Town of Camillus
Planning Board Minutes
January 9th, 2017 - 7:00 pm

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

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

Absent:
Tracy Lauer

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:

5399 West Genesee Street / Walmart **TM # 066.-01-10.1**
Amended Site Plan

Ms. Sunday Bougher of the SGA Design Group presented the application on behalf of Walmart. The purpose of the application is to add a canopy for dedicated cover parking for an On-line Grocery Pickup service area. The pickup area is on the west side of the parking lot, adjacent to the pharmacy drive thru area. The modifications also include directional and exterior signage to the pickup service area, painting and banding on the building, and parking lot restriping (color only).

Ms. Bougher explained how the service will work. She stated the customer will order online, pay and choose a time for the order to be picked up at the store. The store will provide the customer with a reference number. The customer will then enter the pickup service area and their groceries will be brought to their vehicle. No money exchanges hands. The hours of operation for this service will be 8:00 am to 8 pm.

Chairman Fatcheric asked if there are any Walmart Stores currently operating the pickup service. Ms. Bougher stated there are stores in other states that are operating the service. She believes this location will be one of the first in the area if approved.

Mr. Klaben asked about the canopy where the cars will be waiting. He asked approximately how large of an area that will be. Ms. Bougher stated it would be approximately 6 parking spaces. Mr. Klaben also was curious if there would be a queue line. Ms. Bougher stated there will not. Additionally, Mr. Klaben asked about the wraparound sign for the exterior corner of the store as it appears to take up the whole corner and is a rather distinct orange. He wondered if a sign depicting the pickup service would work instead rather than having the entire exterior corner reflect the service. Ms. Bougher stated they could accommodate that request.

Mr. Cesta asked if there was any cash or credit cards being exchanged between the store personnel and the customer. Ms. Bougher stated there is not. Ms. Bougher also noted the only interaction between the store personnel and customer would be only to confirm identification for an alcohol purchase. Mr. Cesta asked about the wait time. Ms. Bougher stated it's very short wait time, approximately less than five (5) minutes. Mr. Cesta asked the applicant to consider placing trash receptacles in the area where the vehicles may be waiting. Ms. Bougher stated she would include that in the request.

Mr. Mallore asked if the applicant could foresee any wait time where there would be several cars waiting in line. Ms. Bougher stated the demographics and the early testing of the service show the service would produce approximately 10 – 12 orders during a 12 hour time period. Mr. Mallore also agreed with other Board members regarding the sign.

Mr. Klaben asked about the pharmacy drive thru sign and the online pickup service signage. Ms. Bougher stated the two will be clearly marked.

Chairman Fatcheric asked about the technology provided to the customers to let them know when their order is ready. Ms. Bougher stated the store personnel contacts the customer via text or email to advise them when their order is ready. It was agreed this is a positive use of technology. Chairman Fatcheric asked about the lighting under the canopy. He asked the applicant to provide the cut sheet for any lighting.

Mr. Curtin asked about the canopy materials. Ms. Bougher stated it metal material, to withstand the elements, similar to a gas station canopy. Also, Mr. Curtin stated in the pictures provided, there appears to be a tubing system. Ms. Bougher stated the picture isn't a true representation; those tubes represent a feature from a pharmacy tube system. The existing store would not be using the tubing feature. Mr. Curtin suggested to the applicant to consider bollards to help prevent any damage to vehicles.

Mr. Klaben asked about the pharmacy area one way area. He suggested the applicant implement signage to help avoid any cut through in this area of the parking and the signage would help patrons get used to the parking area's changes.

Mr. Czerwinski agreed signage should be installed and suggested signage in the island near the pharmacy drive thru to help customers become accustomed to the new traffic pattern.

There was some discussion as to the how much traffic would be impacted with the new pickup service. It was noted that the signage would help and also the amount of people who might use the service will not impact the traffic adversely.

Chairman Fatcheric and Mr. Curtin advised the applicant as to the outstanding issues. It was suggested Ms. Bougher provide the following information:

- Banding and signage

- Cut sheet for the lighting
- Bollards installation
- Canopy features (composition of the structure)

Mr. Curtin also asked if there was any other color that could be considered for the signage. Ms. Bougher stated that Walmart is pretty adamant regarding the orange.

Ms. Bougher was advised she could submit the necessary information via email and a decision would be rendered after review.

Old Business

None

Discussion

3875 Warners Road, First Ukrainian Pentecostal Church Property

Mr. Viktor Makarchuk, representing the church explained to the Board what is being proposed. He stated their congregation is outgrowing their church, and they would like to present plans to the Planning Board for a new building. He stated he would appreciate any input the Planning Board could provide.

The proposal at this time calls for a new structure to be built across the street from the existing structures. Three (3) of the five (5) buildings currently owned by the church would be demolished. The two (2) buildings remaining would most likely be used for community gatherings, or perhaps a sanctuary.

At this time the applicant has limited information as to their plans as they are very much in the beginning stages.

The Planning Board advised the applicant to consider the following:

- The topography
- Parking for the new building, as well as the two remaining building
- Ensure proper setbacks are met
- Consider what's required for demolition permit

The applicant also was advised to reach out to Tom Price, Code Enforcement Officer to ensure there are no other concerns.

The applicant asked how the demolition permit process worked. It was explained the demolition permit issued to the applicant through the Code Enforcement Office.

Mr. Mallore asked the applicant to consider reaching out the Fire Department to see if the department would be interested in using the buildings as a training exercise.

Mr. Czerwinski agreed with the Board members with respect to the topography and parking.

Mr. Curtin noted the parcel is zoned P.U.D. The SEQR requirements are grandfathered in which will be helpful as the project moves forward. There is a significant change to the site, with the changes in the buildings. The storm water plan will require some thought and planning considering the topography.

Minutes

The minutes of the previous meeting were not yet available.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin thanked the Board for their continued support in retaining his firm to represent the Planning Board.

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 8.20 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

Town of Camillus
Planning Board Minutes
January 23rd, 2017 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
George Dooher
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT
Brian Sinsabaugh, ESQ.
Paul Czerwinski

Absent:
Chris Cesta

Guests & Members of the Public
Eric Hammerle, 1st Ward Councilperson
Steve James, 4th Ward Councilperson

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

New Business:

None

Old Business

5742 Scenic Drive / Jamie Lawrence **TM # 020.-03-17.3**
Preliminary Plat/Final Plat

As the applicant wasn't able attend this meeting, and as he had attended a previous meeting to explain the proposed action, Chairman Fatcheric explained the purpose of the application. The purpose of the application is to subdivide a parcel into two (2) lots for the purpose of constructing a residence. The newly created lot will be approximately .70 acres (+/-). The existing lot will be approximately .46 (+/-). According to the plat provided all required setbacks are in compliance. The applicant noted the new residence will tie in to the existing water and sewer in the area.

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

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

Ms. Lauer moved to refer the application to Syracuse Onondaga County Planning Agency. (SOCPA)

The application is continued to a later meeting.

191 Bennett Road / Dublin Development **TM # 017.-02-79.0/80.0**
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. Mr. Bill Morris, of W-M Engineering was also present to answer questions with respect to the storm water and drainage aspect.

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.

In a **previous meeting**, (**11-28-2016**) 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)

In **tonight's meeting** Mr. Stanistreet outlined the previous meeting concerns and addressed them as follows:

- Copies of easements provided
- Letter from Mr. Tom Price, stating the parking spaces are in compliance
- Map provided to show the entire parcel (future buildings included)
- Updated SWPPP provided with engineer's comments taken into consideration
- Snow storage depicted on Site Plan
- As mentioned above, Traffic study provided and already on file

Mr. Stanistreet stated he had also provided the covenants to run with the land for the file.

Mr. Czerwinski clarified the septic area shown on the plan is a reserve area as requested by Onondaga County. Mr. Morris stated that's correct.

Mr. Sinsabaugh noted for the applicant and Board, going forward if there's additional development involved with the remainder of the parcel, a separate SEQR would need to be provided.

Chairman Fatcheric noted that even though a conceptual buildout has been approved, there is still a sewer solution warranted. Additionally, Chairman Fatcheric noted the project had been referred to Syracuse Onondaga County Planning Agency (SOCPA), previously and there are no significant changes from when it was referred.

Mr. Stanistreet stated he also provided letters from Mr. Jeffery Till, from the Onondaga County Health Department, stating he has no objection to the plat, providing proper sewage disposal and water supply is designed and approved by the Health Department. Additionally, Mr. Terry Morgan, from the Onondaga County Department of Transportation that the project meets sight distance requirements; however a driveway permit still needs to be applied for.

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

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

Resolution #1:
Mr. Klaben moved to approve the Site Plan for 187 Bennett Road, Lot 2 as presented. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution #2:
Mr. Klaben moved to assess $500.00 in professional fees for this project. Ms. Lauer seconded the motion and it was unanimously approved.

Discussion

None

Minutes

Mr. Klaben moved to approve the minutes from December 28th, 2016 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin Law Firm for Legal Services rendered in December 2016 and January 2017 in the amount of $582.50, $337.50 of which is recoverable. Mr. Mallore 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 November and December 2016 in the amount of $1484.00, $1234.00 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

As there were no other questions or concerns from the Board, Ms. Lauer moved to adjourn the meeting at 7:20 pm. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
February 13th, 2017 - 7:00 pm

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

STAFF PRESENT
Paul Curtin, Jr. ESQ.
Brian Sinsabaugh, ESQ
Paul Czerwinski

Guests & 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:

Lawrence and Winchell Roads / Arnold Schmidt TM # 010.-05-31.1
Sketch Plan

Mr. Arnold Schmidt, representing AK Schmidt, presented the application. The purpose of the application is to subdivide a three (3) acre (+/-) parcel into three (3) lots. Each lot will be approximately one (1) acre. Lot 1 will be slightly larger as there's a stream in the rear of the property and in order to ensure the lot will be a buildable lot, there needs to be sufficient rear setbacks from the stream. The lots will be on septic, and the gas utilities will tie in existing pipeline on Winchell Road. The property is zoned R-3.

Mr. Klaben asked if there was an easement needed for Lot 1, along the creek, as part of the "stream corridor overlay district". Mr. Czerwinski stated it would need to be determined if this property is part of that district. Also, Ms. Czerwinski referenced the flood plains concerns as the map provided by the applicant based their flood plain information from a 1981 flood plain map. Mr. Czerwinski suggested the applicant confer with Mr. Tom Price to identify the flood plains (FEMA issued maps in 2016) based on a more current map. The applicant stated he would do so. Additionally, Mr. Czerwinski explained further the stream overlay district, which may place the boundaries for this property in a different area than the property owner expected.

Mr. Sinsabaugh clarified the will be septic systems for the parcels. Mr. Sinsabaugh also asked about the curb cuts for Lot 1 and Lot 3. It was explained these are existing curb cuts used to access the property by local farmers.

As it appears there are some outstanding issues, in particular for Lot 1, Chairman Fatcheric noted to the applicant that the Board would leave Sketch open until those concerns can be addressed.

The application is continued to a later meeting.

Scenic Drive / Rolling Meadows **TM # 020.1-01-01.0**
Sketch Plan

Mr. John Szczech, developer of Rolling Meadows, presented the application. The purpose of the application is to create a 118 lot subdivision using a 47 acre parcel, formerly owned by the Church of Latter Day Saints, off of Scenic Drive and a 44 acre parcel formerly owned by Michael Falcone, located behind the existing Annesgrove Subdivision. The 47 acre parcel is currently zoned R2 which will require a zone change to R3, to be initiated with the Town Board at the February 14th meeting. The 44 acre parcel is already zoned R3.

The proposed plan calls for the construction of the subdivision to be completed in four (4) sections. Section 1 would consist of 40 lots for the first phase, 22 lots in the second phase. These lots would be serviced by the water pump currently servicing Raspberry Lane. This water pump would also provide water to the fire hydrants located in this first section.

Mr. Szczech went on to explain that Sections 2, 3, & 4 will require the construction of a new water tower. The proposal calls for the construction to being on Section 1 and at the same time begin construction on the water tower, in order to ensure the water tower is ready when the developer is ready to begin construction on Sections 2, 3, & 4.

Additionally, Mr. Szczech stated the subdivision will be serviced by public water, public sewer and natural gas, and will have access to cable TV. There will not be a homeowner's association. Also, Mr. Szczech stated there are no sidewalks planned for this subdivision.

Mr. Szczech stated there are conservation easements on the property which will be integrated into the appropriate lots as noted on the Plan. The prospective homeowners will have the ability to purchase land from the Department of Environmental Conservation from those easements with the caveat there will be no construction on those easements. Mr. Szczech also noted there are three storm water management areas. He noted they are depicted on the provided map in certain areas, however the location of those may change and he'll provide more details on the storm water locations as the project moves forward.

Mr. Mallore asked for the details on the hydrants in sections other than Section 1. Mr. Szczech explained there are hydrants located in the appropriate areas for this section and all through the subdivision. The hydrants located in sections other than Section 1

would most likely be serviced through the newly constructed water tower. Mr. Szczech further noted the new water tower will also help with the existing neighborhoods on Raspberry and Snowberry Lanes.

Ms. Lauer asked if there's any access into Fox Chapel (an existing subdivision nearby). Mr. Szczech stated there will not be, and there are no connections to Annesgrove. (another existing subdivision close by). Mr. Szczech also explained the topography is slightly steep in the area near Annesgrove and the roads somewhat narrow so he wouldn't want to use this as a connector as it could be hazardous

Mr. Cesta wanted to clarify there is no access to Annesgrove. Mr. Szczech stated that's correct. The applicant further noted there's a possibility one of the storm water areas may be moved to an area near Donnelly Road as it may make more sense. Mr. Szczech stated that information will be provided in more detail as the project moved forward.

Chairman Fatcheric asked about the size of lots. Mr. Szczech stated the lots will be approximately 12,000 – 13,000 square feet. Chairman Fatcheric also asked about the grading for the road. Mr. Szczech responded it will be mostly 8 – 9% grading. He further acknowledged he may be asking for waivers from the towns as the Stop Signs would be at an approximate 3% grade.

Mr. Cesta clarified the conservation easements could be utilized by the homeowners. It was confirmed that the owners will be able to use the easements as part of their lots, the caveat being, no building will be able to be constructed on the easements.

Mr. Sinsabaugh confirmed the zoning for the respective parcels. Mr. Szczech stated currently the 47 acre parcel is currently zoned R4. He's asking the Town Board for a zone change from the R4 zoning to R3 zoning. The 44 acre parcel is zoned R3.

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

Mr. Szczech stated he expects the Town Engineer and his engineer will meet and iron out some of the details mentioned tonight.

2476 West Genesee Turnpike / Todd Oudemool TM # 023.-02-33.1
Site Plan

Mr. Todd Oudemool, of Olympus Leasing, Management and Development, prospective owner of the property presented the application. The purpose of the application is to modify the existing building which is currently banquet space to mixed use of residential apartments and professional/administrative space. The existing footprint of the structure will not change; there are no new structures being added, nor any grade changes.

Mr. Oudemool stated the property is approximately 4.58 acres, currently zoned C2 which is mixed use. The building is approximately 12000 square feet. The building will be converted as such:

- approximately 8000 square feet converted into 10 residential dwellings
- approximately 375 square feet administrative space
- approximately 3625 square feet into common area

Mr. Oudemool stated the parking will be modified by adding nine (9) parking spaces in the front of building to add to the existing 12 spaces, along with the one (1) accessible parking space for a total of 22 spaces. The proposal shows the ingress into the site will remain the same.

There was some discussion about the possibility there could be a Phase 2 consisting of rental patio homes. As this market in somewhat unpredictable, the second phase may not occur. As Phase 2 is not a sure thing, Chairman Fatcheric noted to the applicant he may want to remove the potential for the Phase 2 from the site plan.

Mr. Klaben asked about the asphalt parking lot, as it's such a large paved area. Mr. Oudemool stated it will remain so. He realizes it's a stark area, and will consider ideas to make it less stark.
Mr. Cesta asked about the current vegetation. Mr. Oudemool stated he's leaving the current vegetation alone; however there will be some removal of land and vegetation to make way for the new parking spaces. Additionally, the dumpster will be screened somewhat by trees in the northern section of the parking. Mr. Cesta also asked about the layout of the apartments inside the structure. Mr. Oudemool stated there will be one (1) apartment on the third floor, four (4) on the second, and five (5) on the first floor. Mr. Cesta also commented with respect to the new parking spaces, to consider additional landscaping to shield vehicles from the road. Mr. Cesta asked if the building is currently septic. Mr. Oudemool stated it is, however he would like to connect to the main sewer. Mr. Cesta asked about the extra pavement in the parking lot. Mr. Oudemool stated it's very expensive to remove, but will consider something to alleviate the starkness of a parking lot. Additionally Mr. Cesta asked about the signage in the front of the building. Mr. Oudemool stated the signage will remain and structurally stay the same but the sign itself will be changed to reflect the name of the apartments.

Mr. Cesta did ask Mr. Sinsabaugh for his opinion on the fact that the property is under contract. Mr. Sinsabaugh responded as the application has the owner's name, etc on the application and the owner, Mr. Dan Gilfillan, was in attendance, Mr. Oudemool was able to represent the application.

Ms. Lauer asked if there any lighting changes planned. Mr. Oudemool stated there are not. Also, Ms. Lauer asked about the air conditioning units. Mr. Oudemool stated there are five (5) units planned for the eastern side of the property along with screening and on the southwestern portion of the property, there will be another five (5) units with screening. Ms. Lauer also asked if there was a snow storage plan. Mr. Oudemool

stated there is. Ms. Lauer asked for the applicant to add the snow storage to the site plan.

Mr. Mallore asked if there are additional sidewalks planned for the site. Mr. Oudemool stated there is not. He plans on using just the current sidewalks. Mr. Mallore also asked about the dumpster. Mr. Oudemool stated it will be enclosed and screened by vegetation.

Chairman Fatcheric asked for clarification on the mixed use planned. Mr. Oudemool stated there will be administrative space and apartment dwellings. Chairman Fatcheric asked if the administrative space will use the same entrance as the apartments. Mr. Oudemool stated that's correct. Chairman Fatcheric asked if there would be signage for the administrative office. Mr. Oudemool stated there would be and it would be in the rear.

Chairman Fatcheric asked Mr. Oudemool to review the elevations. Mr. Oudemool reviewed the following with respect to the elevations:

- Color , possibly white with black accents, but will provide more information at next meeting
- Vertical siding with cultured stone at the entry way as an accent
- Windows will remain in relatively the same places, with slight adjustments in some rooms.
- Mr. Oudemool's architect has reviewed the window code with Tom Price, Code Enforcement Officer
- Back view corner will have an area for the electrical meters (with an exterior entrance door to the meters)
- No changes to the foot print of the building

Mr. Mallore asked about the fire escape stairway as depicted on the elevations. He explained to the applicant drawing should depict that the fire escape leads out to a parking area or roadway for residents to gather.

Chairman Fatcheric asked if the applicant has a demographic in mind for the apartments. Mr. Oudemool stated he believed the rent would be more of a higher end rental agreement. Chairman Fatcheric stated he asked if the applicant had considered a play area if there will be a family oriented environment. He further advised the applicant if that does become a consideration, any addition such as a play area would need an amendment to the site plan.

Mr. Czerwinski stated in the front of the building the road way shows it's somewhat narrow. He noted to the applicant it's a one way lane, that's fine, however it it's going to be a two way lane, the applicant should consider widening the road. Additionally at the entranceway off of West Genesee Turnpike, the applicant may want to consider striping so as to delineate the driving lanes.

Mr. Sinsabaugh clarified the use of the property. As the applicant responded that there is a mixed use planned for the site, Mr. Sinsabaugh advised the applicant to amend the application to reflect as such.

Chairman Fatcheric and Mr. Oudemool reviewed the updates that should be provided at the next meeting:

- Elevations (colors, materials)
- Traffic Flow on the two (2) roadways and front parking configuration
- Landscaping Plans
- Landscaping Plans (screening, etc)
- Snow storage
- Fire Escape Egress
- Amend the application to reflect the mixed use planned for the site

The application is continued to the next meeting.

Old Business

5399 West Genesee Street / Walmart **TM # 066.-01-10.1**
Amended Site Plan

In a previous meeting the following information was provided to the Planning Board:
Ms. Sunday Bougher of the SGA Design Group presented the application on behalf of Walmart. The purpose of the application is to add a canopy for dedicated cover parking for an On-line Grocery Pickup service area. The pickup area is on the west side of the parking lot, adjacent to the pharmacy drive thru area. The modifications also include directional and exterior signage to the pickup service area, painting and banding on the building, and parking lot restriping (color only).

Ms. Bougher explained how the service will work. She stated the customer will order online, pay and choose a time for the order to be picked up at the store. The store will provide the customer with a reference number. The customer will then enter the pickup service area and their groceries will be brought to their vehicle. No money exchanges hands. The hours of operation for this service will be 8:00 am to 8 pm.

Chairman Fatcheric asked if there are any Walmart Stores currently operating the pickup service. Ms. Bougher stated there are stores in other states that are operating the service. She believes this location will be one of the first in the area if approved.

Mr. Klaben asked about the canopy where the cars will be waiting. He asked approximately how large of an area that will be. Ms. Bougher stated it would be approximately 6 parking spaces. Mr. Klaben also was curious if there would be a queue line. Ms. Bougher stated there will not. Additionally, Mr. Klaben asked about the wraparound sign for the exterior corner of the store as it appears to take up the whole corner and is a rather distinct orange. He wondered if a sign depicting the pickup

service would work instead rather than having the entire exterior corner reflect the service. Ms. Bougher stated they could accommodate that request.

Mr. Cesta asked if there was any cash or credit cards being exchanged between the store personnel and the customer. Ms. Bougher stated there is not. Ms. Bougher also noted the only interaction between the store personnel and customer would be only to confirm identification for an alcohol purchase. Mr. Cesta asked about the wait time. Ms. Bougher stated it's very short wait time, approximately less than five (5) minutes. Mr. Cesta asked the applicant to consider placing trash receptacles in the area where the vehicles may be waiting. Ms. Bougher stated she would include that in the request.

Mr. Mallore asked if the applicant could foresee any wait time where there would be several cars waiting in line. Ms. Bougher stated the demographics and the early testing of the service show the service would produce approximately 10 – 12 orders during a 12 hour time period. Mr. Mallore also agreed with other Board members regarding the sign.

Mr. Klaben asked about the pharmacy drive thru sign and the online pickup service signage. Ms. Bougher stated the two will be clearly marked.

Chairman Fatcheric asked about the technology provided to the customers to let them know when their order is ready. Ms. Bougher stated the store personnel contacts the customer via text or email to advise them when their order is ready. It was agreed this is a positive use of technology. Chairman Fatcheric asked about the lighting under the canopy. He asked the applicant to provide the cut sheet for any lighting.

Mr. Curtin asked about the canopy materials. Ms. Bougher stated it metal material, to withstand the elements, similar to a gas station canopy. Also, Mr. Curtin stated in the pictures provided, there appears to be a tubing system. Ms. Bougher stated the picture isn't a true representation; those tubes represent a feature from a pharmacy tube system. The existing store would not be using the tubing feature. Mr. Curtin suggested to the applicant to consider bollards to help prevent any damage to vehicles.

Mr. Klaben asked about the pharmacy area one way area. He suggested the applicant implement signage to help avoid any cut through in this area of the parking and the signage would help patrons get used to the parking area's changes.

