Town of Camillus
Planning Board Minutes
January 22nd, 2018 - 7:00 pm

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

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

ABSENT:
Don Klaben

GUESTS & MEMBERS of THE PUBLIC:
Joy Flood, 3rd Ward Councilperson
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:

100 Mansfield Drive/Thomas Kehoskie **TM # 041.-01-62.0**
Site Plan

Mr. Thomas Kehoskie, prospective owner of the property presented the application. The purpose of the application is to modify the existing home into an office for his real estate company. The project is a prospective LBO zone change. With that approval in mind, the applicant proposes to clean up the exterior by removing some of the existing vegetation, and to modify the garage into an open floor plan office. The garage modification includes removing the garage doors, installing a man door, with two windows on either side of the door, and adding stonework to the façade.

The project will also be before the Zoning Board of Appeals for an area variance for 4 parking spaces.

Chairman Fatcheric asked if the driveway is being eliminated. Mr. Kehoskie stated it is not. It was noted the provided plan appears to have the driveway curb cut on West Genesee Street is being eliminated. Mr. Kehoskie stated there is no plan to eliminate that curb cut.

There was some discussion as to whether or not the curb cut on West Genesee Street may not be allowed. It was recommended to the applicant to discuss the application with Onondaga County Department of Transportation to possibly see if there are any modifications needed from their viewpoint. Mr. Curtin advised the applicant that he may want to obtain some clarification from that agency.

Additionally, Mr. Kehoskie provided additional information with respect to the trees and vegetation as to what will be eliminated. Chairman Fatcheric advised the applicant to ensure the architect provides the information on an updated landscaping plan.

Mr. Curtin added to Chairman Fatcheric's comments explaining to the applicant that his architect should develop the landscaping plan, along with elevations, details on the privacy fence, lighting details and details on the proposed monument sign.

Mr. Cesta asked how many agents would be in the building at any given time. Mr. Kehoskie stated it's hard to say, but possibly two or three agents. He also stated many of the agents are able to work remotely. Mr. Cesta asked how many offices will be in the building. Mr. Kehoskie stated he plans a large open office floor plan. Additionally Mr. Kehoskie stated an agent from MetLife may also utilize the office. Mr. Cesta explained he was asking to as he was trying to see if the building actually needed additional parking spaces. Mr. Cesta suggested with respect to the parking spaces, that the applicant consider building out four (4) spaces, and keeping two (2) in reserve. The applicant was advised the reserve spaces should be shown on the plan. Chairman Fatcheric advised the applicant the Planning Board has some discretion with parking spaces in certain situations. Mr. Cesta also asked about the fence in the rear of the property. Mr. Kehoskie stated it will be a 6 ft. vinyl privacy fence. He was advised to include the fence details with his updated information for the next meeting.

Mr. Mallore asked the applicant to provide more details on the garage façade modifications. Mr. Kehoskie stated he plans to switch out the garage door with a man door and on either side of the man door install two windows. The applicant was advised to show the elevations with the garage modifications along with a materials list for those modifications.

Mr. Curtin clarified for the applicant with respect to the West Genesee curb cut, that the entrance could create a point of conflict for the County DOT and to consider that and designate the parking spaces contiguous to the existing garage as "unbuilt reserve parking spaces". The sight lines would be better on Mansfield Drive

Mr. Kehoskie clarified exactly what the reserve parking entails. Mr. Curtin and Chairman Fatcheric explained the spots need to be shown on the plan should there become a need for those spaces at a future date.

Mr. Czerwinski offered up a solution to the driveway entrance off West Genesee Street, stating that the applicant could make the curb cut off W. Genesee Street a one-way entrance and have the Mansfield Drive curb cut a two way entrance. He advise the applicant this could be a solution should the County have concerns with the curb cut on West Genesee Street.

Mr. Cesta confirmed what is needed before the next meeting: Those details are:

- Landscaping plan
- Elevation plan
- Lighting plan
- Fence Details

Mr. Kehoskie confirmed he should continue on with the ZBA for the area variance. Mr. Curtin and Chairman Fatcheric stated the area variance is needed for the applicant to continue.

The application is continued to a later meeting.

Old Business

None

Discussion

Town Board Referral for Zone Change:
2476 West Genesee Turnpike, TM # 023.-02-38.1

The Board reviewed the application and discussed the zone change as proposed.

Chairman Fatcheric stated he believes the zone change works with the area considering the residential area to the east and the commercial aspect to the west.

The Board concurred with Chairman Fatcheric

It was noted that if the zone change is approved by the Town Board, the applicant will return to the Planning Board for a site plan approval.

Mr., Curtin stated that the property in question could be used and/or developed further for multi-family purposes. He encouraged the Board to be mindful of the fact that the site may have additional development on the property other than the existing building. Looking at the entire site, Mr. Curtin advised the Board that there is more than adequate egress and access, adequate utility services, along with a private road into the entire site.

Resolution #1:
Mr. Cesta moved to make a positive recommendation to the Town Board for this referral. Mr. Mallore seconded the motion and it was unanimously approved.

Minutes

Mr. Cesta moved to approve the minutes from December 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 and December 2017 in the amount of $712.00, $462.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from the Curtin Law Firm for Legal Services rendered in December 2017 in the amount of $1200.00, $562.50 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

Comments of Town Officials

Ms. Flood stated she knows the Planning Board is diligent in their efforts with respect to the various projects in the Town. Ms. Flood also stated she believes Mr. Kehoskie will do a great job with the project at 100 Mansfield Drive as she has seen other projects Mr. Kehoskie has worked on and has been impressed by his attention to detail on those projects.

Comments of the Attorney

Mr. Curtin stated that he has spoken to Mr. Kehoskie before the meeting with respect to the application. As the question had come up with respect to the neighbors in the area of 100 Mansfield Drive, Mr. Curtin stated Mr. Kehoskie told him he had been in contact with one of the immediate neighbors and he's pleased with the plans that Mr. Kehoskie has.

Comments of the Engineer

None

Comments of the Board Members

Mr. Mallore stated he liked the way the new tenants of 5407 West Genesee Street, Rio Grande have integrated their façade colors. The Board was split as to whether they agreed with him.

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 7:40. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
February 12th, 2018 - 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:
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:

Van Alstine Road/Rudy & Pat Karasek **TM # 006.-04-12.1**
Sketch Plan

Mr. Patrick Reynolds of Ianuzi & Romans Land Surveying represented the owner and presented the application. The purpose of the application is to subdivide one (1) lot from an existing 299 acre parcel. The newly created lot would be approximately 23 acres. The newly created lot meets the zoning requirements.

Chairman Fatcheric advised the applicant to complete an Agricultural Data form along with the Preliminary Plat application to have a complete application. Additionally, there was a discussion with respect to the Long Form Environmental Assessment Form. It was decided that as the history of the land shows the land in question has been subdivided previously this would be considered a major subdivision and therefore the Long Form Environmental Assessment Form would be needed as part of the application.

Chairman Fatcheric inquired of Mr. Curtin if he felt a Public Hearing is needed. Mr. Curtin stated he believe it is necessary

Mr. Curtin asked Mr. Reynolds if he knows what the prospective buyer is planning for the 23 acre lot. Mr. Reynolds stated he believes they want to build a new house.

Chairman Fatcheric stated he may have some insight. He believes the prospective buyers may be interested in constructing a vista view house. He also thought it could be possible the adjacent neighbors may buy the property and keep it at is so as to keep it undeveloped.

Additionally, Chairman Fatcheric stated that a portion of the parcel abuts part of the Waterbridge Terrace Subdivision.

A discussion was held as to the total amount of lots for this subdivision. Including this newly created 23-acre lot, it would be in the aggregate, a 5-lot subdivision. As the property has been developed incrementally, it was recommended the Board consider the subdivision a Major Subdivision. Also, as it is a threshold to a major subdivision, Waterbridge Terrace, the Public Hearing provides the benefit of informing the contiguous neighbors to hear the plan as it is.

The Board and the applicant discussed the next steps, which include a public hearing, the preliminary plat application and final plat application.

Mr. Cesta advised the application to include a more concise key location plan on the map. Also, Mr. Cesta clarified that Van Alstine Road is a town road. It was determined that it is.

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

Mr. Mallore moved to set the Public Hearing for the Karasek Subdivision on February 26th, 2018. Mr. Cesta seconded it and it was unanimously approved.

3683 & 3669 Armstrong Road / Timothy Barfield TM # 010.1-03-15, 16, 17
Lot Line Re-Alignment

Mr. Timothy Barfield, owner of 3683 Armstrong Road, and Mr. Jeffrey Barfield, owner of 3669 Armstrong Road presented the application. The purpose of the application is to move a lot line approximately from 3683 Armstrong Road to add 100 feet to 3669 Armstrong Road.

The action is to ensure the lot lines are in line with the two lots as result of the sale of the house on 3669 Armstrong Road to Mr. Jeffrey Barfield.

Mr. Curtin expressed concern with the lot configuration. Mr. Glen Mihal, surveyor for the Barfield family explained the original configuration and then explained Lot 2 (TM #010.1-03-15.1) is now one large lot which a portion of extends to the side and the rear of Lot 1 (TM # 010.1-03-16.1). Lot 1 is now adjusted with the extra 100'. Mr. Curtin explained why he was questioned it, as the configuration is somewhat odd.

Chairman Fatcheric stated Mr. Czerwinski had asked where the septic systems are located. Mr. Jeffrey Barfield referred to the map to demonstrate the where they are located on each lot. Mr. Czerwinski stated the size of the lots show sufficient room for each lot's leech field.

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.

Ms. Lauer moved to declare an Unlisted Action. Mr. Mallore 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.

Resolution # 2:

Mr. Cesta moved to approve the lot line re-alignment application which involves three (3) existing tax parcels, TM # 010.1-03-15.1, 010.1-03-16.1 and 010.1-03-17.
TM # 010.1-03-15.1 extends into or together with into TM # 010.1-03-17.1
TM # 010.1-03-16.1 has its side yard reduced, modifying the size of the parcel to 199' road frontage and approximately 450.75' in depth.
The lots are existing lots, and no new lots are being created. The Planning Board has noted this is an Unlisted Action, determined Lead Agency and issued a Negative Declaration. The resolution also includes the caveat that a copy of the recorded deed is provided to the Planning Board Clerk. Mr. Mallore seconded the motion and it was unanimously approved.

Old Business

None

Discussion

None

Minutes

Mr. Cesta moved to approve the minutes from January 22, 2018 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from the Curtin Law Firm for Legal Services rendered in January 2018 in the amount of $1350.00, $525.00 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 or staff, Mr. Cesta moved to adjourn at 7:25. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
February 26, 2018 - 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:
5 others

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

Public Hearing:

Karasek Subdivision **TM # 006.-04-12.1**

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

Mr. Patrick Reynolds of Ianuzi & Romans Land Surveying represented the owner and presented the application. The purpose of the application is to subdivide one (1) lot from an existing 299 acre parcel. The newly created lot would be approximately 23 acres. The newly created lot meets the zoning requirements.

Mr. Curtin explained that the Planning Board held a Public Hearing to ensure any interested parties would have an opportunity to hear the plans of the proposed subdivision. The newly created lot is a conforming lot, 23 acres in size and could be a single building parcel.

Chairman Fatcheric asked if there was anyone present who wished to speak for or against the application. There were no comments or questions from the public.

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

New Business:

Fried Tract Revised/3751 & 3755 Warners Road **TM #016.-01-02.0, 03.0**
Lot Line Re-Alignment

Mr. Patrick Reynolds of Ianuzi & Romans Land Surveying represented the owner and presented the application. The purpose of the application is to create two (2) new tax parcels from two (2) existing tax parcels in order to create a larger side yard for a home under construction.

Mr. Curtin further explained the lot line is moving 30 ft. from Lot 1A to Lot 2A to provide a larger side yard for the new construction in Lot 1A. Both lots are conforming, both lots are consistent with zoning. The action does create a bit of irregular lot but the applicant isn't able to square off the lot due to proximity of the structure on Lot 2A.

Mr. Cesta asked if the new lot line creates any stress on Lot 2A due to what appears to be narrowing of the lots. Mr. Curtin explained the lot lines depict the new lines as well as the previous lines, and what appears to be narrowing of the lot, is simply the depiction of the new lots, so there isn't any additional stress placed on Lot 2A.

As there were no other questions or concerns 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. Cesta seconded the motion and it was unanimously approved.

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

Resolution #3:
Mr. Cesta moved to approve the Lot Line as submitted for 3751 and 3755 Warners Road as submitted, provided a copy of the recorded deed is provided to the Planning Board Clerk. Mr. Dooher seconded the motion and it was unanimously approved.

Warners Road/LMM Properties, Inc. TM # 018.-09-07.0, 10.0
Lot Line Re-Alignment

Mr. John Szczech, developer of Thompson's Landing, presented the application. The purpose of the application is to move a lot line from Lot 501 to Lot 500 to accommodate the transfer of a 10' x 170' parcel of land to the Department of Environmental Conservation. An accessory structure is in the corner of Lot 501 and this transfer of property eliminates the encroachment on Lot 500.

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

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

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

Resolution #4:
Mr. Mallore moved to approve the Lot Line Re-Alignment as submitted for the Pankiw-Thompson Landing Subdivision, dated February 1, 2018 as submitted, provided a copy of the recorded deed is provided to the Planning Board clerk. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

Van Alstine Road Karasek Subdivision:Final Plat

Mr. Patrick Reynolds of Ianuzi & Romans Land Surveying represented the owner and presented the application. The purpose of the application is to subdivide one (1) lot from an existing 299 acre parcel. The newly created lot would be approximately 23 acres. The newly created lot meets the zoning requirements and is a conforming lot.

Chairman Fatcheric noted the Board has held a Public Hearing for the application and Lead Agency has been declared. Also, the Long Form Environmental Assessment Form has been reviewed in the pre-meeting and the findings were as follows:

Part II of the Long Form, Questions 1-20 have answered in their entirety and it was determined there are no adverse environmental impacts that would affect the approval of this project. The questions were enumerated aloud and all the questions were answered in the negative.

With that, Mr. Cesta moved to declare an Unlisted Action. Mr. Klaben seconded the motion and it was unanimously approved.

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

Resolution #5:
Mr. Dooher moved to approve the Preliminary Plat as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

There was some discussion with respect to the map and the changes on the map. Mr. Reynolds noted the changes were the notation regarding Van Alstine Road and that it is in fact a Town Road, and also the location key has been updated to the location.

