. The Applicant confirmed that the easements are temporary and that the units will be leased as apartments and not individually sold. The Applicant also noted that an easement for the temporary septic and covenants had been approved and filed. Mr. Sinsabaugh requested copies of such documents be provided if the Applicant had not already done so.

Chairman Fatcheric noted the following details are needed for the next meeting:

- Copies of any filed easements or potential easement; driveway access easements for Lot #1, 2 and 3
- Two parking spaces needed for each unit in the dwelling; check with code enforcement for the code interpretation or consider make the driveway wider.
- Map should depict the entire parcel as to what will be proposed in the future
- SWPPP – updated with the engineer's comments taken into consideration
- Snow storage depicted on the Site Plan
- Traffic study (already on file)

Mr. Stanistreet stated he will provide the updated information and plan on attending the next meeting.

Old Business

Hinsdale Road at Township 5 /Hinsdale Road Group, LLC TM # 017.-05-65.1 Amended Site Plan

Mr. Greg Sgromo, of Dunn and Sgromo Engineers, Project Engineer for the project presented the updated details for the Tru Hotel by Hilton in Township 5.

Mr. Sgromo stated with respect to the drainage, the developer believes the existing storm water facilities for Township 5 sized to accommodate the storm water runoff from the hotel and therefore the addition of the hotel affect the storm water plan adversely.
A copy of those details have been sent to the Town Engineer for review.

Additionally, the developer added landscaping details to the patio in the rear of the hotel.

Mr. Sgromo also commented with respect to the County comments referring the entrance, the developer has planned a one way entrance to the hotel from the

shopping center's access road which is reflected on the Site Plan as one way turnaround

Chairman Fatcheric stated the County comments also referenced lighting concerns with respect to the County Road (Hinsdale Road) being affected by the addition of the hotel. Mr. Sgromo stated as far as he can see the lighting from the hotel not impact the road adversely.

Mr. Sgromo also commented there is additional landscaping in the front of the hotel to help screening with the lights from the vehicles into the existing neighbors across Hinsdale Road.

Chairman Fatcheric asked if Mr. Sgromo could provide more details regarding the 4' ornamental fence planned for the hotel's parking lot, adjacent to the Costco parking lot. Mr. Sgromo stated it has changed from 6' to a 4' ornamental fence which will help Costco maintain their parking lot, as well as provide a visual barrier to separate the two businesses. Mr. Sgromo stated he believes it to be black aluminum fence (similar to a wrought iron fence).

Also noted, is the Department of Transportation asked for a rerun of the traffic counts. Mr. Sgromo noted that report is being conducted but the firm of Gordon Stansberry. Mr. Sgromo noted the hotel was always part of the conceptual plan and didn't believe the traffic counts would vary too much.

Mr. Klaben stated he likes the turn-around leading into the hotel's parking lot; he believes it to be a good solution. Mr. Klaben also asked about the height of the trees planned for the Hinsdale Road landscaping. Mr. Sgromo stated the vegetation will be on the low side as the County prefers lower to the ground vegetation. Mr. Sgromo stated they planned a variety to add character and dimension to the landscaping.

Mr. Cesta asked about the sidewalk. Mr. Sgromo explained the sidewalk begins near the entrance of the hotel parking lot to the shoulder of Hinsdale Road. Mr. Cesta also asked what the radius is for the turnaround. Mr. Sgromo stated it's not planned for tractor trailer trucks; but would accommodate for pickup trucks or slightly larger. Mr. Cesta also commented with respect to the plantings in the front of the hotel, stating he hopes to see more in the way of vegetation in order to avoid vehicular lights spilling into neighbors' views across the street. Mr. Cesta also asked about snow storage. Mr. Sgromo stated it's depicted on the plan, in the norther section of the parking area.

Ms. Lauer also commented about the plantings in the front of the hotel, noting the developer can always check on it periodically to help with vehicles headlights, and perhaps revisit the positioning of the plants to help ensure the light spillage will not affect the neighbors.

Mr. Czerwinski stated he would like an updated copy of the traffic study. He also noted comments from the County include that an updated SWPPP should be provided; believes it will be in compliance as the hotel was always part of the overall conceptual plan. Mr. Czerwinski further noted the revised information regard the storm water was submitted to Barton and Loguidice, but as they just received it the day of the meeting, they haven't had a chance to review it, but will be sure to pass along his comments when the review is complete. Additionally, Mr. Czerwinski stated that as part of the County's Offset Water Initiative, to provide those details to ensure the Town of Camillus is in compliance with the County. He asked they include anticipated sewage flow and also provide an overall project offset water program as there have been additions to the overall previously submitted plan. Mr. Czerwinski stated he likes what the applicant did with the turnaround; believes it to be a good solution to any County concerns. He stated with respect to the lighting, there doesn't appear to be light spillage off the property onto the County roadway; just a slight bit of spillage into the Costco parking lot.