Mr. Czerwinski agreed signage should be installed and suggested signage in the island near the pharmacy drive thru to help customers become accustomed to the new traffic pattern.

There was some discussion as to the how much traffic would be impacted with the new pickup service. It was noted that the signage would help and also the amount of people who might use the service will not impact the traffic adversely.

Chairman Fatcheric and Mr. Curtin advised the applicant as to the outstanding issues. It was suggested Ms. Bougher provide the following information:

- Banding and signage
- Cut sheet for the lighting
- Bollards installation
- Canopy features (composition of the structure)

Mr. Curtin also asked if there was any other color that could be considered for the signage. Ms. Bougher stated that Walmart is pretty adamant regarding the orange.

Ms. Bougher was advised she could submit the necessary information via email and a decision would be rendered after review.

In tonight's meeting, the Planning Board reviewed the information sent via email from the applicant noting the following changes had been implemented:

- Orange Banding on building - Orange banding has been eliminated in its entirety, Walmart will install only the Pickup* sign on the front of the building.

- Install bollards to protect the canopy - Bollards will be installed at each column to protect the canopy.

- Canopy color to be muted orange or match existing building - Canopy color has been revised to match the existing building.

- Directional signage to keep Online Grocery Pickup customers from exiting thru Drive Thru Pharmacy -Directional signage will be installed to direct OGP customers accordingly.

As there were no other questions or concerns from the Board or staff regarding this application, Mr. Klaben moved to declare Lead Agency for the application.

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

Resolution # 3:

Ms. Lauer moved to approve the modifications to the Walmart located in Camillus Commons as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Discussion

None

Minutes

Mr. Klaben moved to approve the minutes from January 9th, 2017 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from January 23rd, 2017 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Cesta moved to adjourn the meeting at 8:15 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
February 27th, 2017 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
George Dooher
Don Klaben
Jason Mallore

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

Absent:
Tracy Lauer

Guests & Members of the Public
8 others

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

New Business:

None

Old Business

Lawrence and Winchell Roads / Arnold Schmidt TM # 010.-05-31.1
Sketch Plan

In a previous meeting, Mr. Arnold Schmidt, representing AK Schmidt, presented the application. The purpose of the application is to subdivide a three (3) acre (+/-) parcel into three (3) lots. Each lot will be approximately one (1) acre. Lot 1 will be slightly larger as there's a stream in the rear of the property and in order to ensure the lot will be a buildable lot, there needs to be sufficient rear setbacks from the stream. The lots will be on septic, and the gas utilities will tie in to an existing pipeline on Winchell Road. The property is zoned R-3.

Mr. Klaben asked if there was an easement needed for Lot 1, along the creek, as part of the "stream corridor overlay district". Mr. Czerwinski stated it would need to be determined if this property is part of that district. Also, Ms. Czerwinski referenced the flood plains concerns as the map provided by the applicant based their flood plain information from a 1981 flood plain map. Mr. Czerwinski suggested the applicant confer with Mr. Tom Price to identify the flood plains (FEMA issued maps in 2016) based on a more current map. The applicant stated he would do so. Additionally, Mr. Czerwinski explained further the stream overlay district, which may place the boundaries for this property in a different area than the property owner expected.

Mr. Sinsabaugh clarified the will be septic systems for the parcels. Mr. Sinsabaugh also asked about the curb cuts for Lot 1 and Lot 3. It was explained these are existing curb cuts used to access the property by local farmers.

In tonight's meeting, even though Mr. Schmidt was unable to attend the meeting, it was noted that he has presented the Board with new maps reflecting the name change of the subdivision and also had addressed the Board's concerns relating to the flood plains identification and verifying the setbacks to ensure Lot 1 is a buildable lot.

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

The applicant will be notified he can proceed to the next step, which will be a Preliminary Plat application.

5742 Scenic Drive / Jamie Lawrence TM # 020.-03-17.3
Preliminary Plat/Final Plat

In a previous meeting, Mr. Jamie Lawrence, one of the owners of the property explained the purpose of the application. The purpose of the application is to subdivide a parcel into two (2) lots for the purpose of constructing a residence. The newly created lot will be approximately .70 acres (+/-). The existing lot will be approximately .46 (+/-). According to the plat provided all required setbacks are in compliance. The applicant noted the new residence will tie in to the existing water and sewer in the area.

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

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

Ms. Lauer moved to refer the application to Syracuse Onondaga County Planning Agency. (SOCPA)

In tonight's meeting, Chairman Fatcheric noted the Board had received the comments back from SOCPA. Chairman Fatcheric reviewed those comments with the applicant explain the comments reference the sewer district in the area and the fact that the newly created would tie in to the existing sewer district.

Additionally, Chairman Fatcheric noted to the applicant concerns from the Code Enforcement Officer relating the garage (an existing structure) on the a lot adjacent to Lot 5247A. The applicant was advised to merge the lot into the adjacent lot, as it stands currently it would be a non-conforming lot. The applicant was advised this action can be implemented with a visit to the assessor's office.

As there were no other questions or concerns from the Board or Staff, Mr. Cesta moved to declare an Unlisted Action for the application. Mr. Klaben seconded the motion and it was unanimously approved.

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

As this is a minor subdivision and there was a Public Hearing previously for the area as there was a Zone Change prior to the Subdivision Action, and there was no noted community concern or opposition, Mr. Mallore moved to waive a Public Hearing. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 4:
Mr. Klaben moved to approve the preliminary plat for Joe Jamie Subdivision as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution # 5:
Mr. Cesta moved to approve the final plat contingent upon the applicant obtaining from the county an approval of proposed and/or existing sewage disposal for all lots. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution #6:
Mr. Cesta moved to assess Park Land Fees for one lot. Mr. Mallore seconded the motion and it was unanimously approved.

121 Topaz Trail / Gary Gasparini TM # 070.-01-20.0
Preliminary Plat

As it has been some time since Mr. Gasparini has appeared in front of the Board, he gave an overview of the proposed subdivision planned for his property. Mr. Gasparini explained the parcel is 140 acres, part of the property is in Camillus and part of the property is in the Town of Onondaga. He explained there will be no houses constructed in the Town of Onondaga. The proposed plan calls for an additional four (4) lots, two (2) lots fully in the Town of Camillus, two (2) lots partly in the Town of Camillus and partly in the Town of Onondaga. Three (3) of the proposed lots will be accessed through a hammerhead on Turquoise Trail. One (1) of the lots would access the driveway via Topaz Trail, adjacent to Mr. Gasparini's driveway. Mr. Gasparini stated he has received verbal approval from Mr. Legnetto of the Highway Department with respect to the hammerhead. Additionally, Mr. Gasparini provided legal descriptions of those proposed lots. With Mr. Gasparini's lot which his house is already constructed upon, the subdivision will have five (5) lots.

Chairman Fatcheric clarified there will be no houses constructed in the Town of Onondaga. Mr. Gasparini stated that's correct. Even though there will be houses constructed on the two (2) lots in the Town of Onondaga, those proposed houses will be constructed on the portion of the lot that is in the Town of Camillus. There was a brief

discussion as to what notification would be necessary to the Town of Onondaga. It was noted the Planning Board would correspond with the Town of Onondaga to advise them of the potential subdivision.

Mr. Mallore commented with respect to the driveway width. He asked what width the applicant is planning for the driveways. Mr. Gasparini stated the driveways will be standard 10'-12' width. Mr. Mallore also expressed concerned with the length of the driveways, stating that it appears from the drawing that the driveways are 500' or better. He stated there would be certain requirements in terms of fire safety that would need to be implemented. Mr. Gasparini explained that whoever owns the lot and begins construction on the residence would be responsible for their driveway in terms of fire safety and hydrant placement.

Mr. Cesta asked the applicant if Mr. Paul Legnetto (Town of Camillus Highway Superintendent) was able to provide written approval for the hammerhead as Mr. Gasparini discussed earlier. Mr. Gasparini stated he didn't have written approval but would obtain it before the Public Hearing. Chairman Fatcheric commented that perhaps Mr. Legnetto could attend the Public Hearing to provide comments to the Board if necessary.

Mr. Klaben asked about Lot 2 off of Turquoise Trail. His question was relating to the Town's right-of-way and whether the proposed driveway for Lot 2 would be in conflict. Mr. Czerwinski provided the information that there was a land dedicated to the town as part of the previous subdivision's possible plans, but those plans didn't come to fruition. The actual roadway does reflect there is a slight hammerhead already there, but Mr. Gasparini's proposed driveway wouldn't interfere with the town's right-of-way.

Mr. Czerwinski also commented as he has previously to Mr. Gasparini to be aware there is a possibility the hammerheads may be problematic when there is a large snowfall, as these areas can become snow filled quickly as the town plows the neighborhoods. Mr. Gasparini stated he appreciated Mr. Czerwinski's comments.

Mr. Sinsabaugh advised the applicant he needs to fill out the most recent long form for the environmental assessment form. Additionally, Mr. Sinsabaugh stated that he believed the applicant has taken the Planning Board's comments into account. Also, Mr. Sinsabaugh stated he will send a letter to the Town of Onondaga to advise them of the Mr. Gasparini's intents.

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

Chairman Fatcheric noted for the record, there is no need to refer the application to the Syracuse Onondaga County Planning Agency (SOCPA) as the proposal is not with 500' of a county or state road.

Mr. Cesta moved to set the Public Hearing for March 13th, 2017 at the municipal building at 7:00 pm. Mr. Klaben seconded the motion and it was unanimously approved.

2476 West Genesee Turnpike / Todd Oudemool TM # 023.-02-33.1
Site Plan

In a previous appearance, Mr. Todd Oudemool, of Olympus Leasing, Management and Development, prospective owner of the property presented the application. The purpose of the application is to modify the existing building which is currently banquet space to mixed use of residential apartments and professional/administrative space. The existing footprint of the structure will not change; there are no new structures being added, nor any grade changes.

Mr. Oudemool stated the property is approximately 4.58 acres, currently zoned C2 which is mixed use. The building is approximately 12000 square feet. The building will be converted as such:

- approximately 8000 square feet converted into 10 residential dwellings
- approximately 375 square feet administrative space
- approximately 3625 square feet into common area

Mr. Oudemool stated the parking will be modified by adding nine (9) parking spaces in the front of building to add to the existing 12 spaces, along with the one (1) accessible parking space for a total of 22 spaces. The proposal shows the ingress into the site will remain the same.

Also at the previous meeting, Chairman Fatcheric asked the applicant to provide more details on the following items:

- Elevations (colors, materials)
- Traffic Flow on the two (2) roadways and front parking configuration
- Landscaping Plans
- Landscaping Plans (screening, etc)
- Snow storage
- Fire Escape Egress
- Amend the application to reflect the mixed use planned for the site

In tonight's meeting, Mr. Oudemool stated he addressed those concerns as such:

- Elevations – proposed to be brown/deep tan siding, with cultured stone at the entrance, along with a light green metal roof accent.
- Traffic flow has been implemented in a one-way fashion in the front of the building
- Landscaping plans reflect the low lying vegetation screening near the air conditioning units in the two areas.
- Sconces shown on the entrances, wall pak lighting shown in rear, additional lighting is standing lamp post with orbital lights (existing)
- Snow storage depicted on the site plan

- Fire Escape egress plan shown on site plan
- Amended the application to reflect the mixed use for the site

Mr. Oudemool also addressed the landscaping in the front of the building. He explained the plans are to leave as much existing vegetation in place. However, there is one tree close to the front of the building which will be removed as it's very close to the building.

Mr. Cesta asked the applicant as there is ample parking in the rear of the building, why the additional nine (9) spaces in the front. Mr. Oudemool explained that as he's navigated the rental business, he's found that most tenants prefer a unit which has parking in close proximity. After a detail discussion with the various Board members, Mr. Oudemool stated he would take a second look at the plan to see if there are other parking spaces that work better in this case. The Board was split as to the location of the parking spaces, with some Board Members feeling the proximity will have some influence on the tenants, and some Board Members feeling it will not matter.

Mr. Dooher stated he felt that low lying vegetation may help with the screening for the parking spaces.

Mr. Cesta asked about changes to LED lighting in any of the existing lighting. Mr. Oudemool explained he's not sure as he's still waiting for an estimate from his electrician. Mr. Cesta and Chairman Fatcheric advised the applicant to provide cut sheets for the lighting when it's finalized.

Mr. Czerwinski stated to the applicant that while the parking concerns were discussed that there was a reference to linear parking. He stated to the applicant that he would be cautious if considering the linear parking as it sometimes adds problems rather than fixing them.

Chairman Fatcheric also commented with respect to the mixed use on the property. Chairman Fatcheric noted to the applicant that Mr. Tom Price (Code Enforcement Officer) expressed some concern with the percentages as figured by the applicant. He asked the applicant to meet with Mr. Price to explain his position with respect to the mixed use interpretation. Additionally, Chairman Fatcheric advised the applicant the application would be referred to Syracuse Onondaga County Planning Agency (SOCPA) as this site is undergoing a change in use.

Mr. Sinsabaugh asked the applicant about the lighting in the parking lot. Mr. Oudemool stated he'll be using the existing lighting. Mr. Sinsabaugh reiterated the need for cut sheets for those. Additionally, Mr. Sinsabaugh asked the applicant how the tenants would handle their garbage, etc. Mr. Oudemool stated the tenants would take the garbage to the dumpster.

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

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

The application is continued to a later meeting.

Discussion

Town Board Referrals for Zone Changes:

1) **Ike Dixon Road, TM # 021.-03-08.1, from R1 Zoning to R3 Zoning**
2) **Scenic Drive, TM # 020.1-01-01.0, from R2 Zoning to R3 Zoning**

Chairman Fatcheric explained the referrals are from the Town Board, as Mr. John Szczech is seeking to change the different zoning in the area in order to have more uniform zoning in this area. The areas in question are a 47 acre parcel and a 114 acres parcel behind the existing Annesgrove subdivision and adjacent to the Scenic Meadows subdivision.

Resolution # 7:
As there were no questions or concerns from the Board or staff, Mr. Cesta moved to make a positive recommendation for the referral. Mr. Mallore seconded the motion and it was unanimously approved. Mr. Sinsabaugh stated he would send a letter to the Town Board advising them as such.

Minutes

Mr. Cesta moved to approve the minutes from February 13th, 2017 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin Law Firm for Legal Services rendered in January 2017 in the amount of $1800.00, none of which is recoverable. Mr. Mallore 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 2017 in the amount of $810.00, $560.00 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

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Cesta moved to adjourn the meeting at 8:15 pm. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
March 13th, 2017 - 7:00 pm

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

STAFF PRESENT
Brian Sinsabaugh, ESQ.

Guests and Members of the Public
Steve James, 4th Ward Councilperson
Paul Legnetto, Highway Superintendent
Martin Voss, Onondaga County DOT Commissioner
8 others

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

Public Hearing:

121 Topaz Trail / Gary Gasparini **TM # 070.-01-20.0**
Gasparini Subdivision

Mr. Cesta moved to waive the reading of the legal description. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Gary Gasparini, owner of the property gave an overview of his project. Mr. Gasparini explained the parcel is 140 acres, part of the property is in Camillus and part of the property is in the Town of Onondaga. He explained there will be no houses constructed in the Town of Onondaga. The proposed plan calls for an additional four (4) lots, two (2) lots fully in the Town of Camillus, two (2) lots partly in the Town of Camillus and partly in the Town of Onondaga. Three (3) of the proposed lots will be accessed through a hammerhead on Turquoise Trail. One (1) of the lots would access the driveway via Topaz Trail, adjacent to Mr. Gasparini's driveway. Mr. Gasparini stated he has received verbal approval from Mr. Legnetto of the Highway Department with respect to the hammerhead. Additionally, Mr. Gasparini provided legal descriptions of those proposed lots. All utilities will be on site. With Mr. Gasparini's lot which his house is already constructed upon, the subdivision will have five (5) lots.

Chairman Fatcheric asked if there was anyone present in the audience who wished to speak with respect to the Gasparini Subdivision. There was no one present who wished to comment on the application.

Mr. Legnetto, Town of Camillus Highway Superintendent, commented with respect to the application that the proposed plan works well in terms of roadway maintenance. He stated the turnaround works for plows, school buses, etc. He also stated the town specifications for road ways have been met.

Chairman Fatcheric asked the applicant to have his surveyor include the front yard setbacks on the survey.

As there were no other questions or concerns from the Board or staff, Ms. Lauer moved to close the Public Hearing. Mr. Mallore seconded the motion and it was unanimously approved.

New Business:

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

Mr. Joseph Goethe, of The Cameron Group, developer of Township 5, presented the application. The purpose of the application is to amend the previously approved medical complex area in the Township 5 lifestyle center. The previous plan calls for several medical buildings in the southwestern area of center. The plan depicts Buildings M5 and M6 as constructed. The amendment to the plan is the addition of Building M4 which is in the previously approved location, however the building is larger, and Buildings M1-M3 are no longer present on the plan. The newly proposed building will be 5000 square feet and will house two doctor's offices; one is an optometrist, the other a dental surgeon's office.

Mr. Goethe further explained there are no changes to the parking lot. There will be sidewalk, and curb cuts along the front façade. A dumpster enclosure will be located on the eastern side of the building with details to match the building. All mechanical utilities will be located underground. The mechanical room will be located on the southwestern rear side of the building. The new building will complement the existing medical offices.

The elevations depict the buildings' colors and materials to be similar in tone to the existing buildings. The signage for the respective offices will be worked out with the tenants as the project moves forward.

Chairman Fatcheric asked the applicant to provide Landscaping Plans. Mr. Goethe stated he would do so.

Mr. Cesta asked about screening for the compression units. Mr. Goethe stated once the utility companies' finalize the location he'll know better what he will be able to use.

Chairman Fatcheric asked if the dumpster enclosure will match the compression units. Mr. Goethe stated he believed so. Chairman Fatcheric asked for those details.

Additionally, Chairman Fatcheric asked about site lighting. Mr. Goethe stated there are sconces on the building, and they are depicted on the site plan.

Also, Chairman Fatcheric asked if there was any additional storm water information provided. Mr. Goethe stated there are no changes to previously approved storm water plans.

Chairman Fatcheric noted for the record that as the site has previously had environmental assessment, there is not one needed for this modification.

Resolution #8:
Mr. Cesta moved to approve the M4 Medical Office Building in Township 5, subject to the landscaping plans and dumpster enclosure details be provided for review. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

Lawrence and Winchell Roads / Arnold Schmidt TM # 010.-05-31.1
Sketch Plan

In a previous meeting, Mr. Arnold Schmidt, representing AK Schmidt, presented the application. The purpose of the application is to subdivide a three (3) acre (+/-) parcel into three (3) lots. Each lot will be approximately one (1) acre. Lot 1 will be slightly larger as there's a stream in the rear of the property and in order to ensure the lot will be a buildable lot, there needs to be sufficient rear setbacks from the stream. The lots will be on septic, and the gas utilities will tie in to an existing pipeline on Winchell Road. The property is zoned R-3.

In tonight's meeting, Chairman Fatcheric noted to the applicant, the subdivision would need to have a Public Hearing, and also refer the application to Syracuse Onondaga County Planning Agency, (SOCPA).

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

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

Mr. Klaben moved to set the Public Hearing for April 10th, 2017. Mr. Cesta seconded the motion and it was unanimously approved.

The application is continued to a later meeting.

Discussion

Chairman Fatcheric acknowledged Mr. Martin Voss; former Planning Board Member was present and presented a plaque to honor Mr. Voss for his 11 years of the service to the Planning Board and residents of Camillus. Mr. Voss stated he appreciated the recognition and also said he has learned quite a bit from the Board Members and Staff.

Minutes

The minutes from the previous meeting were not yet available.

Correspondence

A voucher was received from Barton & Loguidice for Engineering Services rendered in February 2017 in the amount of $1140.00, $1015.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

Comments of Town Officials

Mr. James stated he wanted to extend his congratulations to Mr. Voss as well, and thanked him for his service to the Planning Board.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

The other Board Members offered their congratulations and well wishes to Mr. Voss.

As there were no other questions or concerns from the Board, Mr. Cesta moved to adjourn the meeting at 7:30 pm. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
March 27th, 2017 - 7:00 pm

PRESENT:	**STAFF PRESENT**
John Fatcheric, Chairperson	Paul Curtin, Jr., P.E., ESQ.
George Dooher	Paul Czerwinski, P.E>
Don Klaben	
Jason Mallore	
Tracy Lauer	
Absent:	**Guests and Members of the Public**
Chris Cesta	1 other

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

Public Hearing:

None

New Business:

5415 West Genesee Street / Alternative Power Solutions TM # 065.-04-07.2
Amended Site Plan

Mr. Michael Johnson of Alternative Power Solutions presented the application. The purpose of the application is to amend the previously approved site plan by adding two (2) solar carport structures covering existing parking spaces. The solar carport will generate 90% of the property's annual electrical consumption need and provide protection from weather elements for patrons of the physicians' building, Preventive Medicine Associates. PV (Photovoltaics) Arrays will be mounted onto two (2) carport structures and interconnected to the existing National Grid Electrical Service. The power production from the solar array will be strictly used onsite only by the client, Preventive Medicine Associates and will offset their existing electrical consumption by 90 % (+/-).

Mr. Johnson went on to explain that one question may be why the solar panels weren't proposed to be installed on the roof of the building. Mr. Johnson stated the reason for that is the roof isn't large enough. Additionally, Mr. Johnson explained the structures are constructed as if a carport, with the panels meeting in the center to form a "Y" in order for rain, water, etc. to flow into downspouts which then flows into existing catch basins. There will be two (2) LED lights under the carport which will be utilized during the fall and winter months when there are less daylight hours. Mr. Johnson explained

the structures are Department of Transportation (DOT) compliant, which allows for emergency vehicles egress and ingress.

Mr. Klaben asked about the north side, as it slopes now, it dumps onto the grass. He asked if the existing catch basins going to be able to handle the water from the downspouts. Mr. Johnson pointed out where the catch basins are and showed how the parking lot slopes into those catch basins. Additionally, Mr. Klaben asked if there was additional parking as there appeared to be extra parking spaces in the rear. Mr. Johnson stated there is not. He explained the site plan he used was reflective of an older site plan in which extra parking had been implemented into the site. Mr. Klaben also asked if the solar panels will provide 100 % of the client's usage. Mr. Johnson stated it will provide them with approximately 90 % of their usage. If for some reason the client goes over the usage, he could use the usage to offset another location. Mr. Klaben stated he thinks a great idea and hopes to see more of it.

Mr. Dooher asked about the required number of spaces in the parking lot. He noted it appeared the site didn't have the required amount. Chairman Fatcheric noted for those present the site actually predates certain requirements for parking, and this site meets the standards of the earlier municipal code requirements. Mr. Dooher also asked if the snow storage plan is still in effect with the changes affected with the solar carport. Mr. Johnson stated that's correct. He explained that the poles supporting the structure will not adversely affect the snow storage or snow removal. Some of the supports will actually be installed off the pavement so will the supports will not be using a space.

Ms. Lauer asked if the applicant had with him a color rendering. Mr. Johnson provided a rendering that is similar to what is planned for the site. The material is basically galvanized steel and is gray in color. Ms. Lauer also asked if the structure can be seen from the road. Mr. Johnson stated if someone is looking for it, it can be seen.

Mr. Mallore asked if applicant knows the distance from the edge of the carport to the building. He explained his concern would be if there needed to be a ladder for an emergency needed. Mr. Johnson explained that had been taken into account, and there is ample distance.