Resolution #6:
Mr. Cesta moved to approve the Final Plat as submitted, dated December 20th, 2017. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution #7:
Mr. Cesta moved to assess Park Land Fees for one (1) lot. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

None

Minutes

Mr. Cesta moved to approve the minutes from February 12, 2018 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton & Loguidice for Engineering Services rendered in January 2018 in the amount of $800.00, $675.00 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 WB Mason for office supplies in the amount of $148.36 to be split between the Planning Board and Zoning Board of Appeals. 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

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board or staff, Mr. Cesta moved to adjourn at 7:25 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
March 26, 2018 - 7:00 pm

PRESENT:
Chris Cesta
George Dooher
Don Klaben
Tracy Lauer

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

ABSENT:
John Fatcheric
Jason Mallore

GUESTS & MEMBERS of THE PUBLIC:
3 others

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

Public Hearing:

None

New Business:

99 Yorkshire Boulevard / Edelman Real Estate **TM # 041.-01-55.0**
Site Plan Review for Special Use Permit

99 Yorkshire Boulevard /Edelman Real Estate **TM # 041.-01-55.0**
Amended Site Plan

Mr. Robert Germain of Germain and Germain LLP, attorney for the prospective owners, Dr. & Mrs. Edelman, presented the applications. The purpose of the applications is firstly, for the Planning Board to make a recommendation to the Zoning Board of Appeals as the owners are seeking a special use permit to allow an appearance enhancement business in a LBO (limited business office) zone. The second application is for an Amended Site Plan in which the owners plan to enclose the porch located on the west elevation and install a handicapped ramp. The proposed name of the business is Miracles Hair Salon.

Mr. Germain stated the owners plan to operate a hair salon. They plan to provide only cut and color hair services. The owners expect to have approximately five (5) employees at most. The hours of operation are Monday through Friday during business hours, Saturdays until 4 p.m. and the business will be closed on Sundays.

Ms. Lauer asked if there are going to be other services offered. Mr. Germain stated he didn't believe so. Ms. Lauer also clarified the amount of employees is expected to be five (5). Mr. Germain stated that's correct. Ms. Lauer clarified the plans for the porch enclosure and asked if the owners plan to incorporate the enclosed space as part of the salon. Mr. Germain stated that he believes that to be the case. Ms. Lauer stated she would like to

know what the amount of usable space is in the building in order to ensure there is enough parking for the business.

Mr. Klaben asked if there are any plans to have any tenants leasing space in the building. Mr. Germain stated there are not.

Mr. Dooher clarified the amount of employees. Mr. Germain stated there will be approximately five (5) employees. Mr. Dooher also clarified there will not be any other spa facilities beside the hair services. Mr. Germain stated that's correct.

Mr. Cesta asked if the main floor is the only floor to be used for the business. Mr. Germain stated that is correct. The basement and second floor are not being utilized for the business. Mr. Cesta also asked about the signage. Mr. Germain stated he plans to utilize the existing signage; the new owners would just update their business name on the sign. Additionally, Mr. Cesta asked if there are any changes to the lighting. Mr. Germain stated there are no changes to the lighting. Mr. Cesta also asked if the porch enclosure will match the existing colors of the building. Mr. Germain stated that is correct.

Mr. Curtin explained for the purpose of those present that the enclosure would be considered part of the business as the business is planning to use the porch for services. Mr. Curtin stated amount of parking seems to be the concern as the property is located in a residential neighborhood. He understands the Planning Board would be sensitive to infringing upon the existing surrounding neighbors. He stated he believes that appears to be the only site specific issue.

Mr. Curtin stated the Board has two (2) concerns in front of them. Firstly, to correspond with the Zoning Board of Appeals as to a recommendation with respect to the appearance enhancement business, and secondly, to approve the changes to the building with respect to the porch enclosure.

It was noted that the application for the rear porch enclosure does not need to be referred to Syracuse Onondaga Planning Agency as it's an enclosure of an existing structure.

As there were no other questions or concerns relating to the porch enclosure and handicapped parking ramp installation, Ms. Lauer moved to declare Lead Agency for the Amended Site Plan Application. Mr. Klaben 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.

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

Resolution #8:
Ms. Lauer moved to approve the renderings for the rear porch enclosure and handicapped ramp at 99 Yorkshire Boulevard as submitted by Jeremy Arts. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution #9:
With that, Ms. Lauer moved to ask Mr. Curtin to correspond with the Zoning Board of Appeals to state there are no site specific issues that the Planning Board feels should be addressed. The Planning Board feels that it appears the amount of parking is more than sufficient, however if the applicant increases the number of chairs available, and in turn employees, the number of parking spaces may need to be revisited in order to ensure that adequate parking will be available. Mr. Klaben seconded the motion and it was unanimously approved.

Old Business

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

In previous appearances for the Planning Board, Mr. Anthony Komuda, owner of the property has provided information to create a three (3) lot subdivision. In those earlier appearances, the Board members felt the configuration wasn't in line with the planning practices the Town has implemented throughout the years.

In tonight's appearance, Mr. Komuda provided an updated map which depicted the following changes:

- Lot 8C (6.65 acres) property lines extend to a further point closer to Lot 9
- Lot 8B (5.53 acres) is squared off to create a more traditional lot
- Lot 8A (26.89 acres) extends around Lot 8B

All three (3) lots have access from the road via an already established farm access road.

Ms. Lauer stated she felt the configuration of the lots is better than the first submission. She stated it seems Mr. Komuda took into account the Board's previous comments. Ms. Lauer asked the applicant to amend three (3) questions on the application which related to farm activity as it appeared those questions were incorrect. Ms. Lauer asked if the property is currently being farmed. Mr. Komuda stated it is being farmed by someone who leases the property; not by him.

Mr. Cesta asked about the farm access road. He explained to the applicant that subdivision roads have certain standards to be met and the access road for this subdivision would be expected to meet those standards. Mr. Komuda stated he plans to pave and widen the road after the new construction is complete. Mr. Cesta also advised the applicant to consult the Onondaga County Department of Transportation regarding the existing curb cut which is considered an agricultural curb cut. Mr. Komuda would need to have approval for the residential curb cut.

Mr. Czerwinski stated in cases where the topography is somewhat challenging for a subdivision, he recommends the Board require a grading plan once the other lot owners determine where their houses will be oriented on the prospective lots.

Mr. Curtin stated should the Board get to the Final Approval for the subdivision, he would recommend the following conditions as part of the final approval:

- Once the lot owners are ready to build, for lot 8A and 8B, even though the lots are approved lots they will require controlled site plan review and a grading plan submitted
- Proposed easements for access and egress, for the lots as well as a common maintenance agreement
- The Board consider no further subdivision of Lot 8A

As there were no other questions or concerns from the Board or staff, Ms. Lauer moved to refer the application to the Syracuse Onondaga County Planning Agency. (SOCPA)

Mr. Dooher moved to advertise the Public Hearing for the M&M Amended Lot 8 Subdivision for 7:00 p.m. on April 23, 2018. Mr. Klaben seconded the motion and it was unanimously approved.

The application is continued until the April 23, 2018 meeting.

100 Mansfield Drive/Thomas Kehoskie TM # 041.-01-62.0
Site Plan

The applicant requested to appear at a later meeting.

Discussion

None

Minutes

Mr. Dooher moved to approve the minutes from February 26, 2018 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 February 2018 in the amount of $1125.00, $75.00 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 Advance Media New York for the advertisement of the Karasek Subdivision Public Hearing in the amount of $25.92. 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 or staff, Ms. Lauer moved to adjourn at 7:40 pm. Ms. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
April 9, 2018 - 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.
Tom Price, Code Enforcement Officer

GUESTS & MEMBERS of THE PUBLIC:
Dave Callahan, 6th Ward Councilperson
Joy Flood, 3rd Ward Councilperson
Mike LaFlair, 2nd Ward Councilperson
Steve James, 4th Ward Councilperson
20 others

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

Public Hearing:

None

New Business:

2382 West Genesee Turnpike /Mark Cometti TM # 023.-02-28.0
Site Plan

Mr. Mark Cometti, owner of the property, presented the application. The purpose of the application is to install a 6' wooden fence in the rear of the property and a 6' chain link fence along the sides of the property. The material of for the wooden fence is pressure treated pine. Also in the rear of the property is a 6' privacy fence which was installed by the developer of the existing subdivision. The applicant plans to tie into the existing fence.

Mr. Klaben asked if there's any additional work planned for the motel. Mr. Cometti stated there is not. Mr. Cometti stated he is just working on renovating the rooms.

Mr. Cesta asked if there is anything in the fenced in area which needs to be accessible. Mr. Cometti stated there is not. Mr. Cometti stated the survey shows a propane tank; however the tank is no longer on the property.

Ms. Lauer asked if there's a gate to enter the area. Mr. Cometti stated there will be two gates to access through. Mr. Cometti further stated the applicant's home is behind the motel.

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

Ms. Lauer moved to declare an Unlisted Action. Mr. Mallore 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 approved.

Resolution #10:
Mr. Mallore moved to approve the fence proposed at 2382 West Genesee Turnpike as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

114 Columbus Avenue/Jonathan Frateschi TM # 042.-08-15.1
Site Plan Review for Special Use

Mr. Jonathan Frateschi, owner of the property presented the application. The purpose of the application if for the Planning Board to make a recommendation to the Zoning Board of Appeals as to any site specifics concerns regarding the applicant's request for a Special Use Permit.

Mr. Frateschi operates a landscaping company and as such has equipment relating to the business at his property. The concern previously raised by the Town Code Enforcement Officer is that owner would have to obtain a Special Use Permit as there appears to be a home occupation operating on this property. Mr. Frateschi noted he believes he might fall under another section of the Municipal Code; Chapter 30, section 402, P31 which references contractors services.

Mr. Frateschi stated to the Board as a Landscaper, he has equipment such as mowers, trailers, trucks, and plows being used in that business. The mowers are stored in the garage. Mr. Frateschi stated that 90% of the time the equipment of not at the residence as the equipment is being used for a job. Mr. Frateschi also stated there he felt there should be a specific number of pieces of equipment he's allowed to have and noted the code doesn't specify a number.

Chairman Fatcheric asked if Mr. Frateschi is a full time landscaper. Mr. Frateschi stated it is his full time occupation.

Mr. Mallore asked how many vehicles are on the property. Mr. Frateschi stated there are two trailers, two dump trucks and one recreational vehicle. Mr. Mallore asked where the vehicles stored on the property. Mr. Frateschi stated the trailers are in the rear yard in the south corner, and along the property line to the south. Mr. Frateschi also stated his mother lives next door and has two vehicles stored in her driveway. Mr. Frateschi stated he recently purchased a section of the property next door to him which enlarged his lot to 140' x 113'. Mr. Frateschi stated he may install a fence to help screen the property if necessary. Mr. Frateschi itemized where the equipment is usually kept.

- Recreational vehicle in side yard
- Mowing truck and trailer at his mother's house (screened by vegetation) during summer months
- Trailer usually hooked to applicant's vehicle
- A vehicle most likely at a job site

- A vehicle to use for equipment or transport to the dump

He stated the vehicles are well maintained, registered and inspected, and newer models.

Mr. Frateschi stated he believes the origin of the concern no longer resides in the neighborhood. Mr. Frateschi has signatures of the property owners who are in his immediate vicinity stating they have no issues with the storage of the equipment

Ms. Lauer again tried to clarified the amount of vehicles on the property. Mr. Frateschi clarified there is one recreational vehicle, two landscape trailers, two dump trucks, and two family cars. Ms. Lauer asked how many of those vehicles fit in the garage. Mr. Frateschi stated none as the garage is used for storage of mowers and other landscaping equipment. Additionally, Ms. Lauer asked about the appearance of the third driveway on his property. Mr. Frateschi stated he and a neighbor added gravel to the driveway from the previous home (now demolished) on the lot which he purchased land from to widen his lot. The gravel was added to help sustain the existing driveway from that house. Mr. Frateschi stated he is now aware he needs to apply for a driveway permit from the Town of Camillus Highway Department.

Mr. Cesta asked if there is mulch or other landscaping supplies stored at the residence. Mr. Frateschi stated there is not. He has materials that he plans to use for a patio at his residence, but no other work related materials.

Chairman Fatcheric asked the applicant about the two pickup trucks and if they are connected to a trailer. Mr. Frateschi stated they are not. Mr. Frateschi demonstrated on the map where the trailers are stored as follows:

- One trailer in his driveway attached to his truck
- One trailer attached to another vehicle in his mother's driveway.

Chairman Fatcheric also asked if there's any maintenance of the vehicles done on the property. Mr. Frateschi stated there is not.

Mr. Klaben asked if the applicant if he needed to do maintenance, where would it be done. Mr. Frateschi stated he would use a friend's house with more property on Kasson Road, or another friend's shop in Solvay with access to tools.

Chairman Fatcheric asked about the mowers and where they're stored. There are two mowers, plus one other mower with a bag attachment that is used only in the fall. The mowers are stored in the garage. Chairman Fatcheric also asked if there's any fuel storage on the premises. Mr. Frateschi stated there is not. Additionally, Chairman Fatcheric asked if there's any signage for the business. Mr. Frateschi stated only the signage on the vehicles.

Mr. Frateschi stated he tries to keep all the equipment neat and tidy as he wants to be considerate of the neighbors

Mr. Price explained the applicant is here for a Special Use Permit for a site modification. Mr. Price asked the applicant if he informed the Board that he may possibly install a fence. There was a discussion about the future plans and what's on the site currently and noted the Board can only evaluate what is currently on the site. Mr. Price asked the Board would recommend to the applicant he consider installation of a fence to assist with screening. It was noted it could be considered. Mr. Price also spoke with respect to Ms. Lauer's comments regarding the driveway gravel and added some details as to how the third driveway came into play and the circumstances of the neighborhood.

Mr. Cesta asked Mr. Price how many commercial vehicles are allowed. Mr. Price stated that storage of commercial vehicles are not an intended use in the zoning district the home is in. He further stated there might be a commercial truck at a residence due to a person's occupation, however a residence cannot have unlimited commercial vehicles. Mr. Price confirmed the recreational vehicle is allowed,

Chairman Fatcheric stated to the applicant that the concern is taking a home and surrounding the home with commercial vehicles which is not an allowable use. Mr. Frateschi stated he understands but would like to know what the limit is. This is his business and he and his partner are working to make it a viable one.

Mr. Cesta asked the applicant if he plans to find a more appropriate area for the commercial vehicles. Mr. Frateschi stated he is working on it.

Mr. Price additionally commented with respect to the code Mr. Frateschi referenced earlier in meeting that this is a commercial construction vehicles chapter code reference and only allowed on Belle Isle Road with a special use permit and the activity specified

Mr. Curtin recapped the applicant's vehicles stating there are:

- two trailers
- two dump trailers,
- one recreational vehicle,
- four mowers,
- three trucks , one in the applicant's driveway, one in his mother's and one truck belonging to his partner
- two family cars

These vehicles are potentially on the premises at any given time. He also stated the applicant appears to have a third driveway which a driveway permit is needed. It appears that there are three access points to the property. Mr. Curtin asked the applicant if he's approved for more than one curb cut. The applicant stated he is not. Mr. Curtin stated it appears there are three access points due to various actions with the property over a time period. Mr. Curtin confirmed with the applicant the other details specific to the driveways and also with respect to the storage of the vehicles. Additionally, Mr. Curtin confirmed with the applicant that he would consider a fence is necessary if granted a Special Use Permit. Mr. Frateschi concurred. Mr. Curtin asked if there is any lighting as a security precaution. Mr. Frateschi stated he has motion detector LED lights on the front and rear of garage, and corner of the back yard and front yard. Mr. Curtin explained the intensity of use and the purpose of the Special Use Permit is to allow a specific purpose of the property.