Mr. Sinsabaugh noted to the applicant to ensure the additional spots for the landscaping plan are added to the updated Site Plan. Additionally, he asked the developer to ensure adequate signage and restrictive curbing for the turnaround to ensure all traffic is flowing correctly.

It was discussed that an approval could be granted at tonight's meeting contingent upon:

- Landscaping placement along Hinsdale road
- Details and placement of the ornamental fence
- Receipt of the updated traffic study,
- Review of the updated SWPPP
- Legal and Engineering final review

As Lead Agency has already been declared and County comments have been received, Mr. Cesta 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. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 42:

Ms. Lauer moved to approve the application, noting the rendering are labeled as SP1 – SP6, dated 11/21/2016, as submitted, contingent upon the following:

- Landscaping placement along Hinsdale road
- Details and placement of the ornamental fence
- Receipt of the updated traffic study,
- Review of the updated SWPPP
- Legal and Engineering final review

Mr. Cesta seconded the motion and it was unanimously approved.

Discussion

None

Minutes

Ms. Lauer moved to approve the minutes of October 24th, 2016 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from NY Marking Devices Corp for the supplies in the amount of $105.35. Mr. Cesta moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Curtin and DeJoseph for Legal Services rendered in October 2016 in the amount of $2062.50, none of which is recoverable. Mr. Cesta moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in September and October 2016 in the amount of $2898.25, $2648.25 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Cesta 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

Mr. Cesta provided an update to the Board with respect to the Comprehensive Plan Revisions. Mr. Cesta stated the revisions are just about complete and the Town Board will be reviewing it in the beginning of the year.

As there were no other questions or concerns from the Board, Mr. Cesta moved to adjourn the meeting at 7:47 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
December 28th, 2016 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT
Brian Sinsabaugh, ESQ.
Paul Czerwinski, P.E.

Guests & Members of the Public
5 others

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

New Business:

5268 West Genesee Street / Dunkin Donuts TM # 035.-05-23.1
Amended Site Plan

Mr. Scott Stanton of Dasco Signs, contractor for the project presented the application. The purpose of the application is to update the existing structure with vinyl awnings, a menu speaker canopy, repositioning of the drive thru's menu board and installation of a vehicle height detector.

Mr. Stanton explained the existing cloth awnings will be replaced with vinyl awnings which are more resistant to the seasonal fluctuations. The awnings will be brown over the vestibule, and the awnings over the windows will be orange complementing the Dunkin Donuts logo. The menu canopy is being provided to protect the customers from the elements. In addition, the repositioning of the menu board is to help Dunkin Donuts provide quicker service to their customers.

Mr. Stanton did ask if there was a possibility to raise the existing monument sign approximately 1-2 feet. Mr. Stanton stated he feels like it would make the site more visible to patrons. Chairman Fatcheric stated he didn't believe it was necessary to raise the sign, but would ask the Board Members their opinion. Chairman Fatcheric advised the applicant that this action would require a separate application.

Mr. Stanton stated the signage change has been approved by the Code Enforcement Office as the new sign is compliant with the Municipal Code.

Mr. Klaben stated he had no questions or concerns with the application. He also stated he would have no objections if the applicant did want submit an additional application to raise the monument sign possibly 1-2 feet.

Mr. Cesta asked if the canopy colors could be switched around, leaving the brown colors over the windows and having the orange over the vestibule. Mr. Stanton stated they could consider that if the Board felt that was the way they wanted to go. With respect to raising the monument sign, Mr. Cesta stated he would not want to raise the monument sign any higher.

Ms. Lauer stated she had no objections to the colors, and wouldn't have any objections to the monument sign being raised.

Mr. Mallore stated he's fine with the changes. He asked about the 9'6' clearance for the vehicle height detector. He asked how that particular height was determined. Mr. Stanton explained that's the industry standard for drive thru's clearance for restaurants.

Chairman Fatcheric asked if there were any changes to the site lighting. Mr. Stanton stated there is not.

Mr. Sinsabaugh stated to the applicant he believed the applicant should stay as close to the original colors as possible. He believes the vinyl awnings will be a marked improvement from the cloth awnings.

Chairman Fatcheric noted to those present that the changes to the façade are minimal and do not require a referral to Syracuse Onondaga County Planning Agency. (SOCPA).