Chairman Fatcheric asked is there are battery packs needed and where they would be mounted. Mr. Johnson stated they are called "inverters" and they'll be mounted under the carport structure and protected from any type of jostling or wind or other weather elements. They are approximately the size of a laptop. All electrical complies with the electrical regulations. Chairman Fatcheric asked if there were any safety concerns associated with the solar panels, for instance, if there was a lightning storm. Mr. Johnson stated there is not as the carport is constructed similarly to a parking garage.

Mr. Curtin asked what color the vertical beams will be. Mr. Johnson stated its silver as it will be galvanized steel. Mr. Curtin asked the applicant if he believes there will be adequate drainage. Mr. Johnson stated there is. Mr. Curtin further elaborated he has concerns about snow buildup. Mr. Johnson stated snow will remain on the structure

and will melt along and then drain into the downspouts and into the catch basins. Mr. Curtin also asked if there would be lighting under the canopy. Mr. Johnson stated the lighting will be under the structure and they will be 30 watt LED on timers. Mr. Curtin wanted to make sure the lighting was within the town guidelines. Mr. Johnson stated the lights will most likely only be on for approximately 10 hours a year.

Mr. Curtin stated these are structures, ancillary to the primary structure. Mr. Curtin stated it's a reasonable expectation the structure as an ancillary structure will provide convenience, safety and act as a conduit for energy to the property. Mr. Curtin also noted structure vertical beams are encased with concrete; to help with any impact on vehicles.

As there were no other questions or comments 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. Mallore moved to declare an Unlisted Action for the application. Ms. Lauer seconded the motion and it was unanimously approved.

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

Resolution # 9:

Mr. Klaben moved to approve the application as depicted with the ancillary structures as shown and in accordance with those plans as drawn by Alternative Power Solutions, dated 2-21-2017 as well as the elevations, pages 1-5, drawn by CBC Steel Buildings, dated 2-14-2017. Mr. Mallore seconded the motion and it was unanimously approved.

Old Business

None

Discussion

Mr. Czerwinski advised the Board he would be corresponding with the Shaker Heights developer with respect to roadway maintenance as a matter of course for the Town Board's securities.

Minutes

Mr. Klaben moved to approve the minutes from February 27th, 2017 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin Law Firm for Legal Services rendered in February 2017 in the amount of $1425.00, none of which is recoverable. Ms. Lauer moved to approve payment. Mr. Dooher 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 pending application before the Board. In a recent town meeting, the Town Attorney spoke about R4 applications and the impact they may have on the town. With that there is a consideration regarding a specific application; Hinsdale Road Apartments, Morgan Management.

The developers recently met with several agencies at the Onondaga County Planning Board Agency to determine a course of action with respect to an apartment complex in the Camillus area. There are factors to consider:

- Possibility of the modifying or eliminating of the R4 zoning
- National Grid easement
- Part of the property isn't within the sanitary sewer district

With all these considerations, Mr. Curtin stated his recommendation would be to impart a moratorium on the development of R4 classifications to research the various ways a change such as this would impact the development, both present and the future. Mr. Curtin stated good planning practices suggest researching the possibility of the moratorium of specific zones will provide insight into all the aspects, such the responsibility of townships to provide housing for all walks of life, whether it's the senior generation, younger generation and everything in between. The action would also have an impact on zoning classifications all across the board. He also suggested holding a Public Hearing to see what the public feels on the subject.

Mr. Curtin also suggested this will provide insight into the history of existing apartment complexes, vacancy rates, demographics, etc.

Resolution # 10:
Ms. Lauer moved to ask Mr. Curtin to correspond with the Town Attorney to convey this stance from the Planning Board. Mr. Klaben seconded the motion and it was unanimously approved.

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Ms. Lauer moved to adjourn the meeting at 7:45 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 10th, 2017 - 7:00 pm

PRESENT:	**STAFF PRESENT**
John Fatcheric, Chairperson	Brian Sinsabaugh, ESQ.
Chris Cesta	Paul Czerwinski
George Dooher	
Don Klaben	
Tracy Lauer	

Absent:	**Guests and Members of the Public**
Jason Mallore	6 others

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

Public Hearing:

Lawrence and Winchell Roads / Arnold Schmidt TM # 010.-05-31.1

Ms. Lauer moved to waive the reading of the legal description. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Arnold Schmidt, representing AK Schmidt, presented the application. The purpose of the application is to subdivide a three (3) acre (+/-) parcel into three (3) lots. Each lot will be approximately one (1) acre. Lot 1 will be slightly larger as there's a stream in the rear of the property and in order to ensure the lot will be a buildable lot, there needs to be sufficient rear setbacks from the stream. The lots will be on septic, and the gas utilities will tie in to an existing pipeline on Winchell Road. The property is zoned R-3.

Chairman Fatcheric asked if there was anyone present in the audience who wished to speak with respect to the AK Schmidt Subdivision. There was no one present who wished to comment on the application.

Mr. Czerwinski advised the Board the test kits for the septic systems have been completed.

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

New Business:

3249 Milton Avenue / Tony Rotella TM # 046.-07-28.2
Temporary Site Plan Approval

Mr. Tony Rotella, owner of the property presented the application. The purpose of the application is to allow Mr. Louis Letizia operate hot dog cart in the parking lot Monday through Friday, between the hours of 10 am to 2 pm (approximately). Mr. Letizia plans to locate the cart on the eastern side of the parking lot near the end of the strip plaza. Mr. Rotella stated he believes this to be the best location at this time, but stated if it appears to present any problems impeding traffic or whatnot, he'll relocate it.

Ms. Lauer asked how many parking spaces Mr. Rotella thought the hot dog cart may use. Mr. Rotella stated he believed approximately two (2) to three (3) spaces. Ms. Lauer also asked how trash would be disposed of. Mr. Rotella stated his vendor would use the dumpster already at the site. Ms. Lauer asked about the size of the cart. Mr. Rotella stated he believes it to be 3' x 8' in size.

Mr. Cesta asked if there's signage planned. Mr. Rotella stated possibly an "A" frame sign, but he hasn't decided. Mr. Cesta also asked if there's an Onondaga County Health Permit needed. Mr. Rotella stated Mr. Letizia already has it. Mr. Cesta asked about the restrooms. Mr. Rotella stated Mr. Letizia plans to use the existing restrooms in the businesses located in the strip plaza.

Mr. Dooher asked about the picnic tables. Mr. Rotella stated to begin with, he'd have them placed on the sidewalk, but if that becomes an issue, he'll place them in the grassy area along the edge of the property. Mr. Dooher was concerned they would be too close to the parking lot, but Mr. Rotella stated the tables are small and would be well out of the way of the parking lot.

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

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

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

Resolution # 11:
Mr. Cesta moved to approve the application for a Temporary Site Plan for a Hot Dog Cart for 3249 Milton Avenue as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

Lawrence and Winchell Roads / Arnold Schmidt TM # 010.-05-31.1

Preliminary Plat/Final Plat

Mr. Arnold Schmidt, representing AK Schmidt, presented the application. The purpose of the application is to subdivide a three (3) acre (+/-) parcel into three (3) lots. Each lot will be approximately one (1) acre. Lot 1 will be slightly larger as there's a stream in the rear of the property and in order to ensure the lot will be a buildable lot, there needs to be sufficient rear setbacks from the stream. The lots will be on septic, and the gas utilities will tie in to an existing pipeline on Winchell Road. The property is zoned R-3.

Chairman Fatcheric noted the application has been referred to the county, and those comments have been returned. He stated none of the county comments appear to be out of the ordinary or need to be addressed. Chairman Fatcheric noted there has been a Public Hearing for the application and also Lead Agency has been declared.
Ms. Lauer moved to declare an Unlisted Action for the application. Mr. Klaben seconded the motion and it was unanimously approved.

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

Resolution # 12:
Ms. Lauer moved to approve the preliminary plat for the AK Schmidt Subdivision as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 13:
Mr. Cesta moved to approve the final plat as submitted for the AK Schmidt Subdivision as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 14:
Ms. Lauer moved to assess Parkland Fees for three (3) lots. Mr. Klaben seconded the motion and it was unanimously approved.

2476 West Genesee Turnpike / Todd Oudemool TM # 023.-02-33.1
Site Plan

In a Planning Board Meeting on February 13th, 2017, Mr. Todd Oudemool, of Olympus Leasing, Management and Development, prospective owner of the property presented the application. The purpose of the application is to modify the existing building which is currently banquet space to mixed use of residential apartments and professional/administrative space. The existing footprint of the structure will not change; there are no new structures being added, nor any grade changes.

Mr. Oudemool stated the property is approximately 4.58 acres, currently zoned C2 which is mixed use. The building is approximately 12000 square feet. The building will be converted as such:

- approximately 8000 square feet converted into 10 residential dwellings
- approximately 375 square feet administrative space

- approximately 3625 square feet into common area

Mr. Oudemool stated the parking will be modified by adding nine (9) parking spaces in the front of building to add to the existing 12 spaces, along with the one (1) accessible parking space for a total of 22 spaces. The proposal shows the ingress into the site will remain the same.

Also at the Planning Board Meeting of February 13th, 2017, Chairman Fatcheric asked the applicant to provide more details on the following items:

- Elevations (colors, materials)
- Traffic Flow on the two (2) roadways and front parking configuration
- Landscaping Plans
- Landscaping Plans (screening, etc)
- Snow storage
- Fire Escape Egress
- Amend the application to reflect the mixed use planned for the site

In the Planning Board Meeting of February 27th, Mr. Oudemool stated he addressed those concerns as such:

- Elevations – proposed to be brown/deep tan siding, with cultured stone at the entrance, along with a light green metal roof accent.
- Traffic flow has been implemented in a one-way fashion in the front of the building
- Landscaping plans reflect the low lying vegetation screening near the air conditioning units in the two areas.
- Sconces shown on the entrances, wall pak lighting shown in rear, additional lighting is standing lamp post with orbital lights (existing)
- Snow storage depicted on the site plan
- Fire Escape egress plan shown on site plan
- Amended the application to reflect the mixed use for the site

Mr. Oudemool also addressed the landscaping in the front of the building. He explained the plans are to leave as much existing vegetation in place. However, there is one tree close to the front of the building which will be removed as it's very close to the building.

Mr. Cesta asked the applicant as there is ample parking in the rear of the building, why the additional nine (9) spaces in the front. Mr. Oudemool explained that as he's navigated the rental business, he's found that most tenants prefer a unit which has parking in close proximity. After a detailed discussion with the various Board members, Mr. Oudemool stated he would take a second look at the plan to see if there are other parking spaces that work better in this case. The Board was not in agreement as to the best location of the parking spaces.

Mr. Dooher stated he felt that low lying vegetation may help with the screening for the parking spaces.

Mr. Cesta asked about changes to LED lighting in any of the existing lighting. Mr. Oudemool explained he's not sure as he's still waiting for an estimate from his electrician. Mr. Cesta and Chairman Fatcheric advised the applicant to provide cut sheets for the lighting when it's finalized.

Mr. Czerwinski stated to the applicant that while the parking concerns were discussed that there was a reference to linear parking. He stated to the applicant that he would be cautious if considering the linear parking as it sometimes adds problems rather than fixing them.

Chairman Fatcheric also commented with respect to the mixed use on the property. Chairman Fatcheric noted to the applicant that Mr. Tom Price (Code Enforcement Officer) expressed some concern with the percentages as figured by the applicant. He asked the applicant to meet with Mr. Price to explain his position with respect to the mixed use interpretation. Additionally, Chairman Fatcheric advised the applicant the application would be referred to Syracuse Onondaga County Planning Agency (SOCPA) as this site is undergoing a change in use.

Mr. Sinsabaugh asked the applicant about the lighting in the parking lot. Mr. Oudemool stated he'll be using the existing lighting. Mr. Sinsabaugh reiterated the need for cut sheets for those. Additionally, Mr. Sinsabaugh asked the applicant how the tenants would handle their garbage, etc. Mr. Oudemool stated the tenants would take the garbage to the dumpster.

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

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

In tonight's meeting, Mr. Oudemool provided an update to the Board with respect to the County's comments. Mr. Oudemool stated he would address the comments with respect to the sewer connectivity. Mr. Oudemool's intent is to connect to an existing pipeline on West Genesee Turnpike. Mr. Oudemool stated he has spoken to Mr. Dave Till of the Onondaga County Department of Water Environment Protection and received his approval.

Mr. Oudemool stated that with respect to the other comments, he hasn't taken any other action but wanted to review the County's comments with the Board.

Chairman Fatcheric stated the biggest hurdle might be New York State Department of Transportation (NYS DOT) as the agency is requesting a traffic impact study. Mr. Oudemool stated he hasn't had an opportunity to connect with the NYS DOT but

explained the intended use for the 10 unit dwelling seems that it would be less of an impact on traffic than a banquet hall which sometimes hosted up to 450 people.

Mr. Oudemool asked if the board had the ability to override the comments. Chairman Fatcheric stated the Board cannot override a NYS DOT mandate. He suggested to the applicant to contact the NYS DOT to talk to explain the impact aspects.

At that time, it might also be appropriate to discuss the comments regarding the analytics of the spillage of new lighting, since Mr. Oudemool stated there's no new lighting. Additional County comments note the ingress and egress into the site should only be right in/ right out. This comment would also need to be addressed. Mr. Czerwinski commented the NYS DOT may not have jurisdiction as the driveway to this site is existing, but again, Mr. Oudemool should discuss with the NYS DOT.

Chairman Fatcheric indicated Mr. Tom Price (Code Enforcement Office) isn't certain the mixed use definition applies in this case. He stated Mr. Price has suggested referring the application to the Zoning Board of Appeals for interpretation.

As these issues would need to be resolved, the application is continued to a later meeting.

Mr. Dan Gilfillan (current property owner) gave a brief history of the property and the sewer concerns. He also explained the type of parties, banquets, etc occurred at the facility. Chairman Fatcheric thanked Mr. Gilfillan for his comments.

Rolling Meadows / John Szczech **TM # 020.1-01-01.0**
Preliminary Plat **TM # 023.-01-09.1**

Mr. John Szczech, developer of Rolling Meadows, presented the application. The purpose of the application is to create a 102 lot subdivision using a 47 acre parcel, formerly owned by the Church of Latter Day Saints, off of Scenic Drive and a 44 acre parcel formerly owned by Michael Falcone, located behind the existing Annesgrove Subdivision. The 47 acre parcel recently underwent a zone change from R2 to R3 at Town Board meeting of March 28th, 2017. The 44 acre parcel is already zoned R3.

Mr. Szczech noted to the board the biggest changes to the original plan are the elimination of the road and cul-de-sac in the northwestern portion of the parcels due to the topography challenges. The other modification is the relocation of the proposed water tank which has been moved to the far northeastern portion of the parcels.

Mr. Klaben clarified the elimination of the 16 lots, and asked about the size of the newly created flag lots in this area. Mr. Szczech stated the lots are 2.5 acres, 3 acres, 5 acres, and 12 acres (+-).

Mr. Czerwinski noted that his firm has received the drainage report and hopes to have their comments returned for the next meeting.

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

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

Mr. Lauer moved to set the time, date and location of the Public Hearing for the Rolling Meadows Subdivision at 7:00 pm on April 24th, in the Municipal Building. Mr. Cesta seconded the motion and it was unanimously approved.

Discussion

Town Board Referral regarding Myron Road (TM # 046.-06-07.2)

Chairman Fatcheric explained when this was modification to the town law was approved, the Town Board had the wrong tract name in their resolution. The lot in question was split; with that the Tax Map Number has changed. As that modification is occurring, the Town Board wishes to correct the tract name at the same time.

Resolution # 15:
As there were no questions or concerns from the Board regarding this change, Mr. Dooher moved to take no position on the application. Mr. Klaben seconded the motion and it was unanimously approved.

Minutes

Ms. Lauer moved to approve the minutes from March 13th, 2017 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Dooher moved to approve the minutes from March 27th, 2017 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Advance Media New York (Syracuse Newspapers) for publication of Public Hearings for the Gasparini Subdivision and AK Schmidt Subdivision in the amount of $49.98. 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

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Cesta moved to adjourn the meeting at 7:35 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
April 24th, 2017 - 7:00 pm

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

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

Guests and Members of the Public
Eric Hammerle, 1st Ward Councilperson
30 others

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

Public Hearing:

Rolling Meadows / John Szczech **TM # 020.1-01-01.0**
TM # 023.-01-09.1

Ms. Lauer moved to waive the reading of the legal description. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. John Szczech, developer of Rolling Meadows, presented the application. The purpose of the application is to create a 102 lot subdivision using a 47 acre parcel, formerly owned by the Church of Latter Day Saints, off of Scenic Drive and a 44 acre parcel formerly owned by Michael Falcone, located behind the existing Annesgrove Subdivision. The 47 acre parcel recently underwent a zone change from R2 to R3 at Town Board meeting of March 28th, 2017. The 44 acre parcel is already zoned R3.

Mr. Szczech noted to the Board the biggest changes to the original plan are the elimination of the road and cul-de-sac in the northwestern portion of the parcels due to the topography challenges. The other modification is the relocation of the proposed water tank which has been moved to the far northeastern portion of the parcels.

Mr. Szczech stated the subdivision will be constructed in four (4) phases. The first phase will be 29 lots, in the westernmost portion of the parcels, and then continue to construct houses towards the east.

Mr. Szczech explained the water pressure with the existing system on the first phase has adequate pressure. OCWA has asked that once the second phase begins the water tank design and construction begins as well. The idea is to have the water tank

up and ready as the construction on the 3rd phase begins. The water district will be formed and residents will begin to pay into it as the construction continues.

Mr. Szczech further explained the sewer utility will draw the sewer in to the existing Annesgrove sewer then ultimately into the sewer line constructed in 1994 on Scenic Drive. He also described the location of the drainage facility in the lower eastern corner of the map, stating the drainage will travel into the facility, carrying the drainage from the upper portion of the subdivision into the lower portion. The Donnelly Street sewer (in Annesgrove) will be enhanced as well to ensure proper drainage. The drainage swale will be protected by the hedgerows in the rear yards of the existing homes on Greencastle Street. It appears from the calculations that with the new water tank, residents in the existing Annesgrove subdivision will benefit from the installation with respect to water pressure, fire services, etc.

Ms. Lauer asked the construction timeline. Mr. Szczech stated the construction will take place as the lots sell with no definitive time for completion as this project will be market demand driven.

Mr. Czerwinski stated his firm has reviewed the reviewed the drainage and road profiles reports from the applicant. His firm's comments have been submitted to the Board. He expects the applicant will implement some changes, and submit a revised report.

Mr. Curtin asked if the applicant plans to provide covenants to run with the land. Mr. Szczech stated he does and will provide them to Mr. Curtin to review. Mr. Curtin asked if those covenants will be consistent with other subdivisions' covenants. Mr. Szczech stated they will be.

Ms. Susan Dwyer of 122 Greencastle Street stated her property backs up to the hedgerow. She asked for clarification of the location of the Annesgrove subdivision in relation to the proposed subdivision. Mr. Szczech explained the location as the eastern most section of the subdivision backs up to the rear yards of the houses on Greencastle Street. Additionally, Mr. Szczech showed where the drainage swale is and how the swale keeps the water away from the existing neighborhood.

Ms. Peggy Ellis of 114 Greencastle Street asked where the applicant plans to begin construction. Mr. Szczech stated the first section will begin at approximately from Lot 1 to approximately Lot 13. Ms. Ellis also asked about the lot size and size of the homes. Mr. Szczech stated the lots are approximately ¼ acre to ½ acre, with the homes being approximately 1800 to 2200 square feet.

Mr. John Sullivan of 114 Birr Drive clarified Mr. Szczech is the developer. He asked who the builder will be. Mr. Szczech stated Ryan Homes will be the builder. Mr. Sullivan also confirmed there are no plans to direct traffic from Rolling Meadows through Annesgrove and no plans to do so in the future. Mr. Szczech stated that's correct. There will only be sewer and water connection will be traversing through the Annesgrove development. Mr. Sullivan asked if the sewer is water or sanitary. Mr.

Szczech stated it's sanitary. The drainage will travel though the existing sewer and will end empty into the manhole on Scenic Drive. Mr. Szczech commented that as the water utility and water tank is constructed the Annesgrove subdivision will benefit from the combination of the water tanks. Mr. Sullivan confirmed once again that the traffic will not be directed through the existing neighborhood.

Chairman Fatcheric and Mr. Szczech addressed the audience confirming they don't wish to have traffic going through the existing subdivision. Additionally, Mr. Szczech stated the roads' topography present a challenge in terms of traffic and he didn't believe it would make sense to have those two subdivisions connected.

Ms. Debora Brandimarte of 1105 Barnwood Lane asked if this is a Home Owners Agreement (HOA) community. Mr. Szczech stated it is not. Ms. Brandimarte also asked how much the houses will sell for. Mr. Szczech stated he believed the prices to be approximately &180,000 to $220,000.

Lee Goetcheus of 2347 Hunt Road stated he has several concerns. He explained he is the Vice President of the Camillus West Homeowners Association. His concerns are:

- Robbins Cemetery on Scenic Drive has historical significance as veterans of the Revolutionary War, War of 1812 and early settlers of Camillus are buried there. Mr. Goetcheus stated he feels a decorative metal fence to surround the cemetery would be in order so as to protect and preserve the graves and the cemetery.
- He's also concerned regarding Scenic Drive, both east and west as this is the road that commuters utilize to go onto Ike Dixon Road and Newport Road. He stated during heavy traffic times, it's very challenging and is concerned traffic will be worse than it already is. Mr. Goetcheus also stated he's made the NYS DOT aware of his concerns.
- Mr. Goetcheus also stated Ike Dixon Road is not in the best condition. It's not very wide and there are no shoulders. He asked if there is a possibility to implement improvements to help with this. He noted the eastern side of Scenic Drive, near Little Farm Road is extremely steep and would be concerned about additional traffic there as well.
- Lastly, Mr. Goetcheus stated if there is a plan to utilize the Ike Dixon maintenance road as a way to connect the two subdivisions, he doesn't believe that would be a good idea as the road is very narrow, with no shoulders, and would not be appropriate for regular vehicles.

Mr. Roger Pisarek of 1000 Grassy Hill Lane sent a letter with his concerns to the Board. (attachment to the minutes) as he wanted to ensure his concerns are on record. He stated most of those concerns have been addressed. However, he would like to reiterate his concerns about the water tower. Mr. Pisarek stated there are a couple of areas which are in the West Hill water district and don't have fire service. It was noted that the combination of the two water tanks should be able to provide those areas with fire service. (Raspberry and Snowberry Lanes). Mr. Szczech stated that if the residents on Grassy Hill Lane wish to have a water service connection to Grassy Hill that would need to be requested through the Town Board. Additionally, the joint water

tanks should provide better water pressure all though these neighborhoods, specifically Raspberry and Snowberry Lane.

James Hughes of 110 Greencastle Street asked about the tree line in the rear yards of Greencastle Street. He asked the tree line be protected and the integrity of the tree line be maintained. Mr. Szczech stated he understands that, which is why the drainage swale is approximately 20-30 ft. off the property line. This also ensures the swale is well away from the homes. Additionally, the covenants which will be in place will state the trees can't be removed in the swale area.

Ms. Deb Finch of 118 Greencastle Street asked if the homes are single family homes. Mr. Szczech stated they are.