It was noted a recommendation would be offered later in the meeting.

3757 Milton Avenue/Harbor Freight Tools TM # 038.-02-33.2
Amended Site Plan

Mr. Phil Koumvakalis, of Permit Advisors, presented the application on behalf of Harbor Freight, future tenant of the space which is adjacent to Aldi's Grocery Store. The purpose of the application is to modify the façade to reflect the Harbor Freight brand.

The façade modification will consist of white EIFS material. There will be a blue awning over the entry way. The sign will consist of red lettering for the words "Harbor Freight" and the words "Quality Tools Lowest Prices" in blue lettering against a white background. It is channel backlit LED lettering.

Mr. Klaben asked about the lighting globes on the façade. Mr. Koumvakalis stated it is LED lighting. Mr. Klaben also asked how high is the proposed façade in comparison to the Aldi (next door) façade. Mr. Koumvakalis stated he's not sure but believes it's could be within two feet.

Mr. Dooher asked if there are any additional signs such possibly banner signs for grand openings or discount sales. Mr. Koumvakalis stated he believes Harbor Freight would make use of banner signs potentially for a grand opening or a special sale. Mr. Price commented there is a section in the municipal code about the length and frequency of banner signs which would need to be followed. Mr. Dooher asked about outdoor sales. Mr. Koumvakalis stated he believes that to be a possibility, but understands the organization would need to apply for temporary site plan approval if needed.

Mr. Cesta asked if the façade is white as reflected on the renderings. Mr. Koumvakalis stated yes. Mr. Cesta also asked if the lighting is backlit. Mr. Koumvakalis stated it is.

Ms. Lauer asked what type of material is the blue canopy over the entrance. Mr. Koumvakalis stated he believes it is vinyl.

Mr. Mallore asked if there are any concerns regarding the lighting on the façade affecting the apartments behind the building. Mr. Koumvakalis stated he has no concerns about that. Mr. Mallore stated he feels the two facades; Aldi and Harbor Freight are approximately the same height.

Mr. Curtin noted the applicant is applying for the sign on the building as well as the pylon sign in front of the store and noted the colors are typical colors for the Harbor Freight brand. Mr. Curtin asked if Harbor Freight is leasing the balance of the building. Mr. Price stated there is a third tenant; however, he isn't sure who it will be. Mr. Curtin stated he asked because the signage for the third tenant could be a consideration. Mr. Curtin noted the Board should have a copy of the written consent of the landlord on file to ensure the Board has the right to review the application. The applicant stated he would provide the written consents.

There was additional speculation as to the materials for the canopy over the entrance. It was determined the canopy is in fact metal.

Mr. Curtin explained that he asked about the balance of the building, noting the Board would want to make sure there is architectural consistency for all three tenants.

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

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

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

Resolution #11:
Mr. Klaben moved to approve the Amended Site Plan for the façade modifications at 3757 Milton Avenue as submitted subject to the receipt of written approval from the landlord being provided to the clerk. Mr. Dooher seconded the motion at it was unanimously approved.

116 Township Boulevard /Tru Hotel/Sign & Lighting Services TM # 017.-05-75.0
Site Plan

Mr. Kirk Wright, of Sign & Lighting Services, LLC presented the application. The purpose of the application is to install signage reflective of the Tru Hotel by Hilton brand. There will be two signs, both approximately 59.3 square feet to be placed on the building, one facing east,(toward Hinsdale Road) one facing south (toward Milton Avenue) . The signs will be lit by LED illumination. Each sign is blue, with yellow green lettering noting the word “TRU”.

Mr. Cesta asked about the lighting on the sign and the emissions of luminance. He asked if it would be the same amount of intensity for both signs. Mr. Wright stated it is the same amount of intensity. It is a 75 watt LED. Mr. Wright stated he believes the foot candle (measure of light intensity) won’t illuminate the area around the sign just the sign itself. The LED lights will not project luminance.

Ms. Lauer asked if the colors and logo as proposed are typical for Tru by Hilton. Mr. Wright stated they are.

Mr. Czerwinski stated the foot candle for these signs is low, there is not a lot of light spillage, but does generate a significant amount of light. The sign face will appear brighter and shine brightly, but will not illuminate the area below the signs.

Chairman Fatcheric stated it appears the signs fit in size wise with the project and feels the signs are less obtrusive in comparison with other signage for Hilton Hotels.

Mr. Curtin stated even though there’s not a photometric for this project, there is an overall photometric for the entire site. Mr. Curtin stated it appears the Board’s concerns are

regarding the sign the facing Hinsdale Road (Sign 1) and the neighborhood across the street. Mr. Curtin stated given the elevation of the building, Sign 1 may have some impact on the existing neighborhood.

Mr. Wright commented the blue background will help soften the sign and provide a contrast with the green. It will be visible, but he believes it will fit in overall given the other lighting with the center.

Mr. Curtin asked the applicant if the illumination can be regulated. Mr. Wright stated it can be regulated with a transformer variant however he would be concerned about the two signs matching in luminance. Mr. Curtin further stated the majority of traffic for the hotel will be coming off the 695 Bypass, and for that traffic Sign 2 would be the guiding factor. Sign 1 then brings them to the front of the hotel, but there is the concern regarding how Sign 1 would affect the existing neighborhood. Mr. Curtin stated the applicant seems willing to revisit the signage should it begin to affect the neighborhood adversely.

Mr. Czerwinski added the comment that LED signage looks brighter from a farther distance; however the lighting measurement at the property line isn't easily defined.

Chairman Fatcheric reiterated the Board's concerns about the illumination to the neighborhood.

Mr. Cesta asked if the signs are lit only in the evening. It was noted that the signage is lit all day.

The Board and Mr. Wright discussed the possibility about revisiting the signage, if in fact the signage does become a problem. It was agreed the signage company would be willing to revisit the signage if there are complaints brought forth to the town regarding the Tru by Hilton signage.

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

Mr. Mallore moved to declare an Unlisted Action. Ms. Lauer 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 approved.

Resolution #12:

Mr. Cesta moved to approve the plans for the signage as submitted by Sign & Lighting, LLC on behalf of Tru by Hilton. Those plans are dated February 26, 2018, sheets 1-7, which itemizes the site plan, material plans and signage plans, are subject to reserving jurisdiction that the applicant or a representative thereof will address any concerns relative to the signage that may arise by neighbors and to include any concerns brought forth to the Code Enforcement Office. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

None

Discussion

4801 West Genesee Street/Rocklyn West Proposal **TM # 057.-01-05.1,06.1**

Mr. Stephen Calocerinos, of Calocerinos Engineering, representing Rocklyn West and Mr. Arthur Kanerviko, of Rocklyn West asked to have an informal discussion regarding the former site of the Fairmount Community Church located at the corner of West Genesee Street and Whedon Road.

The property involved is contains three parcels. There are two larger parcels totaling approximately 6 acres which will be developed as part of the proposal. There is a third parcel in the lower quadrant of the property which contains a single family house which will not be part of the project and will be maintained and owned by another entity.

The proposal is for two multi-family buildings. The buildings will be three story buildings, with basement level garages. There will be a total of 84 units. A community center is planned along with a 9000 square foot commercial building. The commercial building will house professional businesses such as real estate, an accounting office and a medical office.

Mr. Kanerviko provided a brief history for those present. He stated the previous zoning for the site was R4. Mr. Kanerviko indicated the town believed the property was better suited for a mixed use and therefore as part of an overall review of zoning discrepancies, changed the zoning for this property to LBO (limited business office). As such Mr. Kanerviko adjusted the proposal to include the various uses allowed for the property.

Mr. Calocerinos went on to say the preliminary plans call for two accesses off of West Genesee Street. Onondaga County DOT has been contacted as part of the preliminary plans, and the developer has received feedback from the county stating they would prefer only one access point off of West Genesee Street, preferably across from Yorkshire Boulevard. Mr. Calocerinos added there are possible suggestions to obtaining the second access point such as making it a right in, right out access, or emergency egress only or possibly a gated access point. Mr. Calocerinos noted the second driveway plans were for it to go into the lower level parking lots, which leads into the lower level proposed garages.

Mr. Calocerinos also noted the very early conceptual stormwater plans show an area in the very middle of the parcel and additionally in the southeast quadrant of the property. The center stormwater pond would be a part of the landscaped green space. He also noted based on availability, he would like to have a subservice retention facility.

Chairman Fatcheric clarified the square footage of the community center and commercial building. It was noted the community center is approximately 3750 square feet and the commercial building is approximately 9000 square feet. Mr. Kanerviko stated he would

double check the community center square footage as he wasn't sure if that number included the second floor.

Chairman Fatcheric asked Mr. Kanerviko to provide insight as to the style of the apartments. Mr. Kanerviko stated the demographic would be geared toward retirees who may be traveling for part of the year, but wish to maintain a residence in CNY. The lower level garage provides protection from the elements. The plan for the apartments also includes a "FOB" entry into all aspects of the apartments (such as garage entry, laundry room entry, community room entry). There will be one and two bedroom apartments.

Mr. Klaben stated the conceptual plans look very nice. He believes it is a good use of the property.

Mr. Cesta confirmed the amount of commercial space. Mr. Kanerviko noted the amount is approximately 13000 square foot for the two buildings. Mr. Cesta further noted he also thinks the concept is very nice.

Ms. Lauer stated the project has very nice elements and likes how they worked in the characteristics of the more modern style of apartments.

Mr. Mallore stated he appreciates consideration to the fire safety aspect.

Chairman Fatcheric stated as the stormwater details come together, he'd like to be able to see an attractive setting for it rather than an area that resembles a swamp. He stated he can appreciate there would be quite a bit of detail to that. Chairman Fatcheric also asked if sidewalks are planned. Mr. Calocerinos stated there are.

Mr. Price asked about the square footage of the apartments. Mr. Kanerviko stated the one bedroom apartment as approximately 1184 square feet, and the two bedroom are approximately 1284 square feet. He asked if there has been a density calculation as yet even though the plans are in the early stages. Mr. Calocerinos stated he believe it to be approximately 69.4% lot coverage. Mr. Price stated the height of the apartment buildings help with the density. Mr. Price expressed concern about the existing neighborhood on Slawson Drive as the apartment buildings abut those houses' back yards. He noted the trees provide some screening and there is a 25' mandatory buffer however he felt he should note the concern as a resident of that neighborhood recently contacted him. Mr. Klaben provided some information regarding the buffer as approximately 240' referenced from Google Earth. It was further noted the topography shows approximately a 20' drop from the rear of the property and the rear of the existing neighborhood.

The applicant was advised that it would be possible a Public Hearing could be held as there appears to be quite a bit of interest in the project. Once the full application is completed and the details begin to be fleshed out, the applicant will return with a full site plan application.

Decision Regarding 114 Columbus Avenue:
Chairman Fatcheric noted the Board had some time to consider the Special Use Permit application.

Mr. Curtin noted it seems clear the property is being used as a staging area for the business. He itemized the equipment associated with the business and agreed with the Code Enforcement Office, it is not an appropriate use of the property and the applicant is using the property in a manner not planned for. As there hasn't been anything offered to mitigate the conditions, the Board and staff feel the site is not appropriate for what is being used for. The Board also conveyed they wished to assure the ZBA understands the site was looked at for site specific issues. It was agreed to recommend to the ZBA the application be denied.

Resolution #13:
Mr. Cesta moved to ask Mr. Curtin to correspond with the Zoning Board of Appeals to advise of the Planning Board's recommendation that the application for 114 Columbus Avenue for a Special Use Permit be denied. Mr. Klaben seconded the motion and it was unanimously approved

Minutes

Mr. Dooher moved to approve the minutes from March 26, 2018 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton and Loguidice for engineering services rendered in February 2018 in the amount of $250.00; none of which is recoverable. Ms. Lauer moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Curtin Law Firm for legal services rendered in March 2018 in the amount of $825.00, $75.00 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

Comments of Town Officials

Mr. James stated he appreciates the attention to the proposal for the property 4801 West Genesee Street. He stated this is a challenging site. Mr. James also stated this proposal is much more amenable than a previous rendering presented last year. Mr. James commented to the Board the area is a high traffic area in relation to the traffic light at the corner of West Genesee Street and Whedon Road. Much of the traffic is from the existing neighborhoods along and off of Whedon Road. He stated he understands this will be all part of the comprehensive review and asked to be advised of any open meetings with regard to this project.

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski advised the Board he has been contacted by the engineer for the developer of the apartments at Bennett Road and Warners Road. Mr. Czerwinski stated that the engineer stated the developer is pursuing other avenues to obtain sewers at this location as there have been concerns relating to apartments on a septic system. He believes the project may be coming back before the Planning Board in the near future.

Comments of the Board Members

As there were no other questions or concerns from the Board or staff, Mr. Cesta moved to adjourn at 8:25 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 23, 2018 - 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:
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:
2986 Warners Road/Anthony Komuda TM # 007.-05-06.1
Mr. Cesta moved to waive the legal reading of the public notice. Mr. Dooher seconded the motion and it was unanimously approved.

Chairman Fatcheric asked the applicant to present the proposed subdivision. Mr. Anthony Komuda, owner of the property stated he is proposing to subdivide a 38 acre parcel into three (3) lots. Lot 8A is proposed to be 26.89 acres, Lot 8B is proposed to be 5.33 acres, and Lot 8C is proposed to be 6.65 acres. Mr. Komuda stated he began the subdivision process with a different proposal and has taken the suggestions from the Board and staff to propose the latest configuration.

Lot 8B originally was a smaller parcel in the center of the property, with the other two parcels surrounding it. The most recent configuration depicts Lot 8B with additional acreage and a more traditional shaped lot. Lot 8C now is also more of a traditional shaped lot, and the building line does extend to the adjacent property line. The remainder of the parcel remains with Lot 8A.

As Councilperson LaFlair was present and is the Ward representative for Mr. Komuda's neighborhood, Mr. Cesta asked if there were any concerns from the neighbors regarding the proposed subdivision. Councilperson LaFlair stated there are no concerns from the neighbors.

Mr. Curtin provided the following information from the county comments for the project. The Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The Board reiterates its recommendations from the Preliminary Subdivision referral reviewed in 2006 that no further subdivision shall be permitted for either Lot 8 or 9, as minimal access is provided for multiple proposed landlocked parcels which do not meet

Town dimensional requirements. The Board further discourages buildout of hillside lands and encroachment of development into farmlands and forests.