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

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

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

Resolution # 43:

Mr. Cesta moved to approve the application as submitted with the vinyl awnings, a menu speaker canopy, repositioning of the drive thru's menu board and installation of a vehicle height detector. Mr. Klaben seconded the motion and it was unanimously approved.

Old Business

Van Alstine Road / Dudden Property **TM # 019.-01-09.4**
Preliminary Plat / Final Plat

In a previous meeting, Paul Dudden, owner of the property, was present on behalf of the application. Mr. Dirk Oudemool, Town of Camillus Attorney, was detained at another meeting and unable to attend but had advised Mr. Curtin as to the details of the application. In that previous meeting, Mr. Curtin stated the application is for a two (2) lot application for a minor subdivision. The purpose of the subdivision is to allow the transfer of Lot # 2 consisting of 7.19 acres (+/-) to be donated to Camillus Erie Canal Park.

In a Town Board meeting (October 11, 2016) Councilor Hammerle moved to waive <u>all Town fees</u> regarding the Dudden Subdivision. Councilor Griffo seconded the motion and it was unanimously approved.
In tonight's meeting, Chairman Fatcheric noted to those present that the application has been returned from Syracuse Onondaga County Planning Agency (SOCPA). Their comments were minimal and present no objection to the subdivision action.

Mr. Czerwinski commented with respect to the application, providing an explanation for a narrow strip of land on Lot 1 and that it represents a way to provide water, should that become necessary at a later date.

As there were no other questions or concerns from the Board or staff, Ms. Lauer moved to waive the Public Hearing for the application. Mr. Cesta seconded the motion and it was unanimously approved.

<u>Resolution # 44:</u>
Mr. Cesta moved to approve the Preliminary Plat as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

<u>Resolution # 45:</u>
Mr. Cesta moved to approve the Dudden Subdivision Final plat as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

<u>Discussion</u>

<u>Organizational Meeting for 2017:</u>

Mr. Cesta moved to appoint Sandra Shoff as Clerk to the Planning Board. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to appoint Paul Czerwinski of Barton and Loguidice as Planning Board Engineer at the prevailing Town rates for 2017. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to appoint Paul J. Curtin Jr. of Curtin Law Firm as Planning Board Attorney at the prevailing Town rates for 2017. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Fatcheric moved to recommend the appointment of Mr. Chris Cesta as Vice Chairman for a one-year term expiring December 31, 2017. 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.

Meeting Dates for 2017:

Ms. Lauer moved to approve the 2017 Planning Board meeting schedule as follows: 7:00 pm on the second and fourth Mondays, with the exceptions as noted with (*), being January 9 & 23, February 13 & 27, March 13 & 27, April 10 & 24, May 8 & May 22, June 12 & 26, July 10 & 24, August 14 & 28, September 11 & 25, **October 11*** & 23, November 14 & 27, December 11 & **27***. Mr. Klaben seconded the motion and it was unanimously approved.

(asterisked items denotes Wednesday meetings due to observed holidays)

Minutes

Mr. Cesta moved to approve the minutes from November 28th, 2016. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin Law Firm for Legal Services rendered in November 2016 in the amount of $1102.50, $575.00 of which is recoverable. Mr. Cesta moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in October and November 2016 in the amount of $6956.45, $6831.45 of which is recoverable. Ms. Lauer moved to approve payment. 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 and those present of recent communications with the project manager of the Hinsdale Road Apartments, LLC. Mr. Czerwinski stated Mr. Mark Costich explained to him that there are restrictions placed on the National Grid easements running through the middle of the property to be developed. National Grid explained there is a plan to move utility poles in this area and the placement of those poles may interfere with the roadways. In addition, Mr. Costich and Mr. Czerwinski discussed the referral comments from Syracuse Onondaga County Planning Agency especially with respect the sewer districts. Mr. Czerwinski noted to the applicant that the north side of the parcel isn't in the County sewer district; however the south side of the parcel is in the County sewer district. Mr. Czerwinski stated the county doesn't feel the inclusion of the north side of the parcel isn't a viable option at this time. Mr. Czerwinski went on to say, the applicant did ask about the parcel on which the WAVES building is on, wondering how that parcel was able to be a part of the County sewer. Mr. Czerwinski stated he didn't have the answer for that question.

Chairman Fatcheric thanked the engineer for the update regarding this project.

Comments of the Board Members

Mr. Klaben extended his best wishes for the New Year to the Board.

As there were no other questions or concerns from the Board, Mr. Cesta moved to adjourn the meeting at 7:30 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

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