Mr. Curtin asked about the conservation areas in the subdivision. Mr. Szczech explained there will be conservation easements to protect the areas that have been designated. In doing so, the developer does receive some credit. It was also explained homeowners could conceivably own a parcel which has a designated conservation area. Mr. Curtin advised the applicant these conservation easements would need to be in place before any additional subdivision of those lands took place.

Ms. Jane Sullivan of 114 Birr Drive stated it does appear there's quite a bit of tree removal taking place particularly on Scenic Drive. Mr. Szczech stated there's been activity as the developer is prepping for construction.

Mr. Curtin stated the reputed owner of Robbins Cemetery, according the developer's map is the Parks and Recreation. Mr. Curtin explained to the public that parkland fees are collected for each lot in a subdivision in order to enhance the parks in the Town. He stated that perhaps a recommendation could be made to the Parks and Recreation Department to use a portion of those fees to erect a fence around the cemetery. Mr. Szczech commented as well with respect to water reaching the cemetery that he didn't feel that was possible as the cemetery is uphill from the ravine.

Mr. John Sullivan of 114 Birr Drive stated the cemetery sign was knocked down by lawn maintenance. He asked if there was anything the Planning Board could do. Chairman Fatcheric stated he is aware the Parks and Recreation Department has been notified.

Paul Snow of 106 Greencastle street asked if the drainage swale in rear of Greencastle Street is an open ditch. Mr. Szczech stated it is.

Chairman Fatcheric asked if there was anyone else who wished to speak with respect to the Rolling Meadows Subdivision. No one else wished to comment on the application.

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

New Business:

None

Old Business

None

Discussion

None

Minutes

The minutes from the previous meeting were not yet available.

Correspondence

A voucher was received from Curtin Law Firm for Legal Services rendered in February 2017 in the amount of $2010.00, $660 of which is recoverable. Mr. Dooher 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 February and March of 2017 in the amount of $1720.63, $1470.63 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

Comments of Town Officials

Mr. Hammerle thanked the residents for their concerns and questions. He stated he felt overall the residents had questions about certain issues, rather than objections to the subdivision. He also stated the applicant did address those questions brought forth at tonight's meeting.

Chairman Fatcheric stated if anyone had additional comments regarding the subdivision to mail their comments to the Planning Board Clerk. Mr. Curtin stated the Public Hearing could remain open for a period of time in order to receive written comments.

Mr. Cesta moved to re-open the Public Hearing to receive written comments for the Board's consideration for a period of three (3) weeks from the date of the meeting. Mr. Dooher seconded the motion and it was unanimously approved.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Mr. Cesta stated he appreciated so many residents expressing interest in the Public Hearing and thanked them for attending the meeting. As there were no other questions or concerns from the Board Members, Mr. Cesta 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

March 23,2017

Town of Camillus Planning Board
4600 West Genesee Street
Syracuse, NY 13219

Subject: Development of Parcels, TM#20.-1-01-01.0, TM#021.-03-08.1.

I would like the following concerns be included in the Public Record in the request for sub division approval of the above properties.

It is understood that that a higher housing density is required to make cost for the second water tower affordable to that development. But current residents of the existing Westhill Water District feel that they do not benefit from the second tower and shall not contribute to its cost.

The developer's request for higher density housing and to only provide road access to and from the new development from Scenic drive should be guaranteed, Since access to Rail Fence Road would result undo additional traffic into a low density development and increase traffic onto Rolling Hills and like Dixon Roads. Both of these roads were initially farm to market roads and have many safety deficiencies that cannot be easily or cost effectively corrected. The Planning Board was part of the attempt to generate a cohesive road plan for that property. With the requested changes to the development and property ownership that plan is no longer feasible. Therefore any access should only be allowed from Scenic Drive.

The proposal includes one larger lot of about 4 acres to be formed on the existing land that will have access to Rail Fence Road as its driveway. Since this single lot will become part of the existing Fox Chapel it is requested that the single lot's zoning conform with the existing zoning on Rail Fence Road.

Many residents including myself have complained about low water pressure of the existing Westhilll system due to a poor design that did not consider what was in the best interest of all. The new tower output line should be connected to the existing supply mains to provide increased pressure that is needed by many. My pressure is 32 lbs. at 1 foot level above basement floor and water pressure decreases 1 lbs. for every 2 feet of elevation and therefore requires a booster pump for descent water pressure on the above floors.

The additional connection to the existing system would not only increase the current water pressure to some existing homes but would provide fire safety in the form of additional fire hydrants. The current developments do not have adequate fire protection which they have paid for 20 years. This includes Raspberry and Snowberry Roads which currently require approximately 2300 ft of hose to reach the farthest home from the current nearest hydrant location. The addition of a fire hydrant on Grassy Hill Lane which is 1600 feet long without a single hydrant and the closest hydrant being 300 feet from Grassy Hill Road.

Sincerely,

Roger Pisarek

Roger Pisarek
1000 Grassy Hill Lane

Town of Camillus
Planning Board Minutes
May 8th, 2017 - 7:00 pm

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

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

Absent:
George Dooher

Guests & Members of the Public:
Mike LaFlair, 2nd Ward Councilperson
Joy Flood, 3rd Ward Councilperson
13 others

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

Public Hearing:

None

New Business:

4801 West Genesee Street / Rocklyn West, LLC TM # 057.-01-06.1
Site Plan

Mr. Art Kanerviko, representing Rocklyn West, LLC which is the developer of the property, presented the application. Mr. Kanerviko stated the property in question is currently the site of the Fairmount Community Church. The proposal is for a 96 unit high end, high density, multi-family development. Mr. Kanerviko further stated he believes the proposed structures may be up to 4 stories, so as to require elevators which would ensure all units could be accessible for seniors if needed. As the units may be a 4 story unit, that may make more land available which the developer may consider adding a dentist/doctor's office or day care near in the front of the parcel possibly close to the traffic light. The proposal of those structures would depend on what's allowed should the zoning change for the parcel.

Mr. Kanerviko also provided for the Board color renderings of the proposed units. He stated he believes the project represents something different new and unique for the area. The renderings show an English style façade with stucco and stone. The proposed units would have rear load garages (eliminating the need to go outside in bad weather) possibly heated sidewalks, and additional parking close to the building.

Chairman Fatcheric stated this site plan is very much a conceptual plan. Mr. Kanerviko stated he wanted to present the limited amount of information he has to obtain the Board's input. Chairman Fatcheric asked if the units will be senior housing. Mr. Kanerviko stated he's spoken to church members and the Town Board and believes that economics may drive the development in that direction. Mr. Kanerviko also stated his company is waiting on the Town Board decision regarding any zone changes, so he does not want to incur additional expenses should the zoning decision go in a different direction.

Mr. Klaben stated he thinks the renderings look amazing. He stated he always enjoys the first look at a project to see the transition to the final outcome. He asked for clarification if the walkway and hedge rows will remain as depicted in the renderings, as he stated that may be hard to accomplish as the sidewalks are so close on West Genesee Street. Mr. Kanerviko stated the development would be set back a good distance from West Genesee Street with the development's entrance road west of the traffic light and an internal road into the site. The buildings would be in a roundabout pattern so as to create a community concept. He also stated even though the installation of the hedgerows and sidewalks may be expensive, the long term maintenance of this type of landscaping is beneficial as it is less costly to maintain. Mr. Klaben also asked if the units are on one floor or a multi floor unit. Mr. Kanerviko stated one floor as that seems to be more desirable.

Mr. Cesta stated he likes the project, thinks it's a unique concept to the area. Mr. Cesta explained for the purpose of those present the reasoning behind the proposed re-zoning. He explained that the Town of Camillus Comprehensive Plan is an adopted statement of the land use and development objectives for the Town and is intended to be a guide to action in meeting those objectives. The Plan is the Town's official vision regarding the future development of Camillus and serves to guide the Planning Board and the Town Board as they review and approve various land use and development proposals. The re-zoning of certain properties is to put into practice the development objectives of the Master Plan and to make sure certain areas aren't overly saturated with a specific use. Mr. Cesta also stated the Planning Board doesn't have jurisdiction over zone changes and only is able to offer a recommendation.

Ms. Lauer asked about the units. She asked if they will be one (1) or two (2) bedroom. Mr. Kanerviko stated they plan to have both. Ms. Lauer also asked about the units' square footage. Mr. Kanerviko stated the square footage will be approximately 1200-1400 for each unit. Ms. Lauer commented the site appears to be somewhat cramped. Mr. Kanerviko stated the rendering provided doesn't reflect the area as clearly as he would have liked, but there is sufficient space to allow for the types of buildings without feeling confined. Ms. Lauer asked if the developer build it all at once or build it in stages. Mr. Kanerviko stated he's not sure yet. Ms. Lauer also asked if there are plans to keep the church. Mr. Kanerviko stated they are in talks with the church elders. He doesn't believe they can retain the church as a whole, but they may try to preserve some elements of it.

Mr. Mallore asked about the western side of the site. He asked if the developer believes there's enough room for the units with a garage and will accommodate a service road if need be. Mr. Kanerviko stated that's the case. He also explained the garages will be rear loaded so will not require as much space as a freestanding garage.

Chairman Fatcheric asked if the applicant has met with Onondaga County Department of Transportation with respect to the possible curb cuts on West Genesee Street. The applicant stated he hasn't but as the project becomes more of a reality he will do so. Chairman Fatcheric asked there are full utilities on site. Mr. Kanerviko stated that's correct.

Mr. Czerwinski stated there is a driveway off West Genesee Street on the western edge of the site that doesn't get used very much. Mr. Czerwinski stated Onondaga County Department of Transportation may be open to the curb cut for that reason. Mr. Czerwinski stated the applicant may need to provide a traffic study for the site. Mr. Czerwinski state there will also need to be a drainage and sewer review.

Mr. Curtin stated the applicant has provided a conceptual plan. This is not complete site plan application and understands the property is under consideration for a potential zone change. He stated there's a possibility the site will change dramatically as a result the possible zone change.

Mr. Kanerviko stated he will keep the Board apprised of the status of the application.

Old Business

None

Discussion

- **3528 West Genesee Street, Widewaters Group (site plan extension request)**

Ms. Lauer recused herself as she's employed by the Widewaters Group.

The applicant has requested a six month extension of the amended site plan approval granted in June of 2016. The applicant explained via a letter that due to circumstances on other projects there was a delay in beginning this project which is a renovation of the façade.

Mr. Curtin noted the relief predicated on the letter has been granted in other applications and Mr. Curtin would recommend responding favorably.

Resolution # 16:
As there were no questions or concerns from the Board or staff, Mr. Cesta moved to approve the request to extend the Amended Site Plan Approval for the project as requested. Mr. Mallore seconded the motion and it was unanimously approved.

- **Town Board Referrals regarding Zone Changes for the following parcels.**
  1) **5410 West Genesee Street, TM# 035.-04-12.0 (LBO to R4)**
  2) **601 Knowell Road, TM # 033.-11-02.1 (LBO to R4)**
  3) **3478 Warners Road, TM # 018.-01-16.0 (LBO to R4)**
  4) **Warners Road, TM 015.-01-13.0 (R4 to R1)**
  5) **4801 West Genesee Street, TM # 057.-01-05.1 (R4 to GBO)**
  6) **5633 West Genesee Street, TM # 029.-01-18.1(C2 to LBO)**
  7) **210 Onondaga Road, TM # 056.-04-09.1 (R4 to R3)**
- **Amending Chapter 30, Zoning**
  1) **Amending Chapter 30 Zoning Descriptions of Fixed Zoning Districts, subdivision H-Limited Business Office (LBO) and Chapter 30 Zoning, Table of Land Uses to delete apartments as an allowed use in LBO districts**.

Chairman Fatcheric deferred to Mr. Curtin to explain the referrals from the Town Board. Mr. Curtin stated there are seven (7) properties under consideration for re-classification, explaining the certain types of uses are under review for possible re-zoning for a variety of reasons. The Planning Board has been asked to render an opinion on the re-classification of those properties. The Planning Board can take no position, remain neutral or render an advisory opinion on the referrals. Additionally, there are Public Hearings scheduled with the Town Board in which the public will be able to express their opinions. The owners of the properties have been notified of the possible change in use. Thereafter the Town Board would then make their decision based on all those factors. As Mr. Cesta served on the Comprehensive Plan Committee, Mr. Curtin deferred to Mr. Cesta to further explain what is considered in order to keep the plan current.

Mr. Cesta stated the committee members' intention is to steer the zoning in the direction of keeping the Comprehensive Plan current. He stated the committee job's is to analyze the different zone classifications throughout the town A question that has arose out of the updated Comprehensive Plan is if the town's zoning is over saturated with apartments being allowed in various zones. The other piece of the puzzle is to look at whether the zoning fits in with the surrounding areas. Some of the properties have an easy answer as they weren't a uniform fit with the properties in close proximity. One of the properties listed is the church property (TM # 057.-01-05.1) which has a likelihood of being developed sooner, and which also has generated public interest. Mr. Cesta further stated the zoning map has some mistakes and these will be corrected as well. Mr. Cesta also stated he feels it's a good idea to review the Comprehensive Plan on a yearly basis so as to stay current on the changing needs of the community.

Mr. Kanerviko did ask how an apartment/multi family structure is defined. Mr. Cesta and Mr. Curtin stated it's defined as a building with 4 or more families in a dwelling. Mr. Curtin further explained that Public Comments would be received at the Town Board meeting

Mr. Curtin further explained the Comprehensive Plan is a tool to use employed by all boards, Planning, Zoning and Town, and works to conforms with all districts and ensures the various zoning classifications work well with each other. Mr. Curtin further stated he agreed with Mr. Cesta that the different zoning districts should fit with the needs of the community as it changes.

Additionally, Mr. Curtin stated Zoning Districts and Classifications are set the by the Town Board and the Town Board turns to Planning Board for an opinion when considering amending a classification. It's also up to the Planning Board to hold up those parameters set forth, and Mr. Curtin further explained the Zoning Board issues variances if there's a need for relief of those parameters set forth.

Ms. Lauer stated she had concerns relating to the change for the 5410 West Genesee Street property as well as the 4801 West Genesee property. (the church property). Ms. Lauer stated that the property surrounding 5410 West Genesee Street is professional offices, etc. and the apartment classification seems like it would fit. It was explained the apartments as an allowable use would be removed from the LBO district and the R4 classification would be more uniform. With respect to the property at 4801 W. Genesee Street, Ms. Lauer feels that the surrounding parcels are zoned for apartments, and feels the correct classification is already in place which is R4. Mr. Klaben and Mr. Mallore stated they agreed with Ms. Lauer.

Resolution # 17:

Mr. Klaben moved to ask Mr. Curtin to advise of the Town Board of the Planning Board's opinion which would state the Planning Board has no objection to the changes with the exception of TM # 057.-01-05.1, for which three of the Board members feel that the R4 zoning is appropriate and the remainder of the Board feels either zoning classification would be appropriate. Ms. Lauer seconded the motion and it was unanimously approved.

Minutes

Ms. Lauer moved to approve the minutes from April 10th, 2017 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the minutes from April 24th, 2017 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Advance Media New York (Syracuse Newspapers) for publication of the Public Hearing for the Rolling Meadows Subdivision in the amount of $28.67. Mr. Cesta 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

None

As there were no other questions or concerns from the Board, Mr. Cesta moved to adjourn the meeting at 7:35 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
May 22nd, 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
George Dooher
Don Klaben
Jason Mallore

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

Absent:
Tracy Lauer

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.

Public Hearing:

None

Discussion

Syracuse Metropolitan Transportation Council – Presentation Re: Bicycle and Pedestrian Connections

Ms. Danielle Krol, Planning Manager for the Syracuse Metropolitan Transportation Council presented information relating to a Bicycle and Pedestrian Assessment Project for the Town of Camillus.

Ms. Krol gave an overview of the Syracuse Metropolitan Transportation Council (SMTC). Ms. Krol explained the SMTC is the local Metropolitan Planning Organization (MPO) for the Syracuse region. The MPO is a transportation policy making and planning body comprised of local, state and federal government representatives and transportation authorities.

The SMTC looks at transportation planning which would include automobiles, freight, transit, bicycling and walking. The SMTC strives to encourage cooperative transportation planning between those various agencies to develop plans and programs. The SMTC also tries to provide an opportunity for citizens to participate in the planning process. Another facet of the SMTC is to provide continuous transportation planning and provide assessments for various agencies.

In this case, the Town of Camillus requested an assessment for bicycle and pedestrian amenities along town identified corridors between neighborhoods, shopping plazas and Township 5 as the commercial and residential development has increased over time. The assessment isn't a proposal to build or construct but identifies recommendations to make and supports the towns' ability to seek funds. The study assesses existing transportation systems. The study also identifies bicycle and pedestrian issues such as railroad crossings, underpasses, overpasses and various transit stops. The study examines connectivity from populated areas to destinations and tries to find ways to close gaps in the existing system from nearby pedestrian facilities. In addition, the assessment will also try to identify potential locations for bicycle and pedestrian facilities along the corridors within the town's right-of-ways.

The corridors of study were Knowell Road/Bennett Road, (West Genesee Street to Warners Road), Township Boulevard, Hinsdale Road, (Milton Ave to Warners Road) and Milton Ave (Knowell Road to Warners Road).

The areas of issues were identified as follows:

- Limited pedestrian facilities
- Lack of bicycle facilities
- Four (4) at grade railroad crossings
- No bus shelters, however there are several bus stops

Ms. Krol stated the SMTC has gathered the information regarding existing conditions and identified issues. The next step would be to develop preliminary recommendations.

Ms. Krol asked if there were any questions or comments. There were none.

As there were no questions or concerns from the Board or staff, Ms. Krol thanked the Board for their time and provided contact information for any further discussion.

New Business:

127 Chapel Drive / Holy Family Church TM # 056.-04-01.1
Amended Site Plan

Mr. Dan Fay, of Teitsch-Kent-Fay Architects, presented the application. The purpose of the application is to modify the existing parish offices by enlarging the vestibule with a space of approximately 5' x 14'8" in the front of the building (north elevation) as per the variance granted by the Zoning Board of Appeals on May 2nd, 2017.

Chairman Fatcheric asked the applicant what type of materials will be used. Mr. Fay stated the materials used will be traditional brick with EIFS material. (EIFS material looks similar to stucco)

Mr. Cesta asked if there will be any new lighting. Mr. Fay stated there is currently a light overlooking the front door and only change would be to have the light installed in the soffit over the new front door.

Mr. Curtin asked if the materials will complement the existing colors. Mr. Fay stated they will.

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

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

Resolution # 18:
Mr. Dooher moved to approve the Amended Site Plan as submitted for the Holy Family Parish Center located at 127 Chapel Drive. Mr. Cesta seconded the motion and it was unanimously approved.

2986 Warners Road / Anthony Komuda TM # 007.-05-06.1
Sketch Plan

Mr. Anthony Komuda, owner of the property presented the application. The purpose of the application is to subdivide a 38 acre parcel into three (3) lots. The lot in question is Lot 8 of the M & M Subdivision into Lots 8A, 8B & 8C. Lot 9 is shown on the provided sketch plan for reference only.

Mr. Komuda stated he plans to give his daughter the proposed Lot 8B (1 acre (+/-)) located approximately in the center of Lot 8. Additionally, Mr. Komuda plans to sell Lot 8C (5 acres +/-)) to a family member. The remainder of the parcel (approximately 32 (+/-)) would be retained by Mr. Komuda.

Chairman Fatcheric stated in the pre-meeting the Board members expressed concern with the lots and the way they're divided and their configurations.

Mr. Klaben stated there appears to be an irregular lot, in particular in the center. Mr. Klaben also stated lot on the western section of the property appears to have a very long extended driveway and Mr. Klaben thought the emergency vehicle access would be a concern. Mr. Komuda stated the lot in the center is for his daughter and didn't want to attach too much acreage to her property. With respect to the lot to the west, the driveway would be modified to the Town standards to ensure access for any vehicles.

Mr. Cesta asked if the property zoned agricultural. Mr. Curtin stated the property is zoned R1. Mr. Cesta expressed concern that the parcel in the center is landlocked and the three lots being created are irregular and would want to see more evenly divided lots.

Mr. Komuda explained the thought behind the division of lots. He felt the 1 acre lot in the center would be a low maintenance lot for his daughter, but wanted to create other lots to maintain the uses that the land is currently used for.

Chairman Fatcheric explained to the applicant the thought process behind the questions for the applicant. He explained the Planning Board is responsible for planning and development into the future, and the questions being asked are to ensure the applicant is considering the future and how it would relate to the subdivision. Chairman Fatcheric also stated he understands the topography may be somewhat challenging.

Mr. Cesta advised the applicant that the Planning Board is responsible to think ahead a little and try to foresee any potential concerns for an action such as this. Mr. Cesta confirmed the accessory structure will be attached to the proposed house on Lot 8A.

Mr. Curtin advised the applicant of the concerns with the division of the lots. He stated that according to the Planning Board guidelines, the Board shouldn't allow nonconforming, irregular lots. He stated the main concern is the irregularity of the lots and demonstrated to the applicant some alternate ways to divide the lots in order to have conforming lots. He also explained the various concerns such as the private road, the turnaround and the challenging topography for the lots. He suggested a layout of the lots which distributes the land more evenly also manages to ensure the potential owners of the newly created lots are pleased with the division of lots.

Chairman Fatcheric also advised the applicant that a house can be constructed anywhere on the lots, providing the town's setbacks as met.

Mr. Mallore asked the applicant about the pond, noting that the proposed subdivision calls for the pond to be adjacent to the installation of a dry hydrant for fire protection. Mr. Mallore asked if the pond is always full. Mr. Komuda stated it is. As Mr. Mallore was concerned about the other possible houses in the subdivision fire protection, Mr. Komuda stated there's another area for a pond to provide additional fire protection.

Chairman Fatcheric asked what utilities are available. Mr. Komuda stated gas, water, and electric. There's not a sewer utility available, so the prospective owners would install septic systems for their homes.

The Board agreed to keep sketch open.

Township 5 / Cameron Group **TM # 017.-05-65.3**
Amended Final Plat

Mr. Kevin Eldred of the Cameron Group, developers of the Township 5 Center, presented the application. The purpose of the application is to subdivide various lots of the parcel in order to allow specific lots to be sold and/or refinanced as the project continues to move forward.

Mr. Eldred explained the division of lots and where they are located to the Board. The proposed action is to accommodate the possibility of selling certain lots.

Township 5 parcel is approximately 67.5 (+/-) acres in total.

- Lot 1 is a 37.16 acre parcel Milton Ave from Hinsdale Road to Bennet Road
- Lot 1A is a 0.344 acre parcel on Hinsdale Road near the rear of Costco
- Lot 1B is a 2.35 acre parcel on Bennet Road near the Township 5 entrance (house currently on the parcel)
- Lot 1C is a 1.87 acre parcel on which the proposed and approved Tru Hotel by Hilton will be constructed on.
- Lot 1D is a 1.194 parcel in between the Movie Tavern and Medical Offices.
- Lot 1E is a 0.940 parcel along Milton Ave adjacent to the Medical Offices.

- Lot 2 is a 12.870 acre parcel on which Costco and the parking lot, and gas station are situated upon
- Lot 3 is a 7.628 acre parcel on which the apartment complex has been constructed on.
- Lot 3A is a 4.504 acre parcel located at the Y intersection of Hinsdale Road and Warners Road near the access road in the rear of Costco.

Township Boulevard is approximately 5.233 acres.