Mr. Curtin stated the applicant is familiar with the comments as they are similar to what was said when the application was last referred to the County. He explained that in order for the Board to consider granting an approval, overriding the County Resolution would require a "super majority" vote of the Board. He explained a super majority would be considered four of the five members if the approval were granted in this meeting.

Mr. Curtin advised the applicant to consider other aspects to the approval as mentioned in previous meetings with respect to the access road off of Warners Road. He explained the length of the road warrants "covenants to run with the land" which would establish standards of construction and standards of maintenance which all three property owners would need to be responsible for with respect to length of the access road and emergency access.

Mr. Curtin stated the most recent configuration does get a bit closer to dimensional requirements as established in the municipal code.

Additionally, Mr. Curtin advised the applicant he is entitled to a building permit for Lot 8A as it currently exists.

Chairman Fatcheric then opened up the Public Hearing to any comments from those present in the audience. There were no comments regarding this application.

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

Chairman Fatcheric advised the applicant that the Board would take the matter under advisement. He also asked the applicant to correct the Agricultural Data statement with respect to the question regarding the property being within 500 feet of a working farm and provide the information of the owners of the farm. Mr. Komuda stated he will provide a correction.

The application is continued to next meeting.

New Business:

5539 Scenic Drive/James Ambrose TM # 020.1-04-02.1
Sketch Plan/Preliminary Plat/Final Plat

Mr. James Ambrose, owner of the property presented the application. Mr. Ambrose stated when the Scenic Meadows Subdivision was created; Mr. and Mrs. Ambrose purchased Lot 1 and enjoined it with their existing property. The purpose of this application is to re-establish Lot 1 to the Scenic Meadows Subdivision for the purpose of either selling it or building a home on it.

Chairman Fatcheric asked Mr. Ambrose if the dimensions of the lot are the exact dimensions. Mr. Ambrose stated he doesn't know. The concern is there is an existing barn which appears to have a lot line running through the edge of the barn.

Mr. John Szczech, developer of Scenic Meadows Subdivision property offered to find the original tract map and compare that information with the information provided to Mr. Ambrose. It was explained it could be a survey error from the original configuration or from the newly provided map.

Mr. Cesta asked the applicant if he any plans for the barn structure. Mr. Ambrose stated he does not.

Mr. Curtin stated it may be possible that the location may just need to be rectified on the map.

The application is continued to the next meeting.

Old Business

100 Mansfield Drive /Thomas Kehoskie TM # 041.-01-62.0
Site Plan

Mr. Thomas Kehoskie, prospective owner of the property presented the application. Mr. Kehoskie noted that he had previously appeared before the Board and had inadvertently presented erroneous information regarding the square footage of the structure. With that in mind, Mr. Kehoskie presented his application in its entirety with the correct square footage.

Mr. Kehoskie presented the revised application. The purpose of the application is to convert the existing home into an office for his real estate company. The house is 1611 square feet. The property is zoned Limited Office Business (LBO). The applicant proposes to clean up the exterior by removing some of the existing vegetation, and to modify the garage into an open floor plan office. The garage modification includes removing the garage doors, installing a man door, with two windows on either side of the door, and adding stonework to the base of the front elevation. Additional modifications include colorizing (black) the existing metal roof, adding two (2) ornamental dormers, and adding one (1) cupola over the garage façade. Mr. Kehoskie also proposes to install a fence to provide screening for the neighbors.

To achieve compliance with the Town's parking requirements, the applicant in concert with the Planning and Zoning Boards, will create six (6) parking spaces on the western portion of the property, and make provisions for five (5) additional spaces on the eastern portion of the site should the Town deem it necessary. With that, the applicant is scheduled to appear before the Zoning Board of Appeals for an area variance for five (5) parking spaces in the buffer zone.

The project will utilize the existing curb cut along West Genesee Street without modification or widening, as well as the curb cut along Mansfield Drive. Although both cuts will service

the expanded parking area, only the Mansfield Drive curb cut will require a modest widening to serve as a safe egress.

The property landscaping will be significantly modified by the removal of two (2) existing large trees in the front and side yards. Although two (2) trees will be removed, four (4) new trees will be planted. The new trees will also be power line adaptable, as the mature height will not exceed 25'. Additional plantings will be incorporated around the building signage (submitted under separate cover) to create a more sustainable plant environment. The revised landscape will reflect a well-organized landscape parcel, and constitute an asset to the boulevard and to the existing LBO district.

Mr. Kehoskie provided the elevations, landscaping plans, and lighting plans as part of the presentation.

Chairman Fatcheric confirmed the applicant will be appearing at the next Zoning Board of Appeals meeting. Mr. Kehoskie stated he will be. He further explained the parking will be on both sides of the house, with the five parking spots in the buffer zone, being what he will be asking for from the Zoning Board. Chairman Fatcheric confirmed with the applicant that the Planning Board and the applicant had spoken about the parking being shown in reserve. Mr. Kehoskie stated they did.

Ms. Lauer asked about the fence screening the neighbor's property. Mr. Kehoskie stated the fence will be slightly longer to provide additional screening. He plans to use three (3) 8' sections of a white vinyl fence. Ms. Lauer also asked if Mr. Kehoskie plans to utilize both curb cuts (West Genesee Street and Mansfield Drive). Mr. Kehoskie stated he does plan to and his architect spoke with a representative from Onondaga County DOT and was given a verbal approval. Ms. Lauer and Chairman Fatcheric advised the applicant to get written approval from Onondaga County DOT.

Mr. Curtin stated it appears there's no parking in front of the garage. Mr. Kehoskie stated that is correct.

Mr. Cesta clarified with the applicant the amount of spaces necessary. Mr. Kehoskie stated he needs a total of 11 spaces; six (6) spaces shown on the site plan and five (5) spaces in reserve if needed.

Mr. Klaben asked for the details on the fence. Mr. Kehoskie stated it will be a 6' white vinyl fence.

Mr. Czerwinski clarified there will not be paving behind the structure unless it becomes necessary. Mr. Kehoskie stated that is correct. Mr. Czerwinski also asked if there is lighting on the building only. Mr. Kehoskie stated that is correct. Mr. Curtin asked is there is just the one light over the front door. Mr. Kehoskie stated there is a light over the door and also a light on the eastern front elevation to illuminate the parking area.

Mr. Curtin stated the front elevation is a very nice improvement and appreciates the details the applicant and his architect provided. He advised the applicant to show the additional photo cell on the front elevation. Additionally, Mr. Curtin asked about the siding details.

Mr. Kehoskie explained there will be the existing vinyl siding along with the new stone veneer on the base of the front elevation.

Mr. Curtin and chairman Fatcheric advised the applicant – need a few things to get the approval

- Additional lighting information for the exterior front elevation
- Letter from Onondaga County DOT regarding the West Genesee curb cut
- Snow storage noted on site plan
- Update parking spaces to reflect the needed spaces

The Board agreed the landscaping plan is what they were looking for.

The application is continued to the next meeting.

Rolling Meadows, Section 1/John Szczech TM # 020.1-01-01.0
Final Plat

Mr. John Szczech, developer of the property presented the Final Plat for the Rolling Meadows Subdivision, Section 1. Mr. Szczech stated this is a 30 lot subdivision off of Scenic Drive, and abuts the Annesgrove Subdivision.

Mr. Szczech stated the sewers and storm sewers are in. Additionally, OCWA is in, as well as the detentions basins are operating. As the area dries out, the area will be seeded and mulched, and the roads will be paved.

Resolution #14:
As there were no questions or concerns from the Board or staff, Mr. Dooher moved approve the Final Plat for Rolling Meadows, Section 1 as submitted subject to security agreements, covenants, and easements in place. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution #15:
Mr. Klaben moved to assess Park Land Fees for 30 lots for the Rolling Meadows, Section 1 Subdivision. Ms. Lauer seconded the motion and it was unanimously approved.

Discussion

None

Minutes

Ms. Lauer moved to approve the minutes from April 9th, 2018 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton and Loguidice for engineering services rendered in February and March 2018 in the amount of $395.00; $270.00 of which is recoverable. 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
Mr. Curtin stated he has enjoyed seeing the recent renovations taking place in the Village of Camillus in the former Camillus Cutlery Building. The Board members concurred.

Comments of the Engineer
None

Comments of the Board Members
As there were no other questions or concerns from the Board or staff, Mr. Cesta moved to adjourn at 7:30 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
May 14, 2018 - 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:
4 others

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

Public Hearing:

None

New Business:

5055 Martisco Road/Mark Quinlivan/Curtis Burgess TM # 025.-01-02.1
Lot Line Re-alignment

Mr. Curtis Burgess, prospective owner, and Mr. Mark Quinlivan, current owner of the property presented the application. The purpose of the application is to move a lot line from Mr. Quinlivan's property to add approximately one (1) acre to Mr. Burgess's property.

Mr. Cesta expressed concerned regarding the road in the middle of the land being transferred. Mr. Czerwinski stated the road is a proper right of the way. He explained in the former days of property descriptions particularly the older road areas; property descriptions included the center line of the road. In this case the property descriptions have left the descriptions as is and included the roadways. Mr. Curtin further clarified this road is a three-rod road, so it goes to the center of the road and conforms to highway law. He also added each property description states each property line goes to the center of the road.

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

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

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

Resolution # 16:
Mr. Mallore moved to approve the Lot Line Alignment for Tax Map # 025.-01-06.1 and Tax Map # 025.-01-02.1 as submitted, providing a copy of the recorded deed is provided to the clerk. Mr. Klaben seconded the motion and it was unanimously approved.

Old Business

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

Chairman Fatcheric reviewed the actions for this application up to this meeting.
He stated Lead Agency has been declared, the application has been referred to county planning twice, and a public hearing has been held.

With that, Chairman Fatcheric reviewed SEQR. Ms. Lauer moved to declare an Unlisted Action. Mr. Dooher seconded the motion and it was unanimously approved.

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

Mr. Curtin reviewed for the benefit of those present the county comments from the most recent referral, which are as follows:

The Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The Board reiterates its recommendations from the Preliminary Subdivision referral reviewed in 2006 that no further subdivision shall be permitted for either Lot 8 or 9, as minimal access is provided for multiple proposed landlocked parcels which do not meet Town dimensional requirements. The Board further discourages buildout of hillside lands and encroachment of development into farmlands and forests.

Mr. Curtin explained that in order for the Board to consider granting an approval, overriding the County Resolution would require a “super majority” vote of the Board. He explained a super majority would be considered five of the six members if the approval were granted in this meeting

As there were no other questions or concerns from the Board or staff, Ms. Lauer moved to waive Preliminary Plat approval. Mr. Mallore seconded the motion and it was unanimously approved.

Chairman Fatcheric moved to approve the Final Plat as submitted. Mr. Dooher seconded it. The vote was not unanimous; therefore the Board was polled regarding the following resolution:

Resolution #17:
WHEREAS, Anthony Komuda (the applicant) as owner of the real property commonly known as 2986 Warners Road located in the Town of Camillus, County of Onondaga and

State of NY has applied to the Town of Camillus Planning Board for preliminary subdivision: and

WHEREAS, the Applicant proposes to subdivide a 38 acre parcel into three new lots, Lot 8A (26.89 acres) Lot 8B (5.33 acres) and Lot 8C (6.65 acres) in a residential (R-1) zoning district: and

WHEREAS, the proposed subdivision is set forth in the Revised Sketch Plan entitled M & M Hill Lot 8 Amended, Part of Lot 54, Town of Camillus, Onondaga County, New York as prepared by Stephen Sehnert of Applied Earth Technologies and dated January 30,2018; and

WHEREAS, the Planning Board has primary responsibility for approving the proposed subdivision by virtue of its authority Chapter 30 of the Camillus Municipal Code; and

WHEREAS, at regularly scheduled meetings of the Planning Board and at properly noticed public hearing held on November 13, 2017, the Planning Board opened the floor for public input and carefully considered the associated documentation for the application; and

WHEREAS, no public persons spoke for or against the proposed subdivision during the public hearing and comment period; and

WHEREAS, in accordance with the requirements of the General Municipal Law, the Application, including supporting documentation, was referred to the Onondaga County Planning Board for review, and April 11, 2018, the Onondaga County Planning Board passed a resolution recommending the disapproval of the proposed subdivision; and

WHEREAS, in recommending the disapproval of the proposed subdivision, the Onondaga County Planning Board states “the Board reiterates its recommendations from the Preliminary Subdivision referral reviewed in 2006 that no further subdivision shall be permitted for either Lot 8 or 9, as minimal access is provided for multiple purposed landlocked parcels which do not meet Town dimensional requirements. The Board further discourages buildout of hillside lands and encroachment of development into farmlands and forests”; and

WHEREAS, the Town of Camillus Planning Board also noted concerns regarding the proposed subdivision including the non-conforming lots created by the subdivision, the length of the private road, and the accessibility to the site, especially with regard to access and egress for emergency vehicles; and

WHEREAS, the private road, as proposed by the applicant, must be constructed to DOT standards and specifications, and would require the preparation, approval and filing of covenants to run with the land, requiring the road to be maintained in a uniform manner in order to allow for proper ingress and egress by users of and owners of the properties therein, and by emergency vehicles; and

WHEREAS, the Town of Camillus Planning Board is also aware of the Onondaga County Planning Board's 2006 review and recommended disapproval prior to the application herein; and

NOW, THEREFORE BE IT RESOLVED, notwithstanding the foregoing; as a result of the foregoing, the Town of Camillus Planning Board votes as follows:

Chairman Fatcheric	NO
Mr. Cesta	NO
Mr. Klaben	NO
Ms. Lauer	YES
Mr. Mallore	NO
Mr. Dooher (alt)	YES

The motion was defeated.

Chairman Fatcheric explained to the applicant the Board has struggled with the application from the start as the parcel had many challenges. Chairman Fatcheric commended Mr. Komuda on his professionalism, courteousness and efforts to provide a solution with the Board.

There was a brief discussion as to options Mr. Komuda might have. Mr. Curtin stated any subdivision of the property will most likely be disapproved as the County has held firm on any further subdivision of the parcel due to the access road, density, and topography.

Mr. Curtin also stated Mr. Komuda would be able to obtain a building permit at this time for a residence on the parcel as it exists.

Mr. Komuda asked if he would be able to build a primary structure along with a guest house. Mr. Curtin provided Mr. Komuda with some insight into the Municipal Code in which he could possibly work with as far as an accessory structure or an in-law apartment. He did advise him that action would require a visit to the Zoning Board of Appeals, as well as a referral to the Planning Board.

100 Mansfield Drive/Thomas Kehoskie TM # 041.-01-62.0
Site Plan

In a <u>previous</u> appearance before the Board, Mr. Thomas Kehoskie, prospective owner of the property presented the application. Mr. Kehoskie noted that he had previously appeared before the Board and had inadvertently presented erroneous information regarding the square footage of the structure. With that in mind, Mr. Kehoskie presented his application in its entirety with the correct square footage.