Mr. Eldred explained the reason for the Amended Final Plat is to enable the developer to take certain actions such as either selling a lot which has a residence on it, or finance a parcel separately from the remainder of development.

Mr. Cesta asked if moving forward, anyone beginning a new project would be seeking a Site Plan approval for an individual project. Mr. Eldred stated that's correct.

Mr. Curtin asked if there's a timeline the developer is hoping to adhere to. Mr. Eldred stated the sooner the better. It was discussed that the project would need to be referred to Syracuse Onondaga County Planning Agency. (SOCPA) Additionally there would need to be a Public Hearing. After a brief discussion, it was decided there would be a special Planning Board meeting held on June 19th for the Public Hearing.

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

Mr. Klaben moved to refer the application to SOCPA subject to the receipt of the plats from Mr. Eldred. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Dooher moved to set the Public Hearing for the application for June 19th, 2017. Mr. Klaben seconded the motion and it was unanimously approved.

The application is continued to the June 19th meeting.

Old Business

Rolling Meadows Error! Bookmark not defined.
TM # 020.1-01-01.0
Preliminary Plat **TM # 023.-01-09.1**

Mr. John Szczech, developer of Rolling Meadows, presented the application. The purpose of the application is to create a 102 lot subdivision using a 47 acre parcel, formerly owned by the Church of Latter Day Saints, off of Scenic Drive and a 44 acre parcel formerly owned by Michael Falcone, located behind the existing Annesgrove Subdivision. The 47 acre parcel recently underwent a zone change from R2 to R3 at Town Board meeting of March 28th, 2017. The 44 acre parcel is already zoned R3.

Mr. Szczech noted to the Board the biggest changes to the original plan are the elimination of the road and cul-de-sac in the northwestern portion of the parcels due to the topography challenges. The other modification is the relocation of the proposed water tank which has been moved to the far northeastern portion of the parcels.

Mr. Szczech stated the subdivision will be constructed in four (4) phases. The first phase will be 29 lots, in the westernmost portion of the parcels, and then continue to construct houses towards the east.

Mr. Szczech explained the water pressure with the existing system on the first phase has adequate pressure. OCWA has asked that once the second phase begins the water tank design and construction begins as well. The idea is to have the water tank up and ready as the construction on the 3rd phase begins. The water district will be formed and residents will begin to pay into it as the construction continues.

Mr. Szczech further explained the sewer utility will draw the sewer in to the existing Annesgrove sewer then ultimately into the sewer line constructed in 1994 on Scenic Drive. He also described the location of the drainage facility in the lower eastern corner of the map, stating the drainage will travel into the facility, carrying the drainage from the upper portion of the subdivision into the lower portion. The Donnelly Street sewer (in Annesgrove) will be enhanced as well to ensure proper drainage. The drainage swale will be protected by the hedgerows in the rear yards of the existing homes on Greencastle Street. It appears from the calculations that with the new water tank, residents in the existing Annesgrove subdivision will benefit from the installation with respect to water pressure, fire services, etc.

Barton & Loguidice (Town Engineering Firm) has reviewed the reviewed the drainage and road profiles reports from the applicant. Those comments have been submitted to the Board and the applicant.

The Public Hearing for the application has been held and the time period in which written comments could be received for this application has expired. There were not any letters received regarding the application's Public Hearing. Chairman Fatcheric noted the majority of the comments were from residents in the adjacent neighborhoods. Chairman Fatcheric stated the applicant addressed their comments at the Public Hearing.

The application was referred to Syracuse Onondaga County Planning Agency. (SOCPA) and those comments have been returned. Chairman Fatcheric asked Mr. Curtin to address those comments.

Mr. Curtin stated the comments from the County included recommendations, many of which have already been addressed by the Planning Board. Mr. Curtin provided the following information for the record:

1) SOCPA comments stated the Subdivision Plan must be modified to provide previously planned and accommodated roadway extensions from the adjacent development for the safety of access as well as orderly growth of neighborhoods. **Planning Board stated because of the existing grades, as well as the uniqueness of the two (2) subdivisions that are contiguous to the property, both northerly and southerly it is deemed that interconnectivity was not feasible and moreover, it was not desirable from the standpoint of existing residents.**
2) SOCPA comments stated the Town and applicant must coordinate with the West Genesee School District, as well as emergency service providers, infrastructure providers and other public service providers prior to Town approval to ensure long term service demands and capital expenses related to low density single use residential expansion into rural and transitional areas do not negatively impact local and regional taxpayers. **Planning Board states the West Genesee School District has provided correspondence directly to the Planning Board indicating that there was more than sufficient capacity for students that may be introduced to the district by way of homeownership in this subdivision. Other Public Services are more than adequate.**
3) SOCPA comments states responsibility and financing mechanisms for ownership and maintenance of the storm water management facility areas and conservation areas should be clearly established prior to Town Approval. **Planning Board states that normal and customary financial mechanisms will be in place pursuant to resolutions of the Town Board of the Town of Camillus.**
4) SOCPA comments state that given the potential layout of 100+ lots with a single vehicular access point, the Plan must be reviewed for safe emergency vehicle access. Additionally, emergency service providers must assess the availability of

reliable water for fire protection to the site prior to Town approval, particularly for conditions prior to construction of an additional water tank in later project phases. **Planning Board states the project has been reviewed by the Fire District and the Planning Board has been advised that the current access as proposed is acceptable and that there is adequate water pressure available for service in the first portion of this project, that being Phase 1. Phases 2, 3, and/or 4 will be serviced by a new water tower which will also provide more than sufficient water pressure, but for existing properties that are not adequately serviced at this time.**

5) SOCPA comments that the NYS Department of Transportation requires a copy of any traffic impact studies being prepared for the project, regarding the intersection with NYS Route 5. Any studies should include potential development to the north as part of a full-build analysis. The Subdivision Plan must be modified to reflect any requirements of the Department prior to Town approval. **Planning Board states as traffic study was not required by the Town Planning Board or recommended by the Highway Superintendent.**

With respect to the comments the County has offered, many of them have been addressed during the subdivision review and from a Public Hearing. All necessary and appropriate safeguards have been taken into consideration during the planning phase of this project. Additionally, the Planning Board has considered the totality of this project during the course of their SEQR review in order to ensure that there is no potential for segmentation as the project is developed over a period of time.

The Planning Board states they appreciate of the comments, recommendations and support it receives form the County Planning Board,

As the comments from SOCPA have been addressed, Mr. Cesta moved to ask Mr. Curtin to correspond with the County to advise them of the Board's responses. Mr. Mallore seconded the motion and it was unanimously approved.

With that, Mr. Curtin and the Board reviewed the Long Form SEQR that the applicant has prepared and submitted. Counsel and Engineering has reviewed the Long Form as well and found it to be complete and accurate as submitted. In addition, the following correspondence has been accepted for the application:

- SWPPP
- School District Impact
- Water Protection
- Configuration and planning for infrastructure for the development

The Long Form is available in the clerk's office for review.

It was noted this is a TYPE I action. There are no adverse actions for this application. Mr. Mallore moved to declare a Negative Declaration for the application. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 19:
Mr. Cesta moved to approve the Preliminary Plat as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

It was noted for the record that Final Plat approval will address the individual sections for securities and park land fees.

Discussion

- **Town Board Referral re: Amending the following TM #'s from R-3 to LBO: 017.-04-04.0, 017.-04-05.0, 017.-04-06.0, 017.-05-58.0, 017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-11.0, 017.-04-12.0, 017.-04-13.0, 017.-04-14.0, 017.-04-15.0, 017.-04-16.0, 017.-04-17.0, 017.-05-48.0, 017.-04-18.0, 017.-05-47.0, 017.-04-19.0, 017.-04-20.0, 017.-05-65.5, 017.-04-21.1, and 017.-05-45.0**

It was explained these properties are properties nearby Township 5 and these houses would benefit from the Zone Change of R3 to LBO. The change would only serve to enhance the value on these homes. The Board agreed a positive recommendation would be in order.

Resolution # 20:
Mr. Cesta moved to offer a positive recommendation. Mr. Dooher seconded the motion and it was unanimously approved.

- **Town Board Referral re: Amending Chapter 30-Zoning, §801-Definitions, (A) Area of Sign to remove "pole" and (C)-Free Standing Sign to replace the word "pole" with "monument", and §802-General Restrictions to add a new subdivision "P. Pole Signs - no sign may be attached to or supported by a pole".**

The definition change would serve to clarify the signage code. It would help ensure the West Genesee Street properties would be uniform with monument signs.

Resolution # 21:
Mr. Dooher moved to offer a positive recommendation. Mr. Klaben seconded the motion and it was unanimously approved.

Minutes

Mr. Dooher moved to approve the minutes from May 8th, 2017 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin Law Firm for Legal Services rendered in April 2017 in the amount of $1537.50, none of which is recoverable. Mr. Cesta moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in April 2017 in the amount of $2131.38, $1881.38 of which is recoverable. Mr. Mallore 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

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

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
June 12th, 7:00 pm

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

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.

Public Hearing:

None

New Business:

114 Columbus Avenue /Jonathan Frateschi **TM # 042.-08-15.1**
Lot Line Re-Alignment

The applicant did not appear.

Rolling Meadows Extension **TM # 021-.03-08.0**
Sketch Plan

Mr. John Szczech, developer of the subdivision, presented the application. The purpose of the application is to subdivide the 114 acre parcel into three (3) lots. Lot 1 is will be 61.6 acres, Lot 2 will be 5.2 acres, and Lot 3 will be 57.5 acres. Mr. Szczech described the location of the parcels as follows:
Lot 1 61.6 acre parcel borders Ike Dixon Road, north of power lines
Lot 2 5.2 acre parcel off of Rail Fence Way with a sub street
Lot 3 57.5 acre parcel landlocked wooded, steep topography

Mr. Szczech stated he may possibly sell Lots 2 and 3, but most likely will retain Lot 1 to possibly lease to a farmer, or in the future add a 5th section to the Rolling Meadows Development.

Ms. Lauer clarified the plans for Lot 1. Mr. Szczech stated there are two possible uses, possibly lease to farmer, or add a 5th section to the Rolling Meadows Subdivision

Chairman Fatcheric asked about Lot 1 access. Mr. Szczech stated there is an access road off Ike Dixon Road which services the cell towers already there, and there's sufficient frontage to the lot as well. Chairman Fatcheric asked to ensure that if there's a need to add another driveway, there would be room. Mr. Szczech stated there is and further explained her actually owns the property and the cell towers have the right-of-way.
Chairman Fatcheric also advised the applicant that on the Final Plat provided the Board approves the Final Plan; Lot 3 should have the stipulation that Lot 3 would be merged into the existing lot off Rail Fence Road east of Wheatfield Way so as to not allow a non-conforming lot.

Mr. Czerwinski asked about the "paper street" off Rail Fence Road. He wanted to ensure the Town wouldn't have ownership of that road. Mr. Szczech stated it is a "paper street" and the Town wouldn't be responsible for the road.

Chairman Fatcheric noted that this is a Minor Subdivision and as such the Board may waive a public hearing if they choose to. Additionally, Chairman Fatcheric stated the proposed development is not within 500' of a county road, so it's not necessary to refer the application to the Syracuse Onondaga County Planning Agency. (SOCPA)

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

Old Business

None

Discussion

None

Minutes

Mr. Cesta moved to approve the minutes from May 22nd, 2017 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Advance Media New York (Syracuse Newspapers) for publication of the Public Hearing for the Township 5 Re-Subdivision in the amount of $23.52. Ms. Lauer moved to approve payment. Ms. Mallore seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

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

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Agenda
Special Meeting
June 19th, 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
George Dooher
Tracy Lauer
Jason Mallore

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

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.

Public Hearing:

Township 5 / Cameron Group **TM # 017.-05-65.3**
Amended Final Plat

Mr. Cesta moved to waive the reading of the legal description. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Kevin Eldred of the Cameron Group, developers of the Township 5 Center, presented the application. The purpose of the application is to subdivide various lots of the parcel in order to allow specific lots to be sold and/or refinanced as the project continues to move forward.

Mr. Eldred explained the division of lots and where they are located to the Board. The proposed action is to accommodate the possibility of selling certain lots.

Township 5 parcel is approximately 67.5 (+/-) acres in total.

- Lot 1 is a 37.16 acre parcel Milton Ave from Hinsdale Road to Bennet Road
- Lot 1A is a 0.344 acre parcel on Hinsdale Road near the rear of Costco
- Lot 1B is a 2.35 acre parcel on Bennet Road near the Township 5 entrance (house currently on the parcel)
- Lot 1C is a 1.87 acre parcel on which the proposed and approved Tru Hotel by Hilton will be constructed on.
- Lot 1D is a 1.194 parcel in between the Movie Tavern and Medical Offices.

- Lot 1E is a 0.940 parcel along Milton Ave adjacent to the Medical Offices.

- Lot 2 is a 12.870 acre parcel on which Costco and the parking lot, and gas station are situated upon
- Lot 3 is a 7.628 acre parcel on which the apartment complex has been constructed on.
- Lot 3A is a 4.504 acre parcel located at the Y intersection of Hinsdale Road and Warners Road near the access road in the rear of Costco.

Township Boulevard is approximately 5.233 acres.

Mr. Eldred explained the reason for the Amended Final Plat is to enable the developer to take certain actions such as either selling a lot which has a residence on it, or finance a parcel separately from the remainder of development.

Chairman Fatcheric asked if there was anyone present in the audience who wished to speak with respect to the Township 5 Subdivision.

Ms. Diane Heukrath of Farmingdale Road asked about Lot 3A. Ms. Heukrath asked if there was anything planned for this lot. Mr. Eldred responded there is another developer interested in the lot, but doesn't know what that developer is planning. Ms. Heukrath inquired as the type of use that may be allowed on that lot. It was explained the use would need to be allowed as per the PUD specifications.

Mr. Curtin gave a brief history of the development to this point. He explained there have been many modifications to the layout and certain establishments; however the uses as detailed in the PUD have not changed.

As there were no other questions or comments from anyone in the audience, Mr. Dooher moved to close the Public Hearing. Mr. Cesta seconded the motion and it was unanimously approved.

New Business:

114 Columbus Avenue /Jonathan Frateschi TM # 042.-08-15.1
Lot Line Re-Alignment

Mr. Jonathan Frateschi, owner of 114 Columbus Avenue, presented the application. The purpose of the application is to move 20' (+/-) from the neighboring lot (110 Columbus Avenue) to Mr. Frateschi's property. Each property owner's utilities are now on the respective property owners' lot.

Mr. Curtin stated the newly configured lots are conforming lots, and this is an appropriate use of the Lot Line Re-alignment Application.

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

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

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

Resolution # 22

Mr. Cesta moved to approve the Lot Line for 114 Columbus Avenue as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Old Business

None

Discussion

None

Minutes

Ms. Lauer moved to approve the minutes from June 12th, 2017 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin Law Firm for Legal Services rendered in May 2017 in the amount of $2662.50, $975.00 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Cesta 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
June 26th, 7:00 pm

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

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

GUESTS & MEMBERS of THE PUBLIC:
8 others

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

Public Hearing:

None

New Business:

4908 West Genesee Street /Michael Morrisey TM # 041.-01-57.2
Site Plan

Mr. Michael Morrisey, representing the property owner; Gunslingers, LLC, presented the application. The purpose of the application is to convert the existing covered porch to an enclosed porch. Other modifications to the property include vinyl siding, and a front entry deck.

Chairman Fatcheric clarified the purpose of the applicant's appearance before the Board is due to the fact the property is a residence which is zoned LBO (limited business office).

Mr. Klaben asked if there are two (2) driveways. Mr. Morrisey stated there are, one is a shared driveway; the other is a single driveway.

Mr. Cesta asked if the property will continue to be a residence. Mr. Morrisey stated that he intends to keep it as a residence for some time. Mr. Cesta asked if there are any other improvements planned. Mr. Morrisey stated there are not.

Ms. Lauer asked if the windows are going to be replaced throughout the structure. Mr. Morrisey stated that's correct. Ms. Lauer asked if the window on the bottom of the structure would be replaced. Mr. Morrisey stated it's not being replaced.

Mr. Price noted to the applicant that should the property revert to commercial use; the property owned would need to appear before the Board for Site Plan Review. Mr. Morrisey stated he understands that.

As there were no other questions or concerns before the Board, 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. Mr. Dooher 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 # 23:

Mr. Dooher moved to approve the changes as submitted for 4908 West Genesee Street. Mr. Cesta seconded the motion and it was unanimously approved.

Waylan Subdivision / Kalsey & Susan Arquette TM # 010.1-09.30 & 01.24
Amended Final Plat

Mr. Pat Reynolds, of Ianuzi and Romans Land Surveying, P.C., presented the application. The purpose of the application is to amend the previously approved Waylan Subdivision with the re-subdivision of one (1) tax parcels into three (3) tax parcels, along with a lot line re-alignment to move a lot line for the other tax parcel. Mr. Reynolds also stated they clarified on the map that Lot # 4 and Lot # 5 are not residential lots.

Mr. Price asked about Lot # 2 and Lot # 3. Chairman Fatcheric stated they are part of the Country Creeks Subdivision. They have conservation easements on them and stay wooded.

Chairman Fatcheric asked about Lot # 6. Mr. Reynolds explained that the owners of the original lot covered the pool and the pool's location was over the line. The lot line realignment corrects that.

Mr. Czerwinski clarified the action being taken. Mr. Reynolds stated they are amending one lot into three (3) parcels and one lot is moving lot lines. Mr. Czerwinski stated the applicant should revise the SEQR to reflect that.

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

Mr. Dooher moved to refer this application to the 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

2986 Warners Road / Anthony Komuda TM # 007.-05-06.1
Sketch Plan

Mr. Anthony Komuda, owner of the property, presented the application. In a previous appearance before the Board, there were concerns relating to the way the lots had been subdivided. In tonight's meeting, Mr. Komuda stated his surveyor reconfigured the lots into what he believed would address those concerns previously brought forth:

- Mr. Komuda stated Lot 8C is not extended all the way to the property line.
- Lot 8B's (property in the center) property line has been brought to the front property line and squared off.
- Lot 8A retains the stream on the property.

Mr. Klaben asked about the second dry hydrant that was discussed in the applicant's previous appearance. Mr. Komuda stated if it's required, he will be sure to install it. It was noted it is not required. Mr. Klaben stated his other concern is having three (3) properties originate from one easement. Mr. Klaben stated he understands a bit better as the other property owners will be a family member and Mr. Komuda's partner but still has concerns that the easement may limit any future land owners. Mr. Klaben advised the applicant to consider the easements in terms what the future may bring.

Mr. Cesta asked if the vacant is grass or farm land. Mr. Komuda stated the land in question is being farmed until Mr. Komuda is ready to build his house. Also, Mr. Cesta stated in the driveway there appears to be a bump–out. Mr. Komuda stated it's for vehicles to pull off to the side if need be, if two vehicles are on the driveway at the same time. Mr. Cesta also asked about the changes to the road and how the changes may affect the neighbors in terms of drainage. Mr. Komuda stated he's actually cleaned up the area from debris and installed piping to help with the drainage overflow across the driveways which his neighbors are pleased with.

Ms. Lauer asked how to access Lot 8C. Mr. Komuda stated to enter through the turnaround, take a right, and follow driveway to Lot 8C. Ms. Lauer also clarified the size of the lot which is 6.1 acres and reached back to the property line of Lot 9.

Chairman Fatcheric asked about the driveway. He stated the driveway should be 20 ft. to accommodate emergency vehicles. He suggested to the applicant to change the access point to Lot 8C and consider having the access point come right off the turnaround which would alleviate the concern of having a vehicle cross over the neighboring property.

Mr. Price stated he would like a little more time to research the Municipal Code with respect to easements in subdivisions. Mr. Price also expressed concerns about landlocked parcels. Mr. Komuda stated that Lot 9 has access to it via an easement and the parcel is farmed. Mr. Price asked what materials are used for the turnaround. Mr. Komuda stated the turnaround is stone. Mr. Price provided the applicant with a copy of the code with respect to the fire access.

Mr. Czerwinski clarified the access to Lot 9. Mr. Komuda stated the access road has the easement. There's no access without the easement. Mr. Czerwinski asked if the applicant would consider installing a driveway to the dry hydrant. Mr. Komuda stated he plans to run a pipe from the dry hydrant to the access. Mr. Czerwinski stated that will work.

Mr. Sinsabaugh stated the parcel is very interesting, and he'd like a little more time to investigate the layout of the land, topography, etc. and he'll report back to the Board.

Chairman Fatcheric advised the applicant the application would need to be referred to the Syracuse Onondaga County Planning Agency; however that will not be able to happen until the Sketch Application is closed.

With that, Chairman Fatcheric, Mr. Price, and Mr. Komuda discussed meeting on the site to better clarify some the outstanding issues.

The application is continued to a later meeting.

Township 5 / Cameron Group **TM # 017.-05-65.3**
Amended Final Plat

Mr. Kevin Eldred of the Cameron Group, developers of the Township 5 Center, presented the application. The purpose of the application is to subdivide various lots of the parcel in order to allow specific lots to be sold and/or refinanced as the project continues to move forward.

Mr. Eldred explained the division of lots and where they are located to the Board. The proposed action is to accommodate the possibility of selling certain lots.

Township 5 parcel is approximately 67.5 (+/-) acres in total.

- Lot 1 is a 37.16 acre parcel Milton Ave from Hinsdale Road to Bennet Road
- Lot 1A is a 0.344 acre parcel on Hinsdale Road near the rear of Costco
- Lot 1B is a 2.35 acre parcel on Bennet Road near the Township 5 entrance (house currently on the parcel)
- Lot 1C is a 1.87 acre parcel on which the proposed and approved Tru Hotel by Hilton will be constructed on.
- Lot 1D is a 1.194 parcel in between the Movie Tavern and Medical Offices.

- Lot 1E is a 0.940 parcel along Milton Ave adjacent to the Medical Offices.

- Lot 2 is a 12.870 acre parcel on which Costco and the parking lot, and gas station are situated upon
- Lot 3 is a 7.628 acre parcel on which the apartment complex has been constructed on.
- Lot 3A is a 4.504 acre parcel located at the Y intersection of Hinsdale Road and Warners Road near the access road in the rear of Costco.

Township Boulevard is approximately 5.233 acres.

Mr. Eldred explained the reason for the Amended Final Plat is to enable the developer to take certain actions such as either selling a lot which has a residence on it, or finance a parcel separately from the remainder of development.

Chairman Fatcheric noted the application has been referred to the Syracuse Onondaga County Planning Agency (SOCPA). Their comments have been returned; the county has determined the referral has no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

Mr. Price asked about the house at 555 Hinsdale Road with respect to when it might be torn down. Mr. Eldred stated he would find out and get back to Mr. Price.

As there were no other questions or concerns, and as Lead Agency has already been declared, and a Public Hearing has been held, Ms. Lauer moved to declare an Unlisted Action for the application. Mr. Cesta seconded the motion and it was unanimously approved.

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

Resolution # 24:
Ms. Lauer moved to approve the Amended Final Plat as submitted for Township 5. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 25:
Mr. Klaben moved to assess Park Land Fees for six (6) lots. Mr. Dooher seconded the motion and it was unanimously approved.

Rolling Meadows Extension **TM # 021-.03-08.0**
Preliminary/Final Plat

In a previous meeting, Mr. John Szczech, developer of the subdivision, presented the application. The purpose of the application is to subdivide the 114 acre parcel into three (3) lots. Lot 1 is will be 61.6 acres, Lot 2 will be 5.2 acres, and Lot 3 will be 57.5 acres. Mr. Szczech described the location of the parcels as follows:

Lot 1 61.6 acre parcel borders Ike Dixon Road, north of power lines
Lot 2 5.2 acre parcel off of Rail Fence Way with a sub street
Lot 3 57.5 acre parcel landlocked wooded, steep topography

Mr. Szczech stated he may possibly sell Lots 2 and 3, but most likely will retain Lot 1 to possibly lease to a farmer, or in the future add a 5th section to the Rolling Meadows Development.

Chairman Fatcheric also advised the applicant that on the Final Plat provided the Board approves the Final Plan; Lot 3 should have the stipulation that Lot 3 would be merged into the existing lot off Rail Fence Road east of Wheatfield Way so as to not allow a non-conforming lot.

In tonight's meeting, Mr. Brian Elwell, of Rolling Meadows, presented the application. Mr. Elwell stated there are no changes with the exception of the addition of a note on the Final Plat regarding TM # 021.-03-02.1 to be merged with Lot 3.

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

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

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

Mr. Cesta moved to waive the Public Hearing as this is a minor subdivision. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 26:
Ms. Lauer move to approve the Preliminary Plat for Rolling Meadows Extension as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution # 27:
Mr. Cesta moved to approve the Final Plat for Rolling Meadows Extensions as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 28:
Mr. Klaben moved to assess Park Land fees for three (3) lots. Mr. Dooher seconded the motion and it was unanimously approved.

Discussion

None

Minutes

Mr. Dooher moved to approve the minutes from June 19th, 2017 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Cesta 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
July 24th, 7:00 pm

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

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

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.

Public Hearing:

None

New Business:

1007 Little Farm Road / Gene Komuda **TM # 020.-02-03.1**
Lot Line Re-Alignment

Mr. Gene Komuda, owner of the property, presented the application. The purpose of the application is to move a lot line to transfer .96 (+/-) acres to Mr. Komuda's neighbor at 1005 Little Farm Road (Mr. Rollin Mincher).

Mr. Cesta asked what Mr. Mincher's intended use is for the newly acquired property. Mr. Mincher stated he will just enjoy the land as is.

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

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

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

Resolution #29:

Mr. Dooher moved to approve the Lot Line Re-alignment for 1007 Little Farm Lane as proposed. Mr. Klaben seconded the motion and it was unanimously approved. It was requested the applicant provide a copy of the recorded deed to the clerk's office.

Township 5 / Cameron Group **TM # 017.-05-65.3**
Temporary Site Plan Review

Mr. Joseph Goethe, of the Cameron Group, developer of Township 5, presented the application. The purpose of the application is to host a weekly event; Live@ 5, in the courtyard in front of the Movie Tavern. The event will be held on Wednesdays, from 5 pm to 8 pm with live music and beer and food sales. Live @ 5 will be advertised locally on Galaxy Communications' Radio Stations and bring new visitors to the area.

The proposed dates are Wednesdays, beginning July 19th, 2017 through September 20th, 2017. The events will be open to the public, with free admission. The anticipated attendance is approximately 250-350 people. The activities will include live music, food and beverage sales. Nora and Michelle Roche of The Brasserie will hold the Liquor License for the events. The developer stated there will also be booths set up for non-food and/or liquor vendors to publicize those businesses as well. Organizers expect to enhance the customer base for retailers in Township 5 and surrounding areas.

Bathroom facilities will be provided by adjacent retailers and restaurants as well as a porta-trailer. Water will be provided at the Food & Beverage Tent at adjacent restaurants. Garbage and Recycling will be handled onsite Trash Receptacles and porter service. A private security firm will be hired to verify identification for liquor sales. No soot, cinders, smoke, noxious acids, fumes, gases or unusual odors, or loud or excessive noises shall be permitted to unreasonably emanate beyond the property line of the assembly.

Mr. Goethe stated on July 19th of the previous week, the center held its inaugural event and it was a resounding success. He stated he believed there were approximately 400 people in attendance throughout the evening. According to reports from those present, there wasn't any overflow of people onto the surrounding parking lots.

Mr. Mallore clarified there was no overflow. Mr. Goethe stated that's correct. Mr. Goethe stated it was his understanding there people were spread out around the various storefronts. Mr. Mallore stated he thinks it's a great idea to bring attention to the restaurants and stores in the center.

Ms. Lauer stated the crowd seemed to ebb and flow. She agreed it's a great idea to publicize the center and what's offered.

The other Board members agreed they think it's a great idea to increase interest in the center.

Resolution # 30:

As there were no other questions or concerns from the Board members or staff, Mr. Cesta moved to approve the Temporary Site Plan for Township 5's Live @ 5 weekly event as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Sinsabaugh inquired if this was planned to be a yearly event. Mr. Goethe stated he believes it will be.

Chairman Fatcheric stated the Board and the developer would evaluate the event and if they feel the event has been successful, an extension of the Temporary Site Plan could be requested.

Township 5 / Cameron Group **TM # 017.-05-65.3**
Site Plan

Mr. Joseph Goethe, of the Cameron Group, developer of Township 5, presented the application. The purpose of the application is to install four (4) pylon signs for the Township 5 shopping center. The locations of the signs are as follow:

- 1- 382 square foot pylon sign located at the corner of Bennett Road/Milton Ave, 15 feet in height.
- 1- 382 square foot pylon sign located at the entrance of Township 5 on Hinsdale Road near the 695 off ramp, 15 feet in height
- 1-153 square foot monument sign located at the entrance on Hinsdale Road closest to Costco, 29 feet in height
- 1-153 square foot monument sign located at the entrance on Hinsdale Road closest to Warners Road, 29 feet in height

The signs are constructed of a brick veneer over reinforced concrete base, capped with precast concrete capstone sloped to shed water. The sign is an aluminum cladding steel structure. The signs will be internally illuminated with removable white translucent faces. The signs will contain the Township 5 logo and Tru Hotel by Hilton Logo along with logos from various stores in the center. Mr. Goethe explained there are contractual obligations with respect to certain stores' logos.

Mr. Cesta asked if the Tru logo (hotel) is part of the contractual obligations. Mr. Goethe stated it is. Mr. Cesta stated he feels the proposed four (4) signs proposed are more than is needed for the site. He stated he would like to see more of the smaller stores advertised on the pylon signs for those businesses. Mr. Cesta stated he feels that the logos are overkill, but understands the obligation. Additionally, Mr. Cesta he would like to see less signage, especially on Hinsdale Road. Mr. Cesta specifically thought the sign near the Costco entrance may be the one to eliminate.

Mr. Price and Mr. Goethe discussed the amount of signage allowed in the PUD. Mr. Price stated the existing billboard is figured into the amount of allowable signage.

Mr. Klaben stated he agreed with Mr. Cesta's comments. Additionally, Mr. Klaben asked if the monument sign planned for the Tru Hotel was part of the hotel's approved

site plan. Mr. Goethe stated it was. Mr. Klaben stated he doesn't feel the monument signs are needed, as they are very large with a large footprint as well. He stated he likes the design of the signs; he would prefer a smaller footprint for the monument signs. He also stated he doesn't believe there is a need for any additional logos on the sign, but stated he agreed the smaller businesses could use the advertising. It was confirmed that the "Hotel" site plan review and approval included a monument sign as well.

Ms. Lauer stated she feels differently. She believes the signs are important for people coming from other towns, etc. Ms. Lauer commented that as the Live @5 event was being advertised, many people still weren't sure of the actual location. Ms. Lauer agreed the two (2) signs in such close proximity to each other may be a bit much and suggested a much smaller scale Tru Hotel monument sign would work.

Mr. Mallore stated he agrees with the other board members; there's just a little too much signage on Hinsdale Road, but does like the design and style of the signs.

Chairman Fatcheric stated he doesn't disagree with what's proposed. Township 5 is unique, certainly to the western suburbs. He feels the signs are attractive and will help those visitors not familiar with the area. He believes the Township 5 center can't be compared to a plaza as there's a road entering into the site, as opposed to entering into a plaza's parking lot. He feels the signs help visitors understand where the various businesses, medical offices and restaurants are located. He believes everyone can come to a compromise.

Mr. Price stated the center is a PUD and signs in a PUD are to conform to the sign code unless the applicant can provide special circumstances findings.

Mr. Price noted for this project the sign code is three (3) free standing signs not to exceed 150' each or exceed 25' in height.

Mr. Price stated if the applicant is able to convince the Board of the special circumstances to ensure the signs have the proper setbacks, which is 15'.

Mr. Sinsabaugh asked how much leasable space is currently in the PUD. It was estimated including the residential over 500,000 square feet. He also confirmed what's allowed in the code. Mr. Sinsabaugh added he has no issue with the design. He stayed if there are special circumstance findings it's in the Planning Board's purview to approve additional signage.

Mr. Goethe provided additional information in support of the special circumstances. He stated that although most people in Camillus are familiar with the center, towns outside of the community aren't familiar with the center and he believes the signage will help draw attention to the center and help people determine what's in the center. He stated the idea is that even though people know where Costco is, the developer wants to let other businesses benefit from the signs with the name recognition to draw people in.

Mr. Goethe states he could reconfigure the square foot of the signage to incorporate the Board's comments by eliminating one of the signs, and downsize the sign closest to Costco parking lot. The sign closest to Warners Road will help draw people into the center. Additionally, he could add "Medical Offices" on the sign, and "Canal Crossing Apartments" to the Bennett road sign.

Resolution #31:
Mr. Cesta moved to approve the following:

- Three (3) signs rather than four (4)
- Reserve the possibility to install a small insert sign by Tru Hotel will come back for that approval (eliminated SK1 closest to Costco side parking lot)
- SK1 located near on Hinsdale Road, closest to Warners Road, will be under 100 square feet with a 15 ' setback
- SK 2 located at the entrance to Township 5 closest to the 695 off ramp with a 15' setback
- SK2 located at the Bennett Road/Milton Ave with a 15 'setback with the caveat no further tenant names be added.

Ms. Lauer seconded the motioned and it was unanimously approved.

Waterbridge, Section 1/ John Szczech
Final Plat

Mr. John Szczech, developer of the property, presented the application. Mr. Szczech stated this is a subdivision located off of Devoe Road, with 22 lots.

Sanitary sewer, water, storm drains and road catch basins are installed. He plans to add the blacktop this week.

Mr. Czerwinski noted his firm is in the process of developing necessary security amounts for utilities and infrastructure and will submit that information to the Town Board in the next two weeks.

Resolution # 32:
Mr. Mallore moved to approve the Final Plat as submitted subject to the security agreement in place. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 33:
Ms. Lauer moved to assess Park Land fess for 22 lots. Mr. Mallore seconded the motion and it was unanimously approved.

Old Business

2986 Warners Road / Anthony Komuda TM # 007.-05-06.1
Sketch Plan

Mr. Anthony Komuda, owner of the property, met with Chairman Fatcheric and Mr. Price on the property to clarify the proposal.

He explained he plans to move the lot line for Lot 8C to square off property, and also reconfigured Lot 8B to have a more uniform shape. Lot 8A will remain with Mr. Komuda for him to build his residence on in the future. The existing barn remains with Lot 8A to be attached to Mr. Komuda's primary residence in the future. Additionally, Mr. Komuda plans to install the piping for to assist with the dry hydrant for fire protection

Mr. Cesta asked about the right-of-way for Lot 1. Mr. Komuda stated it is access for the farmer using the land. Mr. Komuda stated this lot wouldn't be part of the proposed changes as it's not in his control. Mr. Cesta also confirmed the future residence will be the primary structure to which the barn (accessory structure) will be attached to.

There was a brief discussion about who actually is responsible for NYS Route 173. It's was decided the cutoff is the Coppertop Restaurant is the cutoff point. NYS Route 173 is a county road after the intersection where the Coppertop is located. Up to that point; it's a state road.

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

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

Waylan Subdivision / Kalsey & Susan Arquette TM # 010.1-09.30 & 01.24
Amended Final Plat

Mr. Pat Reynolds, of Ianuzi and Romans Land Surveying, P.C., presented the application. The purpose of the application is to amend the previously approved Waylan Subdivision with the re-subdivision of one (1) tax parcels into three (3) tax parcels, along with a lot line re-alignment to move a lot line for the other tax parcel. Mr. Reynolds also stated they clarified on the map that Lot # 4 and Lot # 5 are not residential lots.

Chairman Fatcheric noted the comments have been returned from the referral to Syracuse Onondaga County Planning Board Agency (SOCPA). The county stated that said referral will have no significant adverse inter-community or county-wide implications.

Chairman Fatcheric also noted Lead Agency has already been declared, and the application has been referred to SOPCA.

As there were no other questions or comments from the Board or staff, Ms. Lauer moved to declare an Unlisted Action. Mr. Dooher seconded the motion and it was unanimously approved.

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

Mr. Cesta moved to waive the Public Hearing as this is considered a minor subdivision. Mr. Dooher seconded the motion and it was unanimously approved.

Chairman Fatcheric commented that even though the application is an amended final plat, it will be handled as a Final Plat application.

Resolution # 34:
Ms. Lauer moved to approve the Preliminary Plat as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution # 35:
Mr. Cesta moved to approve the Final Plat as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution # 36:
Mr. Dooher moved to assess Park Land Fees for three (3) lots. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

None

Minutes

The minutes from the previous meeting were not yet available.

Correspondence

A voucher was received from Dart Computer Solutions for computer repair in the amount of $169.98. Mr. Cesta moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

A voucher was received from Curtin Law Firm for Legal Services rendered in June 2017 in the amount of $2325.00, $300.00 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 Engineering Firm for Engineering Services rendered in May 2017 in the amount of $912.75, $787.75 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 Engineering Firm for Engineering Services rendered in June 2017 in the amount of $2450.03, $2325.03 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

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

Respectfully submitted,
Sandra Shoff

Town of Camillus
Planning Board Minutes
August 14th, 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
George Dooher
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.

Public Hearing:

None

New Business:

107 Eagle Crest / Mark Benenati **TM # 022.1-01-19.0**
Site Plan Review for Special Use Permit

Mr. Mark Benenati, property owner, presented the application. The applicant wishes to obtain a special use permit to operate a firearms business from his home. This is a referral from the Zoning Board of Appeals.

Mr. Klaben asked if there are consumers coming to the door. Mr. Benenati stated the all transactions are done through the internet and there will be no visitors to his home. Mr. Benenati stated in order to have a firearms license, hours need to be listed for a dealer, so he has hours noted on his application.

Mr. Cesta asked if there will be accessories for sale. Mr. Benenati stated he will only be selling firearms. Mr. Benenati further stated a separate type of license is needed for firearms accessories sales. Mr. Cesta asked if there will be discharge of the weapons. Mr. Benenati stated there will not be discharge of weapons. Mr. Cesta asked approximately how many firearms may be on the premises at one time. Mr. Benenati stated at most two (2) weapons. He explained the firearms he'll be dealing with it are custom orders as he adds a protective anticorrosive coating to the firearms.

Ms. Lauer asked if there would be any modifications made to Mr. Benenati's home for the business. Mr. Benenati stated there will be no modifications.

Resolution #37:
As there were no other questions or concerns, Mr. Cesta moved to refer the application back to the Zoning Board of Appeals with no site specific issues. Mr. Klaben seconded the motion and it was unanimously approved.

3756 Milton Ave / Bloom Energy TM # 017.-04-48.2
Amended Site Plan

Mr. Justin Adams, of Bloom Energy, supplier of the alternative energy source, presented the application. The purpose of the application is to install foundations in the rear of the Home Depot to support fuel cells (energy savers) and ancillary foundations to support utility metering equipment.

Mr. Adams explained to all present that fuel cells are alternative source of electricity which interconnects with natural gas. The natural gas passes through the electrical system and during the process there's an electric chemical reaction that occurs which generates electricity. There is no combustion within the fuel cell however an emission of CO2 and small amounts of water vapor is expelled from the fuel cell.

The installation will also involve a lithium-ion battery. The fuel cell is charged during the night hours, and during the day the will regenerate the power into the Home Depot. As a result of the alternative energy system the store will not be using as much energy from the grid.

Mr. Adams stated that Home Depot is a national client and approximately 57 stores are undergoing the modification from traditional energy to the alternative energy source. There are several stores throughout NYS which are making the switch, generally wherever there is a good supply of natural gas. The process for installation is to dig a foundation, add fill, and as the unit is constructed elsewhere, the unit is then brought to the store and dropped into place.

The system to be installed is approximately 7 ft. in height, 30 ft. in length and 4 ft. in width. The proposed system is a linear set-up, with protective bollards which are set about 8 ft. out from the actual system.

Mr. Adams stated this system is not replacing the emergency generator. However the fuel cell system can operate if the power goes out and would be able to supply power to the store for an extended period of time

Mr. Adams stated this is a modular system, 300 kilowatts in total. The battery is 100 kilowatts and the fuel cells are 200 kilowatts. Additionally this is a UL listed products, which complies with NFTA standard and will comply with building codes. There is some noise associated with the system, approximately 7 decibels.

There are a series of shutdown operation procedures which will be provided to the store and made accessible to the fire departments. The bollards protect the system from

vehicles, etc. There are failsafe systems in place, those systems would go into standby mode should something disrupt the system such as an accident.

Mr. Klaben asked about if the applicant had considered using the rear parking spaces. Mr. Adams stated his company wanted to avoid using parking spaces but is agreeable to using the rear spaces. There was a brief discussion as to if anyone ever uses the spaces in the rear of the building. It was noted it seems as though no one does use those spaces. Mr. Klaben also noted there are trees existing in the rear of the building to provide a buffer. He asked the applicant if they'd consider installing a buffer around the fuel cell system. The application stated he could.

There was a brief discussion about the zoning and whether the Planning Board can determine the necessary parking spaces for the Site. It was determined that the 6 spaces in question could be eliminated. Mr. Adams stated he could also install the arbor vitae to soften the appearance of the system.

Chairman Fatcheric asked if there are any color options for the system. Mr. Adams stated grey is the only option.

Mr. Cesta asked if there's a switch to go back to traditional energy if needed. Mr. Adams stated there is. Mr. Adams added the system is in operation continually unless manually interrupted. The system is monitored remotely and if a variation in operation occurs, an alert is issued to manually interrupt operation.

Ms. Lauer asked how far down is the foundation. Mr. Adams stated approximately 4ft., and then filled with fill and the system is installed to be flush with the pavements. Ms. Lauer asked if Home Depot had provided the location. Mr. Adams stated that's correct.

Mr. Mallore clarified what Mr. Adams meant by low combustible. Mr. Adams stated as the system is on the exterior of the building it's less of a hazard. Additionally there have been instances of direct impact and the system had no issues with combustion. Mr. Mallore stated he appreciated the idea that the company provides training to the store employees and the fire departments.

Chairman Fatcheric stated the board could agree to issue an approval could be granted providing the applicant could ensure screening for the newly installed fuel cell system.

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

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

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

Resolution # 38:
Mr. Mallore moved to approve the Amended Site Plan as submitted for the Alternative Energy System to installed at 3756 Milton Ave conditional upon the applicant includes screening of no less than 6 Evergreen Trees approximately 4-5 ft. in height on the highway side of the Home Depot Parking Lot. Mr. Cesta seconded the motion and it was unanimously approved.

5399 West Genesee Street / Nixon Peabody TM # 066.-01-10.1/.3
Site Plan Review for Use Variance Permit

Mr. Jared Lusk, of Nixon Peabody, attorney for Verizon Wireless presented the application. The purpose of the application is to construct and operated a microcell wireless telecommunication facility. The panels will be installed on the existing Walmart in Camillus Commons. The application is a referral from the Zoning Board of Appeals. Verizon Wireless proposes to collocate and operated a microcell wireless communications facility consisting of a low power wall mounted radio unit with two (2) 4ft. tall panel antenna mounted on the east and west sides of Walmart together with other site improvements on the site.

Verizon Wireless wishes to expand the coverage and provide hotspot coverage. There is an existing cell tower on Blackmore Road. The newly proposed microcell wireless telecommunication facility will serve to enhance the wireless service along with the Blackmore Road cell tower.

Mr. Mallore asked if there's an existing tower on Kasson Road. Mr. Lusk stated it may be another carrier.

Mr. Cesta clarified the size of the panels. Mr. Lusk stated the facility is 4 ft. tall. Mr. Cesta also asked if there's any ground connections. Mr. Lusk stated there are not.

Resolution # 39:
As there were no other questions or concerns, Ms. Lauer moved to refer the application back to the Zoning Board of Appeals with no site specific issues. Mr. Dooher seconded the motion and it was unanimously approved.

Township 5 / Canal Crossing II TM # 017.-05-65.1
Site Plan Review

Mr. Ric Maar of Dunn & Sgromo Engineers, representative for Morgan Management, developers of Canal Crossing II presented the application. The purpose of the application is to construct 47 townhouse units in nine (9) buildings on 4.5 acres in a PUD zone. There will be seven (7) 5-unit buildings and two (2) 6-unit buildings. The square footage of the townhomes will range between 1460-1700 square feet. The project will be served by a water main extension from Warners Road. Gravity sewers and storm water management facilities to be installed as required. As the project

moves forward, additional information will be provided. The land is currently vacant and densely wooded.

The site is off a private road with private sewers. The water connection will connect into an existing connection on Warners Road.

The units will be a townhome style with a garage for each unit. Each unit will have one other parking space. As the project is very much in the beginning stages the landscaping and lighting details haven't been finalized. Mr. Maar stated his firm wished to appear before the Board to present the project and obtain feedback from the Board.

Chairman Fatcheric stated the first order of business would be to have a conversation about the proposal with Onondaga County Department of Transportation. In previous attempts to add housing in the general vicinity, Onondaga County DOT stated there are existing conditions which need to be addressed, as well as site distance concerns.

Chairman Fatcheric also stated Canal Crossing I was touted as Township 5 housing with the access into Township 5. It would make sense that Canal Crossing II also have an access road into Township 5

Mr. Czerwinski clarified for the applicant there were two issues of concern with the development that was proposed on Warners Road previously by Morgan Management. Firstly, half of the proposed parcel wasn't part of the existing sewer district and secondly, there were traffic concerns as the Hinsdale Road/Warners Road intersection is a very challenging spot.

Mr. Klaben stated he would appreciate a buffer/screening plan for the existing neighborhood along Bennett Road. Mr. Maar stated rear yards along Bennett Road are not as close as they appear on the map. Mr. Klaben stated it would be a good idea to plan ahead to have a buffer in place for those existing neighbors. He also advised the applicant to have some idea of the screening for the necessary utilities (condenser units, etc) associated with the development of the site.

Chairman Fatcheric explained there was some plans presented in the past for Canal crossing that were presented a certain way by the developer and then and were not implemented as such by the builder. He stated there were many compromises on the Board's part in order to have the development completed. The proposal in front of the Board tonight will be expected to be fleshed out as much as possible and executed as proposed.

Cesta stated there's a question as to how many dwelling units are allowed in the PUD. It was explained this will be verified by checking the PUD resolution and percentages of the PUD. Mr. Cesta agreed the development stated must have access, such as sidewalks, a secondary access road to Township 5. He also agreed with Mr. Klaben to have a screening and buffer plan in place for the existing neighborhood on Bennett Road.

Chairman Fatcheric stated they understand the developer be able to develop as they plan to; however they should have the tools in place to be a good neighbor to the existing neighborhood.