Mr. Kehoskie presented the revised application. The purpose of the application is to convert the existing home into an office for his real estate company. The house is 1611 square feet. The property is zoned Limited Office Business (LBO). The applicant proposes to clean up the exterior by removing some of the existing vegetation, and to modify the garage into an open floor plan office. The garage modification includes removing the

garage doors, installing a man door, with two windows on either side of the door, and adding stonework to the base of the front elevation. Additional modifications include colorizing (black) the existing metal roof, adding two (2) ornamental dormers, and adding one (1) cupola over the garage façade. Mr. Kehoskie also proposes to install a fence to provide screening for the neighbors.

To achieve compliance with the Town's parking requirements, the applicant in concert with the Planning and Zoning Boards, will create six (6) parking spaces on the western portion of the property, and make provisions for five (5) additional spaces on the eastern portion of the site should the Town deem it necessary. With that, the applicant is scheduled to appear before the Zoning Board of Appeals for an area variance for five (5) parking spaces in the buffer zone.

The project will utilize the existing curb cut along West Genesee Street without modification or widening, as well as the curb cut along Mansfield Drive. Although both cuts will service the expanded parking area, only the Mansfield Drive curb cut will require a modest widening to serve as a safe egress.

The property landscaping will be significantly modified by the removal of two (2) existing large trees in the front and side yards. Although two (2) trees will be removed, four (4) new trees will be planted. The new trees will also be power line adaptable, as the mature height will not exceed 25'. Additional plantings will be incorporated around the building signage (submitted under separate cover) to create a more sustainable plant environment. The revised landscape will reflect a well-organized landscape parcel, and constitute an asset to the boulevard and to the existing LBO district.

Mr. Kehoskie provided the elevations, landscaping plans, and lighting plans as part of the presentation.

In tonight's meeting, Mr. Kehoskie provided updated details to the Board for the following:

- Snow Removal Area located on Site Plan
- Updated Number of Parking Spaces reflected on Site Plan
- Lighting Information
- Letter from Mr. Paul Billings (architect for Mr. Kehoskie) stating NYS DOT has no issues with the West Genesee Street Curb Cut

Additionally, Mr. Kehoskie noted he had received a Special Use Permit for the 5 spaces in a buffer zone from the ZBA.

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

Mr. Cesta moved to declare an Unlisted Action. 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 approved.

Resolution #18:
Mr. Mallore moved to approve the Site Plan as submitted for 100 Mansfield Drive. Mr. Dooher seconded the motion and it was unanimously approved.

Township 5/Live @ 5 **TM # 017.-05-65.1**
Extension of Temporary Site Plan Approval

Mr. Joe Goethe, of The Cameron Group, LLC, developer of Township 5 presented the request for the extension of the Temporary Site Plan Approval of the Live @ 5 event. The event is to be held on Wednesdays, from 5-8 pm with live music, beer/wine and food sales. Live @ 5 will be advertised via social media and will bring visitors from all areas. The event was held last summer and was very successful.

The Live @ 5 event will begin on Wednesday, June 20, 2018 and continue each Wednesday until September 5, 2018. It is a free event and open to the public. The expected crowd is approximately 250-300 people.
The beer/wine tent has been relocated to the northern edge of the courtyard to promote better traffic flow within the courtyard and alleviate congestion in the area close to the merchants on the opposite side of the courtyard.

Mr. Goethe provided these other details as well:

- Bathroom facilities provided by adjacent retailers and restaurants as well as a luxury Porta-trailer
- Water to be provided at the Beverage Tent, and at the Food Tent and at adjacent restaurants
- Garbage and recycling will be handled with onsite Trash Receptacles and porter service
- Security will be provided by a private security firm which will check identification and provide general security during the event.
- Benches will be provided throughout the courtyard for seating.

Chairman Fatcheric asked Mr. Goethe if patrons of the event lingered in the area after the event. Mr. Goethe stated they do not; they either leave or visit the other establishments in Township 5.

Mr. Curtin believes the event was successful in its first year. He stated as far as he knows, there's been no adverse concerns regarding the event. He also stated he feels it is a good use of the planned community space.

Mr. Cesta and Ms. Lauer commented that they have attended the event and thought the event was enjoyed by the community.

Mr. Goethe stated the event has provided several community groups an avenue for their fundraising by allowing them to sell raffle tickets during the event.

Resolution #19:
As there were no other questions or concerns from the Board or staff, Ms. Lauer moved to extend the Temporary Site Plan for the Township Live @ 5 Event as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

1) Town Board Referral for Zone Change for TM# 023.-02-14.1, Angus Ranch Road

The Town Board referred a zone change being considered for the 175 acre Angus Farm parcel. The zone classification is currently RR. The change would be to a zone classification of R1.

As the Board understands it, the entire tax parcel would be rezoned R1 and then subdivided into conforming lots.

After a brief discussion, the Board agreed unanimously in favor of the proposed zone change.

Resolution #19:
Mr. Cesta moved to ask Mr. Curtin to correspond with the Town Board that the Planning Board is in favor of the proposed zone change. Mr. Dooher seconded the motion and it was unanimously approved.

2) Solar Energy Systems

The Board and staff briefly discussed the memo from Mr. Dirk Oudemool regarding solar energy guidelines. Mr. Oudemool and the Town Board are asking for input from the Planning Board to ensure all aspects of solar energy are considered. The Board agreed to review the memo and discuss it further it at the next Planning Board meeting.

Minutes

Mr. Cesta moved to approve the minutes from April 23, 2018 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 2018 in the amount of $1500.00, $225.00 of which is recoverable. Mr. Cesta moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Advance Media New York for the advertisement of the M & M Amended Subdivision Public Hearing in the amount of $26.64. 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 or staff, Mr. Cesta moved to adjourn at 7:40 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
May 30, 2018 - 7:00 pm

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

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

ABSENT:
Chris Cesta
Don Klaben

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

Discussion
Solar Energy Systems

As the Board was waiting for a member to arrive, the discussion item regarding Solar Energy Systems was moved to the first item on the agenda.

The Town intends to create a Local Law in consideration of the need for specifications for businesses and residents wishing to implement solar energy systems into their projects. As such the Town Board has asked for input from the Planning Board and Zoning Boards that may be considered in crafting the new law.

The Board discussed the possibilities that there could be concerns moving forward from residential neighbors as the visual impact may not be as aesthetically pleasing as shingled roofs. Chairman Fatcheric stated he hasn't heard that any of the newer developments which have solar panels have had issues. Ms. Lauer and Mr. Mallore stated the view is somewhat subjective and feel there should be some criteria to follow as the Planning Board will most likely be the Board charged with ensuring the solar panels in both arenas (residential and commercial) are in line with the standards of application.

The Board agreed the move toward solar infrastructure is a positive one, environmentally sound and believes it to be a positive change.

The Board is fully in favor of the adoption of a Local Law and only offers the following for further consideration. The Board would like to see a more defined criteria relative to the siting of solar systems inclusive of a well-defined setbacks, screening, and locations as well as encouraging the discreet siting of systems so they do not adversely affect the overall

appearance of homes and/or dwellings where the unit(s) may be located. It was also noted that the roof top units may be installed on commercial buildings will probably protrude above existing parapets and the Board is questioning if any additional language should be included for the purposes of screening. The Board takes into consideration the HVAC equipment is fully screened, however with the adoption of the legislation, existing parapets may not provide any additional screening that would be necessary.

The Board asked Mr. Curtin to convey the outcome of the discussion to Mr. Oudemool.

New Business:

3757 Milton Avenue /Harbor Freight TM # 038.-02-33.2
Temporary Site Plan

Mr. Seth Kelly, Manager of Harbor Freight, presented the application. The purpose of the application is for the applicant to hold "tent sales" in the parking lot multiple times yearly, weather permitting. At this time, there are two tent sales planned; one for June 8, 9, 10, and the other for August (dates to be determined). Mr. Kelly stated the company hires a tent installer to place a 20 x 20 tent in the parking lot. The tent is attached to drums filled with water to ensure stability. This is a promotional event, planned to increase sales and attention to the store. The customer will go inside the store to purchase any items from the tent sale. The location of the tent will be along the western edge of the parking lot and will use approximately five (5) parking spaces.

Ms. Lauer asked what the distance is from the right in, right out entrance into the parking lot to where the tent is located. There was a discussion about the actual distance and it was noted it's approximately 20 feet. Ms. Lauer asked if there was any consideration for another location for the tent. Mr. Kelly expressed concern along with the Board about the location, however Mr. Kelly stated it is the only spot the landlord of the store will allow the tent to be located. The landlord is Aldi Incorporated.

Several suggestions were discussed as to how to best handle the public safety aspect, as there is concern regarding the location of the tent, pedestrian traffic during the sale, and vehicular traffic turning off of Milton Avenue into the parking lot. Suggestions from the Board included:

- An employee utilizing reflective wear directing vehicular traffic away from the tent sale as they enter into the parking lot
- Safety cones to delineate the sale area as well as a walkway for customers
- Two employees in the tent at all times
- Conversation with the landlord regarding relocation of the tent sale

The Board and Mr. Curtin provided some suggestions to the applicant for other locations for the tent for future sales.

Chairman Fatcheric expressed concern with the time line, noting that the first planned tent sale is June 8, 9, and 10, 2018 which is occurring before next Planning Board meeting. He stated if the Board is comfortable doing so, perhaps a conditional approval could be granted, outlining the exact conditions that must be followed for this tent sale. Chairman

Fatcheric further stated the applicant would need to speak to the landlord to obtain permission for another location for any future outdoor tent sales. The Board will not allow any additional sales in the area that has been requested for this sale. The Board agreed.

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

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

Resolution #20:

Ms. Lauer moved to approve the Temporary Site Plan for Harbor Freight Sales ALLOWING FOR A TENT SALE for the weekend of June 8, 9, and 10, 2018 ONLY, with the following conditions:

- Tent be located in close proximity to the northern wall of the building
- Parking area at east entrance as well as the driving aisle be coned off with safety cones
- Harbor Freight employees directing traffic away from the sale area at all times during the sale
- Restricting traffic to pedestrians only into the sale area
- Review of the event by the Code Enforcement Office
- An alternative area planned for any future tent sales
- The Board has recommended alternative areas within the parking lot to the applicant
- The alternative area is necessary for any future tent sales to be approved.

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

Old Business

None

Discussion

M & M Amended Subdivision

Chairman Fatcheric advised the Board, Councilperson LaFlair spoke with him regarding the recent disapproval of the M & M Amended Subdivision. Councilperson LaFlair was asking on behalf of his constituent to see if the applicant could possibly re-submit an application amending the former proposed density from three (3) lots to two (2) lots.

It was noted the specific tax parcel was never a candidate for further subdivision as per resolutions undertaken by the County Planning Agency. The Planning Board did submit two (2) references to the County Agency showing modifications that were proposed by Mr. Anthony Komuda (owner of the parcel). However, in all events, a subdivision of any sort was not supported. As a result, it was the Board's belief that further applications, even for a two (2) lots would not be supported by the County which would then require the Planning

Board to undertake a resolution to override the County determination. This would require a "super-majority" of the Board to vote in favor of the plan and thus override the County.

In polling the Board, there was not sufficient support of this revised application and therefore, an application for any further subdivision will, in all probability, fail.
As the Board has advised Mr. Komuda during Planning Board meetings, he has every opportunity to develop his tax parcel for a single-family purpose and apply for a permit to that end.

It was noted the Mr. Curtin will correspond the Board's position to Councilperson LaFlair.

Minutes

Ms. Lauer moved to approve the minutes from May 14, 2018 as submitted. Mr. Dooher 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 or staff, Mr. Mallore moved to adjourn 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
June, 11, 2018 - 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:
Steve James, 4th Ward Councilperson
5 others

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

Public Hearing:

None

New Business:

103-105 Bennett Road/Edward DePalma TM # 038.-02-33.2
Amended Site Plan

Mr. Edward DePalma, owner of the Second Chance Diner, and Mr. Thomas Ditullio, architect for the project presented the application. The purpose of the application is to obtain outdoor seating for a new diner occupying the space at this location. The square footage for the restaurant is approximately 1323 square feet. The owner plans to have 12 tables of 4 for the proposed patio seating. Mr. Ditullio described the site as it exists in detail, and also advised the Board there will be a six (6) foot stockade fence installed on the north side of the building to screen the adjacent property from the restaurant. The restaurant will use the existing dumpsters located in the northwestern corner of the parcel. There is sufficient parking for the restaurant along with the other business occupying the building. The hours of operation for the restaurant will be 6 a.m. to 2 p.m.

Mr. Cesta asked if the applicant needs the landlord's approval for the reserve parking. Mr. Ditullio stated the landlord does not have an issue with the reserve parking, they're just happy to have the space being utilized. Mr. Cesta clarified the location of the stockade fence and asked if there's access through the fence. Mr. Ditullio stated there is and the fence is alongside the northern edge of the property, but not all the way to the edge of the property so as to not interfere with any sight lines. Mr. Cesta asked Mr. DePalma if he plans to install all the tables at once. Mr. DePalma stated he will add the tables as needed. Additionally, Mr. Cesta asked about signage for the restaurant. Mr. DePalma stated he'll install a new sign over the existing 4 x 8 structure.

Ms. Lauer asked if there are any changes to the lighting. Mr. DePalma stated there are not. There was concern regarding the parking lot in the early morning hours. There is a wall mounted light already in use, which would provide lighting if needed. Ms. Lauer asked for clarification of the square footage of the restaurant. It was noted it is approximately 1323 square feet.

Mr. Mallore asked about the hallway near the restrooms to ensure the hallways are open. Mr. Ditullio stated they are. Additionally, Mr. Mallore asked about the piles of mulch in the rear of the property. Mr. DePalma stated he believes that belongs to one of the other tenants.

Mr. Czerwinski advised the Board that with the 48 seats outside and 34 seats inside, the code calls for 20 parking spaces. Mr. Czerwinski stated the applicant is compliant with the parking requirements.

Mr. Curtin stated the concrete barriers will help to provide protection to the patrons utilizing the outdoor seating. Mr. Ditullio stated the barriers are 3 x 3 x 4 concrete cubes.

Mr. Curtin clarified there is not entertainment planned for the restaurant. Mr. Ditullio stated there is not. Mr. Curtin stated he wanted the applicant to be aware if there is entertainment planned, it would require additional permits.

Chairman Fatcheric and Mr. Curtin stated this is a minor change, so there is no need 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, Mr. Cesta moved to declare Lead Agency. Ms. Lauer 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. Mallore moved to declare a Negative Declaration. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution #21:
Mr. Klaben moved to approve the Amended Site Plan as submitted for the Second Chance Diner with the addition of the outside seating, stockade fence and barriers. Mr. Dooher seconded the motion and it was unanimously approved.

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

Mr. Stephen Calocerinos, of Calocerinos Engineering, representing Rocklyn West and Mr. Arthur Kanerviko, of Rocklyn West presented the application. The purpose of the application is to develop the property which was previously occupied by the church. The proposal is to redevelop the property to construct two (2) multi-family buildings containing approximately 84 units, and two (2) commercial buildings of approximately 3,750 sf and

10,000 sf. The subject parcels are approximately 5.96 acres in size and is currently zoned Limited Business Office (LBO).

Mr. Calocerinos stated there is a third property adjacent to the parcels being developed which contains a house. That parcel will remain separate and is not part of this project. The parcel will have its own driveway exiting onto Whedon Road and does have its own Tax Map parcel number.

The main access into the complex is planned to line up with the Yorkshire Boulevard access point on West Genesee Street as recommended by the Onondaga County Department of Transportation. The developer is plans a secondary access point before the main access which is tentatively planned as a right in/ right out access. The developer is hopeful they will be able to obtain permission from Onondaga County DOT. A letter from the town and/or Fire Department may be asked for stating a secondary access would be preferred.

The complex will consist of two (2) apartment building and two (2) professional buildings. The apartment buildings will be three (3) story buildings with basement of lower level garage parking. There will be a total of 84 units. The two (2) professional buildings will house professional offices as well as a community room for the apartment complex. The square footage for each building is as follows:
Building A - apartment building, square footage is 21,684
Building B - apartment building, square footage is 24,336
Building c - professional building, square footage is 3,750
Building D - professional building, square footage is 10,000

Mr. Calocerinos stated the setback, buffer requirements, and land coverage requirements are in compliance for the LBO zoning.

Additionally, Mr. Calocerinos stated there are 260 parking spaces required for this project. With the 168 resident parking spaces, and the 92 parking spaces for the professional building, the parking requirements are also in compliance.

Mr. Calocerinos identified three (3) dumpster enclosures. They are located as follows:
In the southwestern corner near Building A
In the southeastern corner near Building B
On the eastern side of the parking lot, near professional Building B
All dumpsters will be enclosed and screening will be provided. The dumpsters will serve the apartments and professional buildings.

Mr. Calocerinos stated the stormwater will run downhill into Geddes Brook. Additionally stormwater will be collected in the projects and run through underground stormwater chambers, undergoing a filtration process. An open pond is planned for the center of the complex and one other stormwater pond near the southeastern portion of the parcel is planned. In order to keep the water in motion, a fountain will be installed to help that process. As the grade of the land slopes downhill it keeps the water moving into the drainage systems. In addition, the plan is to tie in the drainage sewer from the existing apartment complex to the west. The developer is in discussion with Onondaga County

Water Authority (OCWA) to work within the existing available service. It may be that each building will have its own water service.

There are four hydrants to service the project and it's believed to be sufficient hydrant coverage.

There is a basic landscaping plan. The developer plans to incorporate different species and provide some coverage with trees, along with other shrubberies. As the project moves forward, more information will be provided.

Mr. Klaben clarified there are three levels to the apartments. Mr. Calocerinos stated that is correct with the parking underground. He explained the topography is ideal for this type of foundation as the grade slopes. Mr. Klaben also asked if the applicant plans monument signs. Mr. Calocerinos stated they do and they expect to provide more information as the project moves forward. Additionally, Mr. Klaben asked if there is concern regarding the existing neighborhood behind the apartments. Mr. Calocerinos stated with the 25 foot buffer, along with the neighbors deeper back yards, he doesn't believe the will be an impact on those neighbors.

Mr. Mallore asked for clarification of the hydrant locations. Mr. Calocerinos stated they are as follows:
Hydrant located on the east side of West Genesee/Whedon Road intersection
Hydrant located on Yorkshire Boulevard median
Hydrant located near apartment complex in rear corner
Hydrant on opposite side of West Genesee Street
Mr. Mallore asked if the developer considered one inside the complex. Mr. Calocerinos stated they are still considering it. Mr. Mallore also asked the applicant to consider the angle of the curb cuts for emergency vehicle access.

Chairman Fatcheric advised the applicant to have the Fire Department review the plans sooner, rather than later for any other suggestions the Fire Department may have.

Mr. Cesta asked if there is a more detailed landscaping plan. Mr. Calocerinos stated the applicant plans to provide more information as the types of trees and shrubberies are finalized in terms of availability. Mr. Cesta also asked for a photometric for the lighting, and also a snow storage plan. Mr. Cesta asked if there is any type of special drainage needed for lower level garages. Mr. Calocerinos stated there is not. Mr. Cesta stated he likes the project overall. He concurred with the need for the secondary access in terms of right in, right out.
.
Ms. Lauer asked if the color palette has been updated. Mr. Calocerinos stated they are still finalizing the colors.

Chairman Fatcheric clarified the parking spaces are 10' x 18' and that there are also accessible spaces. Mr. Calocerinos confirmed the size of the spaces and also that there are accessible spaces. Chairman Fatcheric also clarified the drive aisles are 12' in both directions, along with fire lanes, and mountable curbs. Mr. Calocerinos stated that is correct.

Mr. Czerwinski stated his firm will review the drainage details as they are provided. He also commented with respect to the traffic study as the residents have reported to the 4th Ward Councilperson, Mr. Steve James, they are concerned about the traffic in the area, especially on Whedon Road.

Chairman Fatcheric asked if the applicant is ready to be referred to the Syracuse Onondaga County Planning Agency (SOCPA). The applicant stated they believe they are.

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

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

Councilperson James asked when the traffic study would be done. He stated he hopes it would be while school is in session as that would provide a more accurate read. Mr. Calocerinos stated the study is being conducted in this week as the developer agrees with Councilperson James' desire to gather the most accurate information.

Old Business

None

Discussion

Referral from Town Board to amend Chapter 30-Zoning, Section 402, Definitions of Principal Uses:

Item P26-Commercial Indoor Lodging

The amendment is proposed to read as follows:
Commercial Indoor Lodging facilities include uses which provide short term, normally less than 30 days, overnight housing in individual rooms or suites of rooms. Such uses may provide in-room or in-suite kitchens and may also provide indoor or outdoor recreational facilities. These uses have been traditionally referred to as hotels, motels, and boarding houses and more recently as Airbnb's

Mr. Curtin provided a brief explanation of the amendment stating the Board is looking to add the inclusion of Airbnb type of lodging to the existing local law.

The Board stated they take "no position" but recommend the adoption of the revision as submitted.

The Board asked Mr. Curtin to correspond with the Town Board on their behalf.

Minutes

Ms. Lauer moved to approve the minutes from May 30, 2018 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

As there were no other questions or concerns from the Board or staff, Mr. Cesta moved to adjourn 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
June 25, 2018 - 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:
Steve James, 4th Ward Councilperson
Dave Callahan, 6th Ward Councilperson
7 others

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

Public Hearing:

None

New Business:

3705 W. Genesee Street /Kandon, LLC **TM # 056.-03-04.1**
Site Plan

Mr. Steven Calocerinos, of Calocerinos Engineering, and Mr. Art Kanerviko, of Kandon, LLC presented the application. The subject of the application is for a proposed redevelopment at this location. The former structure on the property has since been demolished and the property is currently vacant. A proposed 3000 square foot building is to be constructed and house a Verizon Store. The parcel is approximately 0.57 acres in size and is currently zoned C1 (Commercial).

The site has an existing driveway and curb cut. The building will be approximately 3000 square feet. The building is approximately 60' in width and 50' in depth. There are 28 required parking spaces. Additionally there are two existing access points, one off West Genesee Street and one off Chapel Drive. The applicant is working with the Onondaga County Department of Transportation to bring the West Genesee curb cut to County specifications.

The lot coverage is 65 % for the site. 10' sidewalks are planned for the front and rear entrances. The applicant and Verizon are still considering the exact location of the entrances and will provide more information as those details are worked out. A monument sign for the front of the building is planned. Verizon also proposes to have a small identifying sign in the rear to make visible for customers entering from Chapel Drive.

There will be site lighting which will follow the lighting guidelines. There will be two (2) dumpsters; one for garbage, one for packaging.

Mr. Klaben stated there appears to be more parking than necessary. Mr. Calocerinos stated he believes Verizon wants to have the availability of spaces for their clientele. Mr. Klaben also asked how many employees Verizon expects to have. Mr. Calocerinos stated approximately five (5) employees. Additionally, Mr. Klaben asked about the granite curbing for the site. Mr. Calocerinos stated there is granite curbing planned only for the curb cut. Chairman Fatcheric explained to the applicant the Town prefers to have granite curbing in any high impact area within a site as the granite curbing holds up better with the winter elements.

Mr. Cesta asked about the proposed dumpsters. Mr. Calocerinos explained there will be two (2) dumpsters; one for refuse and one for recyclables. They will most likely be 6-yard dumpsters. The applicant plans to provide additional details for the dumpster enclosure as the details are finalized. Mr. Cesta asked how the drainage flows on the site. Mr. Calocerinos stated the drainage splits over the site evenly, going toward West Genesee Street and Chapel Drive. Mr. Cesta stated he agrees with Mr. Klaben that the site may be over-parked, but understands the client's desire to have sufficient parking. Additionally, Mr. Cesta stated he'll look forward to more details on the landscaping to be provided throughout the site. Mr. Calocerinos stated Verizon does favor an open façade, with no trees obscuring the front of the building, but believes they will be implementing low lying shrubs in the front, and some trees, as well as shrubs in the rear. Mr. Cesta also commented with respect to the parking in the front of the store, advising the applicant that if the parking could be situated on the sides of the store that would alleviate customers backing up into the drive aisles.

Chairman Fatcheric asked if the applicant plans to change the elevation of the store. There is a slight drop-off between the parcel that Verizon will use and the adjacent parcel. The applicant stated there are no plans to change the elevation but is aware of the slope. Chairman Fatcheric also advised the applicant to add snow storage plans to the site plan.

Chairman Fatcheric asked about the elevations. Mr. Calocerinos stated the building will be constructed with EIFS and a mixture of glass and EIFS. One side of the building will be completely EIFS and the other three sides will be a combination of EIFS and glass. There will be stacked stone water table as a decorative base on all sides of the building. The colors appear to be varying shades of black and gray. Additionally, Chairman Fatcheric pointed out to the applicant that many times buildings with open glass storefronts, such as the one planned for this store, become littered with banner signs advertising certain promotions. He believes this takes away from the architecture and aesthetic appeal of the buildings. Chairman Fatcheric stated he is hoping to avoid that with this particular store front. He stated he believes there is a caveat the Board can include relative to this in the final approval. Chairman Fatcheric asked about the lighting on the building. It was noted there are wall paks on the exterior of the building and that the applicant is complying with the Town's lighting guidelines.

Mr. Czerwinski asked if the catch basins depicted on the plan are existing. Mr. Calocerinos stated they are and there are two (2) proposed inside the site. Mr. Czerwinski asked if the

applicant plans to tie into the drainage on West Genesee Street. Mr. Calocerinos stated they are not intending to at this point, and the applicant plans to use surface drainage.

Mr. Sinsabaugh asked if the access point on Chapel Drive is currently there. Mr. Calocerinos stated that is correct.

Chairman Fatcheric stated he believed the Board has enough information to refer to the Syracuse Onondaga County Planning Agency. He asked Mr. Calocerinos if the County is aware the application is forthcoming. The applicant stated they are aware.

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

Mr. Cesta moved to refer the 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

6284 Devoe Road /Lilian & Eric Smith TM # 007.-05-02.0
Sketch Plan

Mr. Steven Sehnert, of Applied Earth Technologies, Land Surveying presented the application on behalf of the owner, Lilian Smith. The purpose of the application is to create two (2) lots from one (1) lot. There are currently two (2) houses on one (1) lot and the subdivision action would correct this.

The parcel is approximately 7.5 acres and approximately one-half mile east of Warners Road. It is currently zone R2. Lot 3 will become approximately 0.92 acres and houses 6290 Devoe Road. Lot 4 will become approximately 6.50 acres. Both lots conform with zoning for the area. Each lot contains an independent well and septic system. Lot 4 is configured as such as the owner wishes to preserve the view from her rear yard.

Mr. Mallore asked where the septic systems are located for each proposed lot. Mr. Sehnert stated the location is undetermined as the county does not have a record. Chairman Fatcheric stated an approximate location measured from the vent of the septic system would work as these are existing septic systems.

Ms. Lauer asked if there is topography available so as to visualize where the drop-off in the rear may be. Mr. Sehnert stated he could use USGS as a reference to depict the topography. Chairman Fatcheric stated that would be acceptable.

Mr. Czerwinski stated there should be a location map on the survey so as to depict the location in relation to Warners Road.

Chairman Fatcheric advised Mr. Sehnert to provide the following changes to the subdivision map to the clerk in order to have the application referred to SOCPA in a timely manner:

- Approximate areas of septic systems for each lot
- Topography as depicted by USGS
- Location Map
- North Arrow
- Preliminary Plat noted on the map

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

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

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

1960 NYS Route 5 /First Baptist Church of Memphis TM # 023.-02-01.3
Site Plan Review for Special Use Permit

Mr. Steve Darling, Deacon and one of the Financial Officers for the church and Mr. Paul Sheneman of PLS Engineering presented the application. The purpose of the application is to extend a Special Use Permit which was granted approximately four (4) years ago for the church's parking lot. The church didn't have the funds necessary to build out the parking lot at that time. The church now has those funds available and would like to have an extension of the Special Use Permit to complete the addition of 60 parking spaces to the west of the church. Mr. Darling added lighting and drainage for the site remains the same.

Mr. Cesta clarified the amount of spaces to be 60. Mr. Darling stated that's correct. Additionally, Mr. Darling stated in the event the church decides its necessary to install more spaces in the future, there is an outside box to install electricity for lighting in the parking lot.

Mr. Czerwinski advised the Board that at the time the Site Plan was approved, the drainage report reflected the drainage system could handle the runoff of the additional spaces.

Resolution #22:
Mr. Cesta moved to ask Mr. Sinsabaugh to correspond with the Zoning Board of Appeals stating the Planning Board found no site specific issues with the application to extend the Special Use Permit for the First Baptist Church of Memphis. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

None

Discussion

None

Minutes

Mr. Cesta moved to approve the minutes from June 11, 2018 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Dart Computer Solutions for computer service in the amount of $119.99. Ms. Lauer moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, D.P.C for engineering services rendered in April and May of 2018 in the amount of $635.00, $135.00 of which is recoverable. Mr. Klaben 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 May 2018 in the amount of $1350.00, $187.50 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 or staff, Mr. Cesta moved to adjourn 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
July 9, 2018 - 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:
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:

West Genesee Turnpike /Christopher Community Site Plan (Conceptual) **TM # 027.-02-03.0**

Mr. Edward Keplinger, of Keplinger Freeman Associates and Mr. Jeremy Davidheiser of Christopher Community presented the Camillus Family Housing Project application. The purpose of the application is the construction of 16 apartment buildings and community center. There are a total of 60 units proposed. Other improvements include driveway access to West Genesee Street, parking areas, a playground, landscaping, utilities to serve buildings, stormwater management facilities and general site grading.