Ms. Lauer stated she agreed with the other Board members regarding the connectivity to Township 5 and how that's an important part of the plan and the proposal

Mr. Mallore stated fire access needs to be considered. He explained the need for enough space to maneuver a 47' fire truck and to have a second access road.

The application is continued to a later meeting.

Old Business

None

Discussion

None

Minutes

Mr. Dooher moved to approve the minutes from June 26th, 2017 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from July 24th, 2017 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin Law Firm for Legal Services rendered in July 2017 in the amount of $1200.00, $300.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice Engineering Firm for Engineering Services rendered in June and July 2017 in the amount of $1640.75, $1515.75 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Cesta moved to adjourn the meeting at 8:00 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 28th, 7:00 pm

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

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

Absent:
Jason Mallore

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.

Public Hearing:

None

New Business:

2520 Canal Road / Ruslan Kozak **TM # 006.-01-14.0**
Sketch Plan

Mr. Ruslan Kozak, owner of the property presented the application. The purpose of the application is to subdivide a 3.73 acre parcel into two (2) lots. The proposal calls for the owner to sell the property with the residence and retain the remainder of the parcel, with the vacant land for his use, possibly to build a house in the future.

As the proposal as shown depicts the parcel with the house on it as approximately .625 acres (+/-), the applicant was advised to increase the size of that lot as the property is zoned R1 which require a parcel with a house on it to be at least one (1) acre.

The applicant was advised to reconfigure the lots to reflect the modified size for the lots and submit to the Board for Preliminary Plat consideration.

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

The application is continued to a later meeting.

Waterbridge Terrace Section 1 / John Szczech

Construction Drawings Approval

Mr. John Szczech, developer of Waterbridge Terrace stated he had submitted Construction Drawings for the development to the engineering firm of Barton and Loguidice. The firm had comments which the applicant has addressed. Mr. Czerwinski stated he recommended approval for the Construction Drawings as submitted.

Resolution # 40:
Mr. Cesta moved to approve the Construction Drawings for Waterbridge Terrace, Section 1 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Old Business

2986 Warners Road / Anthony Komuda TM # 007.-05-06.1
Preliminary/Final Plat

The applicant was unable to appear. The Board discussed the application as the County Comments had been returned and recommended disapproval. The county expressed concern with the proposed subdivision as in 2006 they had recommended no further subdivision due to minimal access for proposed landlocked parcels.

Mr. Curtin acknowledged the applicant had made various presentations with respect to the proposed project. While the applicant has been receptive to the suggestions the Planning Board has made, the overall configuration does not conform with the platting requirements that the Town normally adheres to.

During the meeting, one of the Board members expressed concern with the overall project as presented and felt the County Comments had some merit. As a vote of a majority plus one (1) is required to override the County resolution it was decided to ask the Planning Board attorney to reach out to the applicant to offer some alternatives.

The Board discussed alternatives to the plan such as relocation of the proposed Lot 8B to run along a portion of the northerly property line of the subject lot. The title and use of the existing driveway would be for the benefit of Lot 8A and easements could be granted to both Lot 8C and B for access and egress over the “sixty (60) foot “extension to Warners Road.

As there appears to be some concerns to iron out, the Board asked Mr. Curtin to correspond with the applicant to further discuss the application.

The application is continued to a later meeting.

Discussion

Mr. Szczech noted to the Board that he had made an error as to the Construction Drawings approval for Waterbridge Terrace, Section 1. He explained he filled out the incorrect paperwork and has the incorrect development listed. Mr. Szczech further noted the proper development should be Rolling Meadows. Mr. Czerwinski stated his firm has reviewed the drawings as submitted. His firm has reviewed those drawings and offered some comments. The applicant has made the revisions necessary and resubmitted the drawings. Mr. Czerwinski stated he recommended approval of those drawings.

It was noted the earlier resolution should be amended to read as such to clarify that the Construction Drawings for Rolling Meadows is the set of drawings that is approved.

Amended Resolution # 40:
Mr. Cesta moved to approve the Construction Drawings for Rolling Meadows as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Minutes

The minutes from the 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

As there were no other questions or concerns from the Board, Mr. Cesta 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

Planning Board Minutes
September 11th, 2017 - 7:00 pm

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

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

GUESTS & MEMBERS of THE PUBLIC:
Mike LaFlair, 2nd Ward Councilperson
5 others

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

Public Hearing:

None

New Business:

5936 Newport Road / Richard Babcock **TM # 021.-04-01.4**
Lot Line Re-Alignment

Mr. Richard Babcock, owner of the property presented the application. The purpose of the application is to move a lot line from Lot 2A-2 approximately 40 ft. to enable the owner to allow for a driveway to access Lot 2A-1. Mr. Babcock intends to sell the Lot 2A-1 to an interested buyer.

There was extensive discussion as to if the application would be a lot line re-alignment or a sketch plan for a 2 lot subdivision. It appears from the provided map a new lot will be created.

Mr. Czerwinski stated the Lot 2A was split off from Lot 2 in according to a filed map in 2008.

Mr. Curtin stated there are currently two (2) lots depicted on the provided plat; Lot 1-A and Lot 2-A. Lot 2A is now becoming two (2) lots. Mr. Curtin provided some history stating all lots previously created have road frontage and access to Newport Road. There was not an illegal subdivision created. The rear lot wasn't previously created. In this proposed action, Mr. Babcock is creating a flag lot to lot to create 2A-1 which is in the rearmost portion of the subdivision which will be serviced by a 40 ft. extension to Newport Road. By Mr. Curtin's estimation, there will be a balance of 170 ft. (+/-) which will be the frontage on Lot 2A-1 with an existing curb cut.

Mr. Curtin clarified the proposed action is to create a new lot. The new Lot will be Lot 2A-1 which will be sectioned off Lot 2A-2. This will be a 2 lot subdivision (minor subdivision).

Mr. Curtin asked the applicant if there is adequate room to create a driveway. He noticed there's a power line depicted in what appears to be the proposed driveway to the rear lot. Mr. Babcock stated he believes the power line to be quite a distance from the driveway. He further stated that is a power line to the gun club; if it does need to be moved he will address that with the gun club. Mr. Klaben stated from the aerial it appears the power line is approximately 15 ft. from the driveway. The applicant was advised to have the correct location of the power line noted on the plat. Mr. Curtin also expressed concern that there would be lateral clearance for emergency vehicle access.

Mr. Curtin advised the Board to consider this application as a sketch plan. He stated that while flag lots are not encouraged, they are allowed according to the Municipal Code. The applicant should continue with this application as a minor subdivision if he plans to continue to move forward.

Mr. Klaben asked the applicant what he plans for the rear lot. Mr. Babcock stated he plans to sell to an interested party and he believes the new owners plan to farm the land.

Mr. Cesta asked what the property is zoned. It was noted the property is zoned R2. He asked if there is enough road frontage for an R2 zone. It was noted there appears to be sufficient road frontage. Additionally as this is a flag lot, the build line would need to be at the widest part of the lot, and the applicant was advised to ask his surveyor to show on the lot.

Mr. Mallore asked if the proposed driveway is wide enough for ingress/egress for emergency vehicles. It was estimated the driveway will be approximately 31 ft. in width which will be sufficient.

Mr. Czerwinski stated there appears to be a stream shown on the provided plan. He advised the applicant the stream should be shown as remaining on Mr. Babcock's property with a 50 ft. buffer and that should be shown on the new plan as well.

Chairman Fatcheric advised the applicant to have his surveyor show what was requested on the plat. Chairman Fatcheric stated the next steps will be to refer to have the applicant provide a preliminary plat, then refer the application to Syracuse Onondaga County Planning Agency (SOCPA). Once the comments are received back from SOCPA, the applicant can move forward to final plat.

As there were no other questions from the Board and staff, Ms. Lauer moved to close sketch. Mr. Mallore seconded the motion and it was unanimously approved.

210 Township Blvd / Hinsdale Road Group TM # 017.-05-65.1
Amended Site Plan

Mr. Joseph Goethe, of the Cameron Group, LLC, developers of Township 5 presented the application. The purpose of the application is to amend the previously approved site plan for the Medical Park at Township 5.

The modification is for Building Pad 6. The pad is approximately 30,000 square ft. The proposed building is approximately 5000 square ft. The proposed building is exactly the same as M4 building which is directly across the parking lot, except the colors will change slightly; more sage green, and slate blue. The windows and siding are all the same as the M4 building. The proposed building will have access off Township Boulevard. Three (3) tenants will share the building which will have parking in the front of the building along with sidewalks around the building,

Mr. Klaben asked if this would be a medical building. Mr. Goethe stated yes, as one of the tenants is a medical office.

Mr. Cesta asked about the location of the compressor units. Mr. Goethe stated those will be in the rear. The rear faces the remaining 25,000 square ft. of the building pad. Mr. Cesta asked about the location of the Dumpster. Mr. Goethe stated it is in the parking area behind the proposed Building M7 and The Movie Tavern. Mr. Cesta asked if the applicant thought that one dumpster would be sufficient. Mr. Goethe stated that the dumpster is already in place; he may add more if needed. He further explained the medical buildings don't have much waste for the dumpsters as their medical waste is mostly hauled off premises. Mr. Cesta also asked if Mr. Goethe felt the parking in close proximity is necessary. Mr. Goethe stated that he believed so as the building is a medical building.

Ms. Lauer asked how much space is remaining on the building pad. Mr. Goethe stated the approval is for 30,000 square ft. and he believed he could fit another 25,000 square ft. if necessary. Mr. Goethe further stated he has some ideas for what he'd like to see there but isn't sure what is coming to that location. Ms. Lauer asked if the applicant planned to have dedicated parking for the building. Mr. Goethe stated there aren't any plans to, unless absolutely necessary.

Chairman Fatcheric asked if the architecture of the building is the same as the existing medical building. Mr. Goethe stated it is very similar. Their architect is working to blend the styles with the retail portion of Township 5. Chairman Fatcheric asked is there would be foundation plantings. Mr. Goethe stated he currently has no plans to do so but would consider those in front of the building. Chairman Fatcheric also asked about the four (4) parking spaces in the rear of the building. Goethe stated those spaces will be for the professionals using that building. (to be signed to be specific for the tenants in the building.) Additionally, Chairman Fatcheric asked about the materials for the dumpster enclosure. Mr. Goethe stated it will complement the building and the others already in place in the complex. Chairman Fatcheric asked about the lighting for the

building. Mr. Goethe stated it would be identical to Building M4. Chairman Fatcheric advised the applicant the Board would need the specifics on the lighting plan and the landscaping plans.

Chairman Fatcheric clarified if the applicant is looking for an approval. Mr. Goethe stated he is; he stated the pad site itself is approved and that he's looking for approval for the footprint of the building in order to obtain a building permit. He asked if the approval could be granted as submitted pending the landscaping plans and lighting specifics be provided to the Board at the next meeting. The applicant asked if the approval could be granted referencing the lighting from the M4 building as the plans are identical. Mr. Curtin stated those specifics need to be attached to this new building.

There was some discussion about the newly created intersection where the proposed building is situated. It was suggested to install signage and/or a stop bar to slow down traffic. As there are crosswalks at this intersection this would help alleviate safety concerns for patrons using the medical building.

Chairman Fatcheric inquired if the developer is responsible for the sidewalk clearing in the winter. Mr. Goethe stated they are and it's a work in progress. Mr. Goethe further explained the only tenant that's responsible for their own sidewalk clearing is Costco.

Mr. Czerwinski stated he's concerned about the west side of the building in the parking lot. He felt there could be unsafe situation for cars backing out into the drive aisle. He asked if it's possible to slow down traffic in that specific area and that a general rule of thumb is to avoid parking spaces which back into the driving lanes. He raised the question to make sure the applicant is aware. Mr. Goethe stated there could be two (2) stop signs in the intersection which will help keep patrons aware of the fact vehicles may be exiting a parking space. Ms. Lauer suggested signage in the area stating "Intersection Ahead" may be helpful.

Mr. Curtin recapped for all present the Board may consider an approval for the elevations as submitted for the former Building Lot # 6, for Building M7, in essence the foundation plans. The approval would be conditional upon the lighting, landscaping, and traffic devices to be submitted for final approval at the next meeting.

Mr. Curtin further noted SEQR has already been addressed for the project.

Resolution # 41:

Mr. Cesta moved to approve the elevations as submitted for the former Building Lot # 6, for Building M7, in essence the foundation plans. The approval would be conditional upon the lighting, landscaping, and traffic devices to be submitted for final approval at the next meeting. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

2520 Canal Road / Ruslan Kozak **TM # 006.-01-14.0**

Preliminary Plat

In a previous meeting, Mr. Ruslan Kozak, owner of the property presented the application. The purpose of the application is to subdivide a 3.73 acre parcel into two (2) lots. The proposal calls for the owner to sell the property with the residence and retain the remainder of the parcel, with the vacant land for his use, possibly to build a house in the future.

As the proposal as shown depicts the parcel with the house on it as approximately .625 acres (+/-), the applicant was advised to increase the size of that lot as the property is zoned R1 which require a parcel with a house on it to be at least one (1) acre.

The applicant was advised to reconfigure the lots to reflect the modified size for the lots and submit to the Board for Preliminary Plat consideration.

In tonight's meeting, Mr. Kozak has provided a Preliminary Plat with the lots' sizes reconfigured to accommodate the R1 zoning for the parcels.

Mr. Cesta moved to close sketch. Mr. Klaben seconded the motion and it was unanimously approved.

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

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

Discussion

Mr. Curtin provided an update on Mr. Komuda's application for the Amended M&M Subdivision. He stated he has communicated with Mr. Komuda to advise him of a configuration that may work better in terms of the Town and the County's comments.

He also stated he had spoken with Mr. Komuda's surveyor as well to fill him in on the challenges of the site and conveyed to him the possible new configuration.

He will keep the Board apprised of any updates with respect to the application.

Minutes

Ms. Lauer moved to approve the minutes from August 14th, 2017 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the minutes from August 28th, 2017 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton & Loguidice Engineering Firm for Engineering Services rendered in July and August 2017 in the amount of $5747.59, $5497.59 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

As there were no other questions or concerns from the Board, Mr. Cesta moved to adjourn the meeting at 7:45 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
October 11th, 2017 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
George Dooher
Don Klaben

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

ABSENT:
Tracy Lauer
Jason Mallore

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.

Public Hearing:

None

New Business:

None

Old Business

2520 Canal Road / Ruslan Kozak **TM # 006.-01-14.0**
Preliminary Plat/Final Plat

In a previous meeting on August 28th, 2017, Mr. Ruslan Kozak, owner of the property presented the application. The purpose of the application is to subdivide a 3.73 acre parcel into two (2) lots. The proposal calls for the owner to sell the property with the residence and retain the remainder of the parcel, with the vacant land for his use, possibly to build a house in the future.

As the proposal shown depicts the parcel with the house on it as approximately .625 acres (+/-), the applicant was advised to increase the size of that lot as the property is zoned R1 which require a parcel with a house on it to be at least one (1) acre.

The applicant was advised to reconfigure the lots to reflect the modified size for the lots and submit to the Board for Preliminary Plat consideration.

Also in a previous meeting on September 11th, 2017, Mr. Kozak provided a Preliminary Plat with the lots' sizes reconfigured to accommodate the R1 zoning for the parcels.

In tonight's meeting, Chairman Fatcheric stated the application has been referred to Syracuse Onondaga County Planning Agency (SOCPA). Their comments have been returned stating the application will have no significant adverse inter-community or county-wide implications.

As Lead Agency has already been declared and there were no other questions or concerns from the staff, Mr. Dooher 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. Dooher seconded the motion and it was unanimously approved.

Mr. Cesta moved to waive the Public Hearing as this is a minor subdivision. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the Preliminary Plat for Canal Road Subdivision as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Additionally, Chairman Fatcheric noted Mr. Price, Code Enforcement Officer, provided these comments:

- Include (show) the 50' front yard setback line from the existing or proposed street ROW line on the proposed lot pursuant to Section 602-A of Zoning Ordinance
- Septic approval will be required prior to building on the proposed lot.

Resolution # 42:

Mr. Dooher moved to approve the Final Plat conditional upon the final map including comments for the Code Enforcement Officer as noted below:

- Include (show) the 50' front yard setback line from the existing or proposed street ROW line on the proposed lot pursuant to Section 602-A of Zoning Ordinance
- Septic approval will be required prior to building on the proposed lot.

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

Resolution # 43:

Mr. Cesta moved to assess Park Land Fees for one (1) lot. Mr. Klaben seconded the motion and it was unanimously approved.

5936 Newport Road / Richard Babcock TM # 021.-04-01.4
Sketch Plan/Preliminary Plat

In a previous meeting on September 11th, Mr. Richard Babcock, owner of the property presented the application. The purpose of the application is to move a lot line from Lot 2A-2 approximately 40 ft. to enable the owner to allow for a driveway to access Lot 2A-1. Mr. Babcock intends to sell the Lot 2A-1 to an interested buyer.

There was extensive discussion as to if the application would be a lot line re-alignment or a sketch plan for a 2 lot subdivision. It appears from the provided map a new lot will be created.

Mr. Czerwinski stated the Lot 2A was split off from Lot 2 in according to a filed map in 2008.

Mr. Curtin stated there are currently two (2) lots depicted on the provided plat; Lot 1-A and Lot 2-A. Lot 2A is now becoming two (2) lots. Mr. Curtin provided some history stating all lots previously created have road frontage and access to Newport Road. There was not an illegal subdivision created. The rear lot wasn't previously created. In this proposed action, Mr. Babcock is creating a flag lot to lot to create 2A-1 which is in the rearmost portion of the subdivision which will be serviced by a 40 ft. extension to Newport Road. By Mr. Curtin's estimation, there will be a balance of 170 ft. (+/-) which will be the frontage on Lot 2A-1 with an existing curb cut.

Mr. Curtin clarified the proposed action is to create a new lot. The new Lot will be Lot 2A-1 which will be sectioned off Lot 2A-2. This will be a 2 lot subdivision (minor subdivision).

Mr. Curtin advised the Board to consider this application as a sketch plan. He stated that while flag lots are not encouraged, they are allowed according to the Municipal Code. The applicant should continue with this application as a minor subdivision if he plans to continue to move forward.

In tonight's meeting, the applicant had filled out the proper paperwork and provided an updated preliminary plat for the Board to review.

Additionally, Mr. Price had provided comments to Chairman Fatcheric for the applicant to incorporate into his final plat. Those comments are as follows:

- The property does appear to be affected by Zone A of a Special Flood Hazard Area based on the new mapping, effective 11/4/2016;
- Show the 40' front yard setback line on the proposed lot pursuant to Section 602-A of Zoning Ordinance continues all of the way to the easterly property line;
- Septic approval will be required prior to building on the proposed lot.

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

Mr. Klaben moved to declare Lead Agency. Mr. Dooher 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. Dooher moved to set the Public Hearing for the Newport Meadows (Amended) Subdivision for Monday, November 13th, 2017. Mr. Klaben seconded the motion and it was unanimously approved.

210 Township Blvd / Hinsdale Road Group TM # 017.-05-65.1
Amended Site Plan

Mr. Joseph Goethe, of the Cameron Group, LLC, developer of Township 5 presented the landscaping, lighting and updated traffic information to the Board as the final step for approval for Building M7 in Township 5.

Mr. Goethe explained on the Site Plan the location of the stop sign and stop to help alleviate traffic concerns in front of the building. Also, Mr. Goethe addressed the landscaping for the building, providing the plan for the entrance way, along with the rear of the building. Mr. Goethe did say there may be some changes in the rear of the building.

Mr. Goethe also stated he provided elevations, depicting the sconces underneath the soffit lighting. The elevations also depict signage on the building on the side elevation along with the front signage so as to identify tenants in the building.

Mr. Klaben asked about a symbol listed on the Site Plan in the front of the building near the stop sign. Mr. Curtin and Mr. Goethe stated it will be the pedestrian walkway.

Mr. Cesta asked about incorporating a walkway from the apartments to the medical buildings. Mr. Goethe said it's something to consider, but he's found that there's not much foot traffic from the apartments to Township 5. Mr. Goethe stated he will possibly do a traffic analysis at a later date when the lifestyle center is almost completely built out to determine if there is a walkway needed.

Chairman Fatcheric stated that he appreciated the additional details from the Cameron Group.

Resolution # 44:
Mr. Cesta moved to approve the Amended Site Plan for M7 with the landscaping, lighting and additional signage details. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

In an earlier presentation to the Board, there was a proposal for a second phase of Canal Crossing to be called Canal Crossing II and be constructed by Morgan Management. At that time, the Board and staff expressed their concerns with various aspects of the plan.

Mr. Goethe provided an update with respect the proposal. Mr. Goethe stated the new version of the plan calls for additional acreage that has been incorporated into the plan providing the townhome complex with two (2) ways of ingress and egress. There will be an entrance on Bennet Road and Warners Road. As there are certain constraints to installing a roadway from the Costco parking lot due to National Grid power line height restrictions, the proposal is to create a walkway from the townhome complex to Costco.

Mr. Goethe stated with the additional acreage, the amount of units will be increased to 75 units. The two story townhomes will have individual garages and driveways. He also stated there would be an additional detention pond needed and as the project moves forward more details will be provided.

Mr. Goethe stated he requested to appear in front of the Board in order to obtain their input with respect to the additional parcel being incorporated into the Township 5's parcel as a zone change for the new parcel would be necessary. The zone change would be from an R1 to a PUD. Mr. Goethe was advised the zone change fall under the Town Board's purview. Additionally, Mr. Goethe asked what the Planning Board's opinion was of the proposed site plan as it stands.

Chairman Fatcheric noted to the applicant that there are concerns with the second phase of Canal Crossing II not being accessed to by roadways in Township 5. Chairman Fatcheric noted the lifestyle center has been touted as a center where the patrons have walkability throughout the center. Additionally, Chairman Fatcheric noted that Onondaga County will be concerned about the entrances, both on Warners Road and Bennett Road. Chairman Fatcheric advised the applicant the Town Board will have the final say on the zone change.

Mr. Curtin offered the thoughts that the additional acreage being acquired by the Cameron Group addresses the concerns about the original plan only having one (1) access point as the new proposal will have two (2) access points to address the fire safety aspect. Mr. Curtin further commented with respect to the new configuration alleviate the National Grid power line concern and the Sun Oil pipeline partially impacting the site. Mr. Curtin offered the possibility if there's a way to gain access on the east side of Costco that may be a possible solution for the connectivity aspect. Mr. Curtin reiterated that the Town Board would decide if a zone change is warranted. Further comments expressed concern about the traffic on Hinsdale and Warners Road.

Mr. Goethe did explain to the group that Costco controls their parking lot and whether or not access could be granted, as there had been mention of using the eastern portion of Costco's parking lot as an access point to Canal Crossing II.

Chairman Fatcheric also explained to Mr. Goethe the earlier project with Canal Crossing I did have its share of issues as there were certain aspects of the project that did not come to fruition as the contractor have his wires crossed with the developer. Chairman Fatcheric stated there are concerns and wanted to be the developer to understand the project will be under a microscope.

Mr. Curtin stated at the last meeting where Morgan family members were present he felt they understood where the Planning Board was coming from.

Mr. Cesta stated he felt the new variation is attractive and probably a good fit, but there are many obstacles in the way as it stands right now. He stated the Town Board has concerns about allowing additional apartments in the area, and the developer may encounter resistance from the existing neighbors. Additionally, the expected traffic onto Bennet Road will be a concern.

Mr. Goethe stated he would convey the Planning Board's concerns to the rest of the group. He also stated he expected to have some conversation with the Onondaga County Planning Agency and Department of Transportation.

Minutes

Mr. Cesta moved to approve the minutes from September 11th, 2017 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin Law Firm for Legal Services rendered in August 2017 in the amount of $1313.88, $75.00 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Cesta moved to adjourn the meeting at 7:45 pm. Mr. Dooher seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
November 13th, 2017 - 7:00 pm

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

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

GUESTS & MEMBERS of THE PUBLIC:
Steve James, 4th Ward Councilperson
8 others

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

Public Hearing:

5936 Newport Road /Newport Meadows Amended TM # 021.-04-01.4

Ms. Lauer moved to waive the reading of the Legal Notice. Mr. Cesta seconded the motion and it was unanimously approved.

Chairman Fatcheric asked the applicant to come forward and explain the project for the benefit of all present.

Mr. Richard Babcock, owner of the property presented the application. The purpose of the application is to move a lot line from Lot 2A-2 approximately 40 ft. to enable the owner to allow for a driveway to access Lot 2A-1. Mr. Babcock intends to sell the Lot 2A-1 to an interested buyer.

Chairman Fatcheric asked if there was anyone present in the audience that wished to speak about the application. No one was present that wished to speak regarding this application.

There were no other questions or concerns regarding the application from the Board or staff.

Chairman Fatcheric advised the applicant the Board would address preliminary plat and final plat under **Old Business** later in the meeting.

New Business:

4101 West Genesee Street / Fairmount Animal Hospital TM # 056.-02-05.1

Amended Site Plan

Chairman Fatcheric excused himself from this application as he is related to the owner. Vice Chairman Cesta presided over the application.

Mr. Sean Orcutt of Fairmount Animal Hospital presented the application. The purpose of the application is to install a 5' black chain link fence on the western elevation of the building. The fence will be approximately 70' in length and 20' wide. The purpose of the fence is to provide a fenced-in area for the dogs in the hospital's care to be walked and exercised.

Mr. Cesta asked if there are any changes to the lighting in the area. The applicant stated there are not. Mr. Cesta also asked what hours that the dogs would be utilizing the area. Mr. Orcutt stated the between the hours of 7 a.m. and 7 p.m.

Ms. Lauer asked if someone is outside with the dogs. Mr. Orcutt explained the dogs are never sent to the area without someone being with them. Additionally, Mr. Orcutt stated the dogs are double leashed as an extra precaution.

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

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

Resolution # 45:
Ms. Lauer moved to approve the Amended Site Plan as submitted with the addition of the fence. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Curtin also noted this is a minor improvement and was part of the original plan; therefore it's not necessary to refer this to the Syracuse Onondaga County Planning Agency. (SOCPA).

5407 West Genesee Street / Rio Grande 2 TM # 065.-04-10.0/1
Amended Site Plan

Mr. Jose Avelo, a representative for Rio Grande, presented the application. The purpose of the application is to amend the existing building to house the Rio Grande 2 restaurant. The applicant plans to repaint the existing red trim in green. Also the applicant plans to remove the "carry out" window and replace the area with brick. That brick will then be repainted with whitewash to match the remainder of the building. Additionally, the western elevation above the brick will be repainted in orange (pumpkin burst).

Chairman Fatcheric clarified where the green will be on the building. He advised the applicant to provide the Board with the exact colors and where each color will be on the building.

Mr. Cesta agreed with Chairman Fatcheric with the colors. He also asked if the canopies on the existing building will remain. Mr. Avelo stated they will be removed. Additionally, Mr. Cesta asked about the enter/exit signs as to whether they will remain and if the traffic pattern will change in the parking lot. Mr. Avelo stated that will all remain the same. Mr. Cesta also asked about the signs on the building and the lollipop sign in front of the building and whether or not those will change. The applicant stated they will update the name of course, but plan to utilize the existing signage whenever possible.

There was some discussion regarding the enter/exit signs in the parking lot, and whether they need to be higher so as to be more visible. It was decided they should remain the same height.

Mr. Cesta asked about the dumpster enclosure. He advised the applicant to repair the fence around the enclosure and to be sure to leave adequate room for the grease trap/disposal.

Mr. Klaben asked if there plans to restripe the parking lot. Mr. Avelo stated the owner has stated the parking lot will be restriped and sealed.

Mr. Dooher asked about the lollipop sign in the front of the building. Mr. Avelo stated he believes the owner is planning to keep the sign, just change the name. Mr. Dooher asked the applicant to advise the owner to consider possibly installing a monument sign.

Ms. Lauer advised the applicant to consider evening out the parking lot, as there are some dips in the pavement which create drainage problems and ponding. Mr. Avelo stated he will pass along the suggestion.

Chairman Fatcheric also asked the applicant to ensure the dumpster enclosure matches the trim. Chairman Fatcheric also asked about any lighting changes. Mr. Avelo stated he believed the owner is using the existing lighting. Chairman Fatcheric advised the applicant if any of the lighting is changing, to make sure the lighting specifications are part of the next presentation. Also, Chairman Fatcheric clarified the existing canopies are being removed. Mr. Avelo stated that’s correct.

Mr. Cesta asked about the cupola on the building. He asked the applicant to ensure the trim for that matches the remainder of the trim.

Mr. Curtin provided a summary for the applicant of what will be needed for the next meeting:

- Landscaping Plan
- Elevation Plans, specific colors of paint and locations of colors
- Lighting specifications

Mr. Curtin also noted to the application that the signage falls under the Code Enforcement Office's jurisdiction. He also explained it's not necessary to refer this project to the Syracuse Onondaga County Planning Agency (SOCPA) as the use for the site isn't changing.

The application is continued to the next meeting.

Malibu Hills Estates /Sal Sciuga **TM # 015.1-06-12.4**
Amended – Final Plat

Mr. Sal Sciuga of Sciuga Corporation, LLC, presented the application. The purpose of the application is amend the final map of Phase A, Section 1 and 2, amendment # 5 to include Lot # 22.

Chairman Fatcheric asked Mr. Oudemool for his input with regards to the application as Mr. Curtin recused himself due to a conflict of interests.

Mr. Oudemool advised the applicant that the town would like to have a clearer picture of the future of the subdivision and asked for a plat which depicts the plans for subdivision. Mr. Oudemool stated the applicant would be able to come in at a later time to finalize the additional lots. The applicant agreed with Mr. Oudemool and stated he would provide that plat at the next meeting.

Mr. Oudemool also advised the applicant the approval would be subject to amending the existing covenant to include any wetland areas to be protected as done for the previously approved amendments.

There were no questions or concerns from the Board or staff; however Mr. Jim Murphy, of 3774 Pegasus Circle, addressed the Board. Mr. Murphy stated he's concerned the construction workers aren't using the specified construction road to access the building lots. Mr. Murphy stated there's concern that by the construction vehicles not using the specific access road there's damage to the roadways. After a brief discussion, it was decided to ask the Code Enforcement Office to inspect the situation and if necessary send correspondence to the developer advising that this issue needs to be addressed. Mr. Oudemool noted if necessary, securities already in place could be utilized to address the roadway concerns.

Resolution # 46:

Mr. Cesta moved to approve the amendment to the final map for Malibu Hills for Phase A, Section 1 and 2, amendment # 5 to include Lot # 22, subject to amending the existing covenant to include any wetland areas to be protected as done for the previously approved amendments. Mr. Dooher seconded the motion and it was unanimously approved.

Resolution # 47:
Mr. Klaben moved to assess Park Land Fees for one lot. Mr. Dooher seconded the motion and it was unanimously approved.

Old Business

5936 Newport Road / Newport Meadows Amended Preliminary Plat/Final Plat **TM # 021.-04-01.4**

Chairman Fatcheric asked the Board members and staff if there were any additional questions or concerns for this application. As there were not and Lead Agency had already been declared, Ms. Lauer moved to declare an Unlisted Action. Mr. Mallore seconded the motion and it was unanimously approved.

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

Resolution # 48:
Ms. Lauer moved to approve the Preliminary Plat as submitted by the applicant. Mr. Dooher seconded the motion and it was unanimously approved.

Resolution # 49:
Mr. Mallore moved to approve the Final Plat as submitted with the amended lot, dated August 31st, 2017 and revised September 19th, 2017. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 50:
Mr. Klaben moved to assess Park Land Fees for one lot. Ms. Lauer seconded the motion and it was unanimously approved.

Discussion

2986 Warners Road / Anthony Komuda **TM # 007.-05-06.1**

Mr. Anthony Komuda, owner of the property, addressed the Board to ask for direction with respect to the proposed subdivision he has had before the Board.

Mr. Curtin explained to the applicant that the County Recommendations stated the application be disapproved. As the applicant may know, the Board can override the

County Recommendations, however the Board needs a majority to do so, and in this particular case there wasn't a majority to be able to do so.

Mr. Curtin also explained he has communicated with the applicant via mail, and also the applicant's surveyor to apprise him of the status of the application. The applicant's configuration doesn't work within the confines of municipal law. The Board has concerns about the unconventionality and believes there is another solution which will accommodate the applicant's wishes and the municipal law.

Chairman Fatcheric stated the Board and staff would be happy to schedule a work session for the applicant and his surveyor so as to reach that solution.

Minutes

Mr. Cesta moved to approve the minutes from October 11th, 2017 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Hummel's Office Plus in the amount of $34.13 for office supplies. Mr. Cesta moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from Advance Media New York in the amount of $25.73 for the advertisement of the Newport Meadows Public Hearing. Mr. Cesta moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from the Onondaga County Planning Federation in the amount of $50.00 for annual dues. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice Engineering Firm for Engineering Services rendered in August and September 2017 in the amount of $1223.00, $973.00 of which is recoverable. Mr. Mallore moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice Engineering Firm for Engineering Services rendered in October 2017 in the amount of $1047.46, $922.46 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 the Curtin Law Firm for Legal Services rendered in September 2017 in the amount of $1200.00, $150.00 of which is recoverable. Mr. Mallore moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from the Curtin Law Firm for Legal Services rendered in October 2017 in the amount of $600.00, none of which is recoverable. Mr. Klaben moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board, Mr. Cesta 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
November 27th, 2017 - 7:00 pm

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

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

ABSENT:
George Dooher

GUESTS & MEMBERS of THE PUBLIC:
1 other

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

Public Hearing:

None

New Business:

None

Old Business

5407 West Genesee Street / Rio Grande 2 TM # 065.-04-10.0/1
Amended Site Plan

Mr. Todd Oudemool, owner of the property, spoke on behalf of the applicants (Tenant), Rio Grande 2. The purpose of the application is to alter the existing building to house the proposed Rio Grande 2 restaurant.

In a previous appearance before the Board, the applicants presented a slightly different amended site plan for their restaurant.

In tonight's meeting, Mr. Oudemool explained the building will undergo color changes, along with the window on the western elevation being removed and replaced with brick. The color palette will have a southwestern flavor and will be as follows:
The brick portion of the building will be tart orange.
The façade above the brick portion on both the eastern and western elevations will be painted cherry red.
There will be corner accents on the building which will be painted portsmouth olive. The window trim will match the corner accents.

Mr. Oudemool also addressed the landscaping. The applicant plans to utilize the current landscaping. The plan shows low lying shrubs with new mulch. The owners prefer to keep the landscaping simple so as to show case the building. Mr. Oudemool stated the owner may consider incorporating outdoor seating in the future.
There will be signage for the building on the eastern and western elevation. The signage will be referred to the Zoning Board of Appeals. The signage includes the colors mentioned above with "Rio Grande Mexican Restaurant" lettering.

The cupola on the building is still under discussion as the materials for the cupola will require removal to replace any colors. At this time, Mr. Oudemool believes the red will remain on the top of the cupola, along with the white, but will provide more information once the plan for the cupola is finalized.

Mr. Curtin suggested the orange could be muted somewhat. Mr. Oudemool stated if the consensus is to alter the orange, he believes the owner would be on board with that suggestion.

Chairman Fatcheric mentioned that many times certain colors are presented to the Board, and at first seem jarring. However, over time the colors become more a part of the landscape and don't seem quite as severe.

Mr. Klaben stated the orange portion of the building seems as though it's a large amount of orange. He wondered if there's a way to mute the orange so as to not be so bright. Mr. Klaben stated he's not a fan of painted brick to begin with, so if there was a way to accent the orange on the brick he thought that might be less jarring. Mr. Curtin suggested using the green trim as striping accents on the orange color for the brick on the eastern and western elevations. Mr. Curtin felt that the accents may help the side elevations have a bit more aesthetic appeal.

Mr. Cesta stated as a resident he feels the colors are somewhat garish; however as a business person he understands the branding behind the colors. He also asked about the dumpster enclosure and asked what color and type of materials will be used. Mr. Oudemool stated he believes it will be cedar fence materials, and that owner plans to use green for the enclosure. Mr. Cesta and Mr. Oudemool also discussed the exhaust area from the kitchen and the changes to be made there. Mr. Cesta also asked Mr. Oudemool about the parking lot with respect to the standing water and re-striping. Mr. Oudemool stated the parking lot will undergo some sprucing up to help alleviate the concerns.

Ms. Lauer clarified the colors and materials for the dumpster enclosure. Mr. Oudemool stated it cedar stockade fencing will be used and Mr. Oudemool believes the color will correspond with the green used on the building. Mr. Oudemool stated the rear of the building has undergone a major clean up. Ms. Lauer additionally stated she's fine with the colors. She stated she has seen the other restaurants owned by the applicant in other towns. She stated the colors are muted in person. Ms. Lauer also stated the

colors are part of the restaurant's brand, much like the Movie Tavern or Good Buddy's. Ms. Lauer feels that the new façade will be an improvement over the current situation.

Mr. Mallore agreed with Ms. Lauer with respect to the colors. Mr. Mallore stated he's frequently in Liverpool and passes by the owner's Liverpool restaurant and the colors are definitely more muted.

Mr. Oudemool stated if the Board feels they would like to revisit the colors after a period of time, he felt the owners would modify the façade if necessary.

Chairman Fatcheric stated he also agrees with Ms. Lauer with respect to the colors.

Mr. Oudemool stated there is existing surface lighting and the owners are using what is currently in place. Mr. Curtin suggested the lighting specifications be reviewed to ensure the existing lighting is in line with the Town's lighting guidelines.

Mr. Curtin advised the existing sign is in the Onondaga County Right-of-Way. The sign is a nonconforming use; however it's possible that the town doesn't have any say as the county would have the final say. If the sign can be maintained the town would prefer a monument sign if the owners plan to install a new sign. Mr. Oudemool stated he felt a monument sign would hamper the view of the front of the building. Mr. Curtin stated a conversation with the County would be in order to find out what applicant would be allowed in the front of the building.

The eastern and western elevation signage on the building will be addressed with the Zoning Board of Appeals.

There is ample parking for the restaurant. There was a brief discussion regarding the enter/exit signs currently in place. The consensus was to leave them as they are with the caveat the owners may want to revisit.

To recap, the Board may approve the exterior colors as presented and the minimalist approach to landscaping.

Mr. Cesta reminded the applicant the lighting would need to be reviewed.

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

Resolution # 51:
Ms. Lauer moved to approve the amended site plan for 5407 West Genesee Street as stated below:
Landscaping as shown in presentation (with the low lying shrubs).
The colors as noted below:
The brick portion of the building will be tart orange.
The façade above the brick portion on both the eastern and western elevations will be painted cherry red.
There will be corner accents on the building which will be painted portsmouth olive. The window trim will match the corner accents.
Subject to the Lighting plan review by the Town Engineer
The dumpster enclosure with green cedar stockade fencing
The cupola will be red
Sign in front of building to be discussed with County DOT and Mr. Oudemool
Mr. Cesta seconded the motion and it was unanimously approved.

Discussion

None

Minutes

Ms. Lauer moved to approve the minutes from November 13th, 2017 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from WB Mason in the amount of $37.99 for office supplies. 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

None

Comments of the Board Members

None

As there were no other questions or concerns from the Board, Mr. Cesta 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
December 27th, 2017 - 7:00 pm

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

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

GUESTS & MEMBERS of THE PUBLIC:
6 others

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

Public Hearing:

None

New Business:

Township 5 / Hinsdale Road Group **TM # 017.-05-65.3**
Amended Site Plan

Mr. Tom Valenti, representing Valenti Ventures, LLC, presented the application. The purpose of the application is to have a temporary trailer, located at Township 5 to serve coffee, coffee drinks and pastries in the lot west of the Red Robin restaurant. The trailer will be located adjacent to the concrete apron with sufficient distance for vehicles to approach the trailer. The unit is self-contained. The applicant explained the thought is to gauge the interest of a coffee establishment while the more permanent structure is being constructed. The most likely location for the permanent structure is to the west of the most recently constructed medical building. The permanent location will be a sit down restaurant.

Chairman Fatcheric asked if there would be utilities in the trailer. Mr. Valenti stated there will be electricity. Chairman Fatcheric asked if the trailer would be parked in the location permanently. Mr. Valenti explained that it would be for the most part, however, it would be brought to the commissary (Tuscarora Golf Course) to be restocked on occasion. Mr. Valenti also explained the proper health department licenses have been applied for.

Mr. Klaben asked if there's an ATM at the location. Mr. Valenti stated there's not. Originally this location was an ATM location; however it is no longer planned at the

location. Mr. Klaben clarified the location of the permanent structure. Mr. Valenti stated it's planned for the area just west of the professional building. Mr. Klaben stated he believes it's a great idea for the center. Mr. Klaben asked if the applicant believes there's enough room for vehicles if there's a line. Mr. Valenti stated he believes there is, as there are four (4) spaces, as well as room to circle around the trailer and additional parking spaces in the Red Robin parking lot.

Mr. Curtin asked if the business will sell any other goods. Mr. Valenti responded that they will have cookies, biscotti, hot cocoa and cider.

Mr. Cesta asked when the applicant plans to open. Mr. Valenti stated just after the first of the year. Mr. Cesta asked if the applicant expected walkup service. Mr. Valenti stated he expected there would be especially once the weather warms up. Mr. Cesta stated he would just make sure the operator is able to react to a pedestrian flow as well as the vehicular traffic. Mr. Cesta also asked if there plan is to conduct a one-year test. Mr. Valenti responded that the permanent structure is a two tenant building and would like to make sure a second tenant is in place. Mr. Cesta also agreed with Mr. Klaben that it's a great idea and offered a suggestion that perhaps in the summer, the applicant may want to sell ice cream as well.

Chairman Fatcheric asked if there would be signage. Mr. Valenti stated there is signage on all sides of the trailer along with a menu. Chairman Fatcheric also asked how patrons would know how the trailer is in operation. Mr. Valenti stated they plan to install wind signs in various locations throughout Township 5. Chairman Fatcheric also asked if there's lighting on the trailer. Mr. Valenti stated there is single light on the exterior of the trailer over the signage, but the applicant is installing a double light. Chairman Fatcheric asked if the garbage and water is self-contained. Mr. Valenti stated they are. Chairman Fatcheric asked what the hours will be. Mr. Valenti stated the hours are planned to be 6am – 2pm and possibly 4pm -7pm.

Mr. Curtin offered the suggestion to use cones to delineate for the safety of customers if who may walk up to the trailer.

Chairman Fatcheric stated the applicant had filled out an Amended Site Plan application; however a Temporary Application is needed for the file. It was also stated to include a one year provision so as to allow the permanent structure to be built out.

Mr. Cesta did have one additional suggestion which is to include a trash receptacle to ensure garbage is contained in the area.

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

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

Mr. Dooher moved to declare a negative declaration. Mr. Klaben seconded the motion and it was unanimously

Resolution # 52:
Ms. Lauer moved to approve the Temporary Site Plan for the coffee cart for the area in Township 5 as proposed, along with safety cones for delineation for pedestrians for a one year time period. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Curtin noted for the record there is no need to refer this application to the Syracuse Onondaga County Planning Agency. (SOCPA)

Old Business

Newport Meadows/Richard Babcock TM # 021.-04-01.4
Amended Final Plat

Mr. Richard Babcock, owner of the property presented the application. The purpose of the application is to amend a previously approved plat for this property. The modification relates to the driveway's width so as to accommodate for a guide wire. The width of the driveway begins at 40', then the width increases to 60' wide as reflected on the provided Amended Final Plat.

Resolution # 53:
As there were no other questions or concerns from the Board or staff, Mr. Cesta moved to approve the Amended Final Plat as submitted with a revision date of December 13th, 2017. Mr. Dooher seconded the motion and it was unanimously approved.

Malibu Hills Estates/Sal Sciuga TM # 015.1-06-12.4
Preliminary Plat/Overall Plan

Mr. Sal Sciuga, of Sciuga Builders, provided the Board with an updated overall Preliminary Plat for the Malibu Hills Estates subdivision. In an earlier appearance before the Board, the applicant was asked to provide this for the purposes of planning.

The Preliminary Plat depicts the various proposed lots with the understanding that some lots may change is size or become two (2) lots. The Board understands this is an overall plan in which some revisions may occur.

Mr. Curtin stated the applicant has been and will continue to add on to the subdivision on an incremental basis as sales are generated. He added he believes this overall plan addresses the concerns the Town Attorney had. Mr. Curtin stated he would communicate with the Town Attorney to advise him of the latest submitted plat.

Discussion

2018 Organizational Meeting

Ms. Lauer moved to appoint Sandra Shoff as Clerk to the Planning Board. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Klaben moved to appoint Paul Czerwinski of Barton and Loguidice as Planning Board Engineer at the prevailing Town rates for 2018. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Mallore moved to appoint Paul J. Curtin Jr. of Curtin Law Firm as Planning Board Attorney at the prevailing Town rates for 2018. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to recommend the reappointment of Mr. Don Klaben. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Mallore moved to recommend the re-appointment of Ms. Tracy Lauer. Mr. Cesta seconded the motion and it was unanimously approved.

Ms. Lauer moved to recommend the appointment of Mr. George Dooher as an Alternate Planning Board Member for a one-year term expiring December 31, 2018. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to recommend Mr. Fatcheric remain Chairperson of the Planning Board. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to recommend the appointment of Mr. Chris Cesta as Vice Chairman. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the 2018 Planning Board meeting schedule as follows: 7:00 pm on the second and fourth Mondays, with the exceptions as noted with (*), being January 8 & 22, February 12 & 26, March 12 & 26, April 9 & 23, May 14 & May 30*, June 11 & 25, July 9 & 23, August 13 & 27, September 10 & 24, October 10* & 22, November 14* & 26, December 10 & 26*. Mr. Klaben seconded the motion and it was unanimously approved.

Minutes

Mr. Cesta Lauer moved to approve the minutes from November 27th, 2017 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton & Loguidice for Engineering Services rendered in October and November 2017 in the amount of $756.00, all of which is recoverable. Mr. Cesta moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

A voucher was received from the Curtin Law Firm for Legal Services rendered in September 2017 in the amount of $1687.50, $262.50 of which is recoverable. Mr. Mallore moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin expressed his appreciation for the Board's support and wished all a Happy New Year.

Comments of the Engineer

Mr. Czerwinski also expressed his appreciation for the Board's support and also wished all a Happy New Year.

Comments of the Board Members

As there were no other questions or concerns from the Board or staff, Mr. Cesta wished all present a Happy New Year and moved to adjourn at 7:35. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

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