The parcel is approximately 8.2 acres. The location of the parcel is just outside the village boundaries; heading west on West Genesee. It is a heavily vegetated parcel which slopes along West Genesee Street and into the eastern portion of the site.

The site access is off of West Genesee Street. The applicant has obtained conceptual approval from Onondaga County DOT. An exact location is to be determined. The driveway slopes approximately 3% for approximately 50-60 feet, then levels off to a more gradual slope. The slopes throughout the site are approximately 1 - 4 %. The site is proposed to be ADA accessible. There is a loop driveway planned which will be fire department and emergency vehicle accessible and will comply with all fire department turning radius requirements.

There are 128 parking spaces planned. The number is based on two (2) vehicles per unit, and eight (8) spaces for the community center. Mr. Keplinger stated to they would like have less parking, perhaps 1.5 vehicles per unit. He stated 90 spaces would be ideal, and they could possibly hold the additional spaces in reserve.

Chairman Fatcheric asked the applicant what the demographic will be for the complex. Mr. Davidheiser stated it will be family housing. The plans propose a mixture of 1, 2 & 3 bedroom apartments. The residents typically do not have more than one (1) vehicle. Mr. Davidheiser stated most tenants utilize public transportation. He stated he believes 1.5 vehicles is a realistic estimate and agreed that the reserve parking would work.

Mr. Keplinger stated there are three (3) to four (4) dumpsters planned for the complex and details will follow on that. Additionally a preliminary traffic analysis demonstrates there would be an additional 30-35 trips per hours during peak hours. He doesn't believe that will be a notable impact, however a full traffic impact study is planned

Mr. Keplinger also stated there are 16 residential buildings, one (1) community building, a playground, outdoor recreational space, and a gated area for the play space.

The project is in an R4 district. There is a 35' setback along West Genesee Street, a 30' rear setback, and to the east and west a 25' landscape buffer strip. The project does comply with the requirements for a multi-unit project.

Mr. Keplinger stated the applicant is in discussions with Centro to ask if they will consider a bus stop within the complex in addition to the existing stop on West Genesee Street

The project will be serviced by OCWA and will connect into existing services. Sewer services will also connect into existing services. Stormwater management facilities with catch basins on the site are planned and pending soil tests, the developer plans to utilize infiltration basin systems. SWPPP will be reviewed by the Town Engineer and Onondaga County DOT.

Mr. Keplinger stated they are hoping to begin the project in September.

Mr. Klaben asked if the applicant did eliminate some parking spaces, how would the developer decide which spaces to eliminate. Mr. Keplinger responded that they would go through the site and eliminate spaces, possibly at each building and install green space. Mr. Klaben also asked if there are sidewalks planned throughout the entire site. Mr. Keplinger stated there are sidewalks throughout the site and added the intent is to have a walkable community. Mr. Klaben clarified there is no pool planned. Mr. Keplinger stated that's correct. Mr. Keplinger also stated the proposed community room will only be used by tenants.

Mr. Cesta asked for a history regarding the collaboration between Camillus Housing Authority and Christopher Community. Mr. Davidheiser explained that Camillus Housing Authority was searching for a partnership to bring affordable housing to the Camillus area. Christopher Community, Inc. develops and operates safe, affordable housing for low- and moderate-income individuals and families in a way that respects their dignity, and fosters their independence, while enhancing the character of the neighborhoods in which they live. Mr. Davidheiser also stated this is the first Christopher Community in Camillus. Christopher Community also manages the complex and provides on-site maintenance. There are income requirements as well. The complex is staffed with a full time building manager, on-call superintendent and a floating maintenance staff. The Christopher

Community management staff handles the leasing. Mr. Cesta asked if the applicant knows the occupancy count. Mr. Davidheiser stated assuming full occupancy there would be approximately 150 people in the complex. Mr. Davidheiser reiterated the desire to have a Centro bus stop inside the complex. Mr. Cesta asked the applicant to discuss the types of materials to be used. Mr. Davidheiser stated they comply with HDR requirements. They propose to use three (3) different colors of cement board siding, a mixture of materials to have it fit in to a residential style of housing. The buildings are two story buildings. Mr. Cesta asked if the applicants were comfortable with the buffer. Mr. Davidheiser stated with all setbacks taken into account, the buffer is approximately 41.5' and believes that to be a substantial buffer. Mr. Cesta asked Mr. Davidheiser if there are any plans for a fence to use a buffer. With a landscape architecture background, Mr. Davidheiser stated he is hoping to utilize existing vegetation some variant plantings and believes that will provide sufficient buffering. Mr. Cesta stated he is familiar with the property and believes that some people like to walk the land. He asked the applicants if they have any concerns with that. Mr. Keplinger and Mr. Davidheiser stated they don't believe that will be an issue once the construction begins and various personnel are on site. Mr. Cesta also asked if there are any plans to provide access into the Connelly Acres apartment complex. Mr. Keplinger stated the owners of the complex aren't open to that. Mr. Cesta also asked there has been any consideration given to installing a sidewalk from the complex to West Genesee Street. Mr. Davidheiser stated it isn't possible as their funding doesn't provide for that.

Ms. Lauer stated realizes the details for landscaping are still being worked out, but asked if there are plans to landscape around the units. Mr. Keplinger stated they plan to use foundation plantings around the buildings. If compressor units are needed for the buildings those will be well-screened. Additionally, the dumpsters to be placed throughout the site will have dumpster enclosures. Ms. Lauer clarified the playground area is only for the residents of the complex. Mr. Davidheiser stated that is correct. Ms. Lauer also asked if the playground is monitored. Mr. Davidheiser stated there are security cameras placed all around the site and also having on site employee provides another layer of reassurance.

Mr. Mallore asked how much of a grade is in the rear of the buildings. Mr. Keplinger stated approximately 12-15'. Mr. Mallore asked if the fire department could access the back of the buildings. Me. Keplinger stated he believes the fire department would park in the driveway area and pull the equipment around the rear. Mr. Keplinger also noted the entrances to each building all face toward the parking area. Mr. Mallore also asked if the locations of the fire hydrants have been determined. Mr. Keplinger stated not yet, but they plan to install four (4) or five (5) hydrants for the site.

Chairman Fatcheric stated as it is a private site and there is an intention to ask Centro to include a bus stop, as well as school busses using the entrance road, the applicants may want to consider widening the entrance road, especially taking into consideration wintertime conditions. Mr. Keplinger stated the road is 26' wide, but there are shoulders to lead into the swale, so they believe it is wide enough. Chairman Fatcheric advised the applicants to reach out the school district to advise them of the upcoming development. Chairman Fatcheric asked the length of the entrance road. Mr. Keplinger stated it's approximately 500-600'. Chairman Fatcheric also asked about the lighting. Mr. Keplinger stated they plan to implement LED wherever possible, and noted they will provide a photometric and all lighting should comply with the Town's lighting guidelines.

Mr. Czerwinski provided some history on the property. He stated the Town has been in discussions with the developer for some time and many of the questions the Planning Board has brought forth have also been asked by the Town Board. He also stated there was a consideration that the property may be annexed to the Village of Camillus, but that didn't occur. Mr. Czerwinski stated he and his firm will review the stormwater, drainage and plans as they are provided.

Mr. Sinsabaugh clarified the sidewalks are throughout the complex. He also asked to have the snow removal plans noted on the site plan. Mr. Sinsabaugh expressed concern the access road may be in a blind spot on West Genesee Street, however Mr. Keplinger stated the entrance road is more easterly and away from the curve. Mr. Sinsabaugh asked about the types of activities planned for the community room. Mr. Davidheiser stated there are kitchen and laundry facilities, a common computer area and room to hold events to provide supportive services for the residents.

Chairman Fatcheric stated he and the Board believe the details need to be fleshed out a bit more before the application is ready to be sent to the Syracuse Onondaga County Planning Agency. (SOCPA) A timeline was discussed, and it was noted the application will be continued to the July 23rd meeting.

Old Business

None

Discussion

None

Minutes

Mr. Cesta moved to approve the minutes from June 25, 2018 as submitted. Ms. Lauer 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 or staff, Mr. Cesta moved to adjourn at 7:40 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
July 23, 2018 - 7:00 pm

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

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

Absent
George Dooher

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:

None

Old Business

3705 W. Genesee Street /Kandon, LLC **TM # 056.-03-04.1**
Site Plan

Mr. Steven Calocerinos, of Calocerinos Engineering, representing Kandon, LLC presented the application. Mr. Calocerinos stated he wanted to provide the Board with updates to the Site Plan first presented at the June 25, 2018 meeting.

Mr. Calocerinos reminded the Board the Site Plan is for a new building for a Verizon Retail store, 3000 square feet, 50' in depth and 60' width, located on the parcel between M & T Bank and what was formerly occupied by Pizza Hut.

Mr. Calocerinos demonstrated the area for the storm sewer systems, stating there is a catch basin in the easterly corner of the parcel on West Genesee Street which ties in to the existing catch basin. There is an additional catch basin in the opposite corner of the site.

Mr. Calocerinos noted the parcel is approximately .57 acre in size. The impervious area will have an increase of 1.4%, bringing the impervious area coverage to approximately 1/3 of an acre.

Mr. Calocerinos provided Site Lighting information, along with a photometric for the site. Mr. Calocerinos noted there will be updates to the plan as the have been changes to the

location of the light poles in the parking lot. He will provide the updates when the location of the poles is confirmed.

The dumpster enlosure will be located in the rear of the store, with two (2) dumpsters, one for refuse and one for recyclables.

Details for the monument sign have been provide along with information for a small 2 x 3 wooden post sign for the Chapel Road entrance for identifying purposes. The applicant understands the sign application is made separately to the Code Enforcement Office.

The landscaping details have been provided. Mr. Calocerinos noted that there will be some minor changes to the landscaping due to a utility pole's location. Rather than move the utility pole at great expense, the applicant has opted to shift the site approximately three (3) feet.

The store's main entrance will be in the front of the store, which faces West Genesee Street. In the rear of the store will be an employee entrance through a man door, for easy access to the dumpster enclosure.

Architectural elevations have been provided in the previous appearance and it was noted there are no changes to those elevations.

Mr. Calocerinos noted the applicant has been working with Onondaga County DOT; these plans and stormwater plans have all been sent to them for any input. It was noted this application has been referred to Syracuse Onondaga County Planning Agency for their meeting this week and those comments are expected back on July 25, 2018.

Mr. Calocerinos believes the driveways should meet the County standards. There is granite curbing in the entrance from West Genesee Street.

Mr. Cesta asked for the specifications for the sign on chapel drive. Mr. Calocerinos noted it is proposed to be a 2 x 3 sign wooded sign on a post. Chairman Fatcheric suggested to Mr. Calocerinos to check with Code Enforcement as to what's allowed. Mr. Calocerinos stated he did look into the sign code and believes it falls into the allowable signage requirements, but will confirm with the Code Enforcement Office. Mr. Cesta also asked about the curbing planned along the border of the parcel. Mr. Calocerinos stated it is 6 inch curbing to help delineate the site from the adjacent parcels.

Ms. Lauer confirmed the curbing along the borders of the parcel is on both sides. Mr. Calocerinos stated that's correct. Ms. Lauer also clarified where the snow store would be. Mr. Calocerinos stated in the rear of the property.

Mr. Mallore clarified the location of the building shutoff. Mr. Calocerinos stated he believes the mechanical room is located on the east side of the property in the rear and adjacent to the employees' break room.

Mr. Czerwinski stated he has received the stormwater review from the applicant. He and his firm will review and provide their comments. Additionally, the lighting plan was

reviewed; Mr. Czerwinski provided his comments to Mr. Calocerinos relative to uniformity ratios and Mr. Calocerinos stated he will provide those updates. Mr. Czerwinski also asked Mr. Calocerinos if they were planning to update the curbing on the West Genesee Street entrance. Mr. Czerwinski stated he believes that curbing is approximately 7 years old. Mr. Calocerinos stated he will coordinate that with Onondaga County.
Mr. Calocerinos added one other comment relative to DEC water quality requirements. He realizes it does not need to be provided for their requirements; however he realizes it is a town requirement and as such will be providing that information for the town.

A timeline was discussed for the project. Mr. Calocerinos noted he plans to return to the Board for the August 13, 2018 meeting. He believes Verizon plans to start construction as soon as the final approval is granted as they would like to open the store in November.

West Genesee Turnpike/Christopher Community Site Plan **TM # 027.-02-03.0**

Mr. Ed Keplinger and Ms. Lisa Wennberg of Keplinger Freeman Associates and Mr. Jeremy Davidheiser of Christopher Community presented the application. In an earlier appearance before the Board on July 9, 2018 the applicants presented a conceptual plan for the Camillus Family Housing Project application. The purpose of the application is the construction of 16 apartment buildings and community center. There are a total of 60 units proposed. Other improvements include driveway access to West Genesee Street, parking areas, a playground, landscaping, utilities to serve buildings, stormwater management facilities and general site grading.

In tonight's meeting, the applicants provided updated details to the Site Plan. Mr. Keplinger stated he has met with Mr. Czerwinski, and members of the engineer's staff to coordinate engineering aspects of the projects.

Mr. Keplinger stated they have worked with County DOT with respect to the driveway location. He believes they have finalized the location of the driveway which will be as far east as possible to help with any site distance concerns. The county has provided approval in an email, which Mr. Keplinger will provide for the Board's file.

Mr. Keplinger provided these additional details and updates:

- Due to the location of the driveway there have been changes to the grading and slight shifting of the locations of the buildings.

- There are 98 parking spaces, with 30 reserved spaces. As previously mentioned the full number of parking spaces required by code isn't necessary. There are seven (7) accessible spaces; five (5) spaces are required as there are four (4) accessible units and six (6) units that are adaptable if needed.

- There will be HVAC units located behind the buildings, which will be well screened with low lying vegetation.

- There are three (3) dumpster enclosures at various locations throughout the site which will be angled, screened and fenced.

- The landscaping plans depict trees, along with other varietal plantings along the west and north property lines to buffer the neighboring properties. The applicants plan to meet with the owners of those properties to familiarize them with the project.

- A lighting plan will be submitted and will fall within the Town's guidelines.

- The soil is undergoing perc tests currently. Infiltration does not appear to be a concern.

- Stormwater management facilities to be planned in the northeast and south west corners of the property.

- As there will be five (5) acres of disturbance, the applicant plans to notify the DEC (Department of Environmental Conservation).

- Gas and electric services will be coordinated with National Grid.

- The applicant will conduct an archeological survey, which appears to fall into a Phase 1 category.

- With respect to Endangered Species, the proper agency has been notified and the applicant is awaiting a response.

- A Traffic study completed and submitted. Mr. Keplinger stated the study showed the project will have no noticeable impact on existing traffic in the area.

- OCWA discussions have pointed to the project having a private water system which will tie into an existing connection.

- Undergoing actions to create an easement for access to Connolly Acres (adjacent apartment complex)

- Sanitary sewer will run through the West Genesee existing systems. The applicant believes there will be a sewer district formed to coordinate with the village and town through an inter-municipal agreement.

Mr. Cesta asked if the applicant knows how much of the westerly boundary will be undisturbed. Mr. Keplinger stated approximately 15 – 25' should be undisturbed. It is varied due to the location of the buildings. Mr. Cesta also asked if the applicant had considered sidewalks leading to West Genesee Street as it's been established some of the clientele may not own a vehicle and may be reliant on public transportation. There are no plans for a sidewalk to West Genesee Street; however the applicant is in discussions to possibly install sidewalks to the adjacent apartment complex. Mr. Cesta stated he hopes Centro will agree to provide an additional bus stop inside the complex to service the residents. Mr. Cesta also asked about plans for snow removal. Mr. Davidheiser stated

they will contract snow removal; however the maintenance staff will have snow blowers, shovels, etc. to assist with snow removal. If necessary the snow will be removed from the site.

Mr. Klaben expressed concern about the dumpsters as they are in a prominent area. Mr. Keplinger stated that due to the nature of the layout of buildings in the complex, and the need for the dumpsters to be accessible for pickup he believes the proposed location to be the best solution. Mr. Klaben also asked if three (3) dumpsters are sufficient for the complex. Mr. Davidheiser stated the typical ration is one (1) dumpster per six (6) building units and believes the three (3) dumpsters will work. It was also asked if the size of the dumpster is sufficient. Mr. Davidheiser stated he believes it is.

Chairman Fatcheric clarified the applicant is still in discussion with Centro. Mr. Davidheiser stated they have been in contact, and are waiting to meet to discuss the project. Chairman Fatcheric asked if the site can accommodate Centro's busses. Mr. Davidheiser and Mr. Keplinger stated it can. It was noted the concern Centro may have is the access road is a "private" road. Chairman Fatcheric stated as mentioned in a previous meeting that perhaps the access road isn't wide enough. The applicant stated it can accommodate the busses if an agreement is reached. Additionally, Chairman Fatcheric asked about the lighting on the access road. Mr. Keplinger stated there is lighting on the access road.

Mr. Keplinger stated there are rendering for the building, which depict the clapboard siding, shingled roofs and dormers. He stated they will be attractive and residential looking in appearance and they should fit in with existing style of homes in the area.

Mr. Sinsabaugh confirmed the snow storage is marked on the site plan. Mr. Keplinger stated it is.

Chairman Fatcheric asked if the project will be built in phases. Mr. Davidheiser stated the project will be built all at once. Mr. Davidheiser elaborated on the project's timeline, stating they typically obtain the approval for the project. Once the funding is in place, they will be able to begin clearing the land and begin construction. Christopher Community plans to be able to begin renting the units in the fall of 2019.

Mr. Cesta asked how the residents are qualified. It was noted they are typically qualified based on income. The rent for a unit can be anywhere from $375 to $625 per month including utilities.

Mr. Sinsabaugh asked if based on the review of the Traffic Impact study, any consideration was given to right turn only onto West Genesee Street. The applicant stated no plans to do so at this time. Mr. Sinsabaugh also requested a copy of the email relative to the County DOT approval for the location of the access road. Mr. Sinsabaugh noted for the record due to the planned use for the land, a special resolution may be required.

There was additional discussion between the Board and applicants, encouraging the applicants to reach out to the existing neighbors to the project to be sure to start the project off on a positive note and for planning purposes.

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

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

The application is continued to a later meeting.

Discussion

None

Minutes

Ms. Lauer moved to approve the minutes from July 9, 2018 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 June 2018 in the amount of $1162.50, none of which is recoverable. Mr. Cesta 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 or staff, Mr. Cesta moved to adjourn at 7:45 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
August 13, 2018 - 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:

Angus Ranch Road Subdivision/John Szczech TM # 023.-02-14.1
Sketch Plan / Preliminary Plat

Mr. John Szczech, owner of the parcel, stated that earlier this year the Town Board considered a recommendation to re-zone two (2) acre lots from RR to R1. Mr. Szczech stated the Town Board changed the zone for the one-acre parcel from RR to R1. Mr. Szczech proposes to subdivide a one (1) acre sized parcel with an existing house on it from the remainder of the property. Mr. Szczech stated the remainder of the parcel will remain zoned as RR and remain intact.

Chairman Fatcheric asked if there is an access point on Route 5. Mr. Szczech stated there is an existing blacktop driveway on Route 5.

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

Rolling Meadows, Section 5/John Szczech TM # 020.1-01-01.0
Sketch Plan

Mr. John Szczech, developer of the Rolling Meadows subdivision presented the application. The purpose of the application is to show to the Board sketch plan representing the location of the new water tank and show there are enough lots for the installation of the water tank.

The new water tank will be located in the area adjacent to the existing water and the two (2) existing cell towers.
Section 1 of Rolling Meadows does not require a new water tank, however Sections, 2, 3, and 4 will benefit from the new water tank. In all, 32 lots will be utilizing the new water tank.

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

Home Depot Plaza/Café A'Roma Coffee Cart TM # 017.-04-48.3
Temporary Site Plan

The applicant was unable to appear and asked to be rescheduled to the next Planning Board meeting.

3520 West Genesee Street/KFC TM # 047.-04-10.0
Amended Site Plan

Mr. Justin Chamberlin, of LIS Architects and Engineering, presented the application. The purpose of the application is to upgrade the façade with new signage and branding along with exterior paint finishes and lighting for the existing KFC.

Mr. Chamberlin stated his organization has provided the Board with two (2) options to choose from. The existing building already has the proposed colors on the façade, however Mr. Chamberlin stated his firm is responsible for correcting the quality of the previous repainting and the re-branding of the restaurant. The tower of the restaurant is currently white. The tower should be red, with a sign depicting Colonel Sander's face. The remainder of the façade is red. It should be white with red stripes (option 1) or white with no stripes; just red accents (option 2).

Chairman Fatcheric stated it appears to have already have been painted the proposed colors. Mr. Chamberlin stated the building was painted but was painted incorrectly. Chairman Fatcheric asked if Mr. Chamberlin wishes to correct the error. Mr. Chamberlin stated that's correct. He stated his firm is responsible for bringing the branding up to the KFC standards as determined by the current owners.

Mr. Klaben stated the applicant also submitted paperwork for a signage permit. He clarified the signage is only for the two (2) signs, not the six (6) as noted in the signage permit. Mr. Chamberlin stated the signage permit in only for the two (2) signs. He has since resubmitted the paperwork for the correct amount of signs. Mr. Klaben stated he prefers Option 1 with the striping.

Mr. Dooher did not have any questions, but stated he prefers the Option 2 without the striping.

Mr. Cesta clarified the building was painted previously and that the task at hand is to correct the error. Mr. Chamberlin confirmed that is correct. He stated the idea is to have the building resemble a "bucket of chicken" as per the branding specifics. Mr. Cesta stated

he would prefer Option 2, but wouldn't object to Option 1. Mr. Cesta also offered two site specific comments for the applicant to consider:

- Additional directional striping so as to aid in lessening vehicle stacking onto West Genesee Street
- Additional trash receptacles on the site

Ms. Lauer commented she prefers Option 1. She stated she feels the design reflects KFC's branding. Additionally she stated that Option 1 appears to break up a solid wall of white as one is approaching the restaurant.

Mr. Mallore stated he also prefers Option 1 and agrees with Ms. Lauer.

Mr. Price advised the Board that the applicant does have a Building Permit for the façade renovations. The certificate of occupancy (C of O) is contingent upon Planning Board approval of the façade colors and changes.

Mr. Czerwinski asked Mr. Chamberlin if there is any additional lighting. Mr. Chamberlin stated there are LED wall lights that are attached to the building and directed towards the building. Mr. Czerwinski stated it does not appear there are any issues with the lighting and they appear to be compliant to the town guidelines.

Chairman Fatcheric stated it seems that there are three (3) Board members in favor of Option 1 (striping) one (1) Board member in favor of Option 2 (no striping) one (1) board member that doesn't mind either option. Chairman Fatcheric stated he is favor of Option 1 (striping). He stated the majority is in favor of Option 1.

Chairman Fatcheric noted this is a minor change to an existing restaurant at this location, and there's no need to refer this application to Syracuse Onondaga County Planning Agency. (SOCPA)

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

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

Resolution # 23:

Mr. Cesta moved to approve the Amended Site Plan for KFC located at 3520 West Genesee Street for the façade color changes and additional lighting on the building's exterior. Mr. Dooher seconded the motion and it was unanimously approved.

Old Business

6284 Devoe Road /Lillian Smith TM # 007.-05-02.0
Preliminary Plat/Final Plat

In a previous meeting Mr. Steven Sehnert, of Applied Earth Technologies, Land Surveying presented the application on behalf of the owner, Lilian Smith. The purpose of the application is to create two (2) lots from one (1) lot. There are currently two (2) houses on one (1) lot and the subdivision action would correct this.

The parcel is approximately 7.5 acres and approximately one-half mile east of Warners Road. It is currently zone R2. Lot 3 will become approximately 0.92 acres and houses 6290 Devoe Road. Lot 4 will become approximately 6.50 acres. Both lots conform to zoning for the area. Each lot contains an independent well and septic system. Lot 4 is configured as such as the owner wishes to preserve the view from her rear yard.

The following concerns were brought to Mr. Sehnert's attention as items of concerns. In tonight's meeting, Mr. Sehnert stated he has depicted these on the map.

- Approximate areas of septic systems for each lot
- Topography as depicted by USGS
- Location Map
- North Arrow
- Preliminary Plat noted on the map

The application has been referred to Onondaga County. The comments state the referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

Mr. Price noted the shed in the front yard of the property of Lot 4 is an illegal structure and that his office will be pursuing the removal of the shed.

Mr. Sinsabaugh noted application question 15 the applicant responded both no and yes. He stated it should only be no. It was noted it will be corrected on the application.

As there were no other questions or concerns from the Board or staff, and as Lead Agency has already been declared, Mr. Cesta moved to declare an Unlisted Action. Mr. Mallore 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 approved.

As this is a minor subdivision, Ms. Lauer moved to waive a Public Hearing for the application. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution #24:
Mr. Cesta moved to approve the Preliminary Plat for the Smith Subdivision. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution #25:
Mr. Mallore moved to approve the Final Plat as submitted for the Smith Subdivision. Mr. Dooher seconded the motion and it was unanimously approved.

Resolution #26:
Ms. Lauer move to assess Park Land Fees for one (1) lot. Mr. Cesta seconded the motion and it was unanimously approved.

Discussion

None

Minutes

Mr. Cesta moved to approve the minutes from July 23, 2018 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton and Loguidice for engineering services rendered in May and June 2018 in the amount of $2415.01, $1915.01 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 Curtin Law Firm for legal services rendered in July 2018 in the amount of $1275.00, none 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 or staff, Mr. Cesta moved to adjourn at 7:25 pm. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
August 27, 2018 - 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:
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:

Home Depot Plaza/Café A'Roma Coffee Cart TM # 017.-04-48.3
Temporary Site Plan

Mr. Andrew Valenti, owner and operator of Café A'Roma Coffee Cart presented the application. Mr. Valenti stated he currently operates a coffee cart in Township 5 and would like is to obtain permission to install a mobile cart in the Home Depot parking lot to sell coffee and snacks in the hours of 6:30am – 10:30 am Monday through Friday.

The cart will be located in the plaza on the eastern section of the parking lot and in the parking area close to Milton Avenue between the Staples and The Dollar Tree parking areas.

Mr. Valenti stated he plans to reach the morning commuters in the Home Depot Plaza parking lot and the afternoon commuters in the Township 5 parking lot.

Mr. Cesta asked if there are any signs for the coffee cart. Mr. Valenti stated there are none at this time.

Ms. Lauer recused herself as she is employed by Widewaters Plaza Group, which is the property owner for the plaza.

As there were no other questions or concerns from the Board or staff, Mr. Cesta moved to declare Lead Agency. Mr. Mallore 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.

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

Resolution # 27:
Mr. Cesta moved to approve the Temporary Site Plan as submitted for the Café A'Roma Coffee Cart in the Home Depot Plaza. Mr. Dooher seconded the motion and it was unanimously approved.

6333 Pottery Road **TM # 007.-01-10.0 & 11.0**
Lot Line Re-Alignment

Mr. Pat Reynolds of Ianuzi and Romans, Land Surveyors, P.C presented the application on behalf of his client, Ms. Jeanette Oslica. The purpose of the application is to move a lot line approximately 8' to accommodate a concrete apron around the pool located at 6333 Pottery Road. The 8' strip formerly belongs to the homeowner at 6339 Pottery Road.

Chairman Fatcheric expressed concern regarding one of the lots being a non-conforming lot. Mr. Sinsabaugh stated as long as the proposed action did not create an additional non-conforming lot, the proposed lot line re-alignment could be approved.

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

Ms. Lauer moved to declare an Unlisted Action. Mr. Mallore 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 approved.

Resolution # 28:
Ms. Lauer moved to approve the Lot Line Re-alignment as submitted for 6333 Pottery Road and 6339 Pottery Road, conditional upon a copy of the recorded deed being provided to the Planning Board Clerk. Mr. Mallore seconded the motion and it was unanimously approved.

Old Business

3705 W. Genesee Street/Kandon, LLC **TM # 056.-03-04.1**
Site Plan

Mr. Steven Calocerinos, of Calocerinos Engineering, representing Kandon, LLC presented the application. Mr. Calocerinos stated he wanted to provide the Board with updates to the Site Plan since the July 23, 2018 meeting.

Mr. Calocerinos reminded the Board the Site Plan is for a new building for a Verizon Retail store, 3000 square feet, 50' in depth and 60' width, located on the parcel between M & T Bank and the parcel formerly occupied by Pizza Hut.

Mr. Calocerinos stated the site has been shifted slightly. The building has been moved approximately 10' back and 2' to the west. The reason for the 2' shift is to allow for the 3' from the property line to the building face as per the fire code. The reason for the 10' shift is to provide a 15' setback for signage.

As the building has been shifted to the west, the drive aisle to the east of the building has been narrowed to the east to 20'. Mr. Calocerinos stated as per Section 901B of the municipal code, the Board does have some discretion provided the applicant can show reasons for the modification. Mr. Calocerinos also stated the additional 2' between the curb and store front is to provide an extra layer of protection from vehicles. Additionally Mr. Calocerinos stated various type of guide rail materials were considered, however Verizon wasn't in favor of that. Mr. Calocerinos stated reducing the size of the building was considered, but Verizon can't deviate from the company's building prototype. Mr. Calocerinos stated the entrances are still 24'; the only part of the drive aisle that has been narrowed is the area near the building. Mr. Calocerinos stated that the 20' seems narrowed, but he believes it to be ample room for traffic.

Chairman Fatcheric asked the applicant if Verizon had considered parallel parking on the side of the building due to the site having more than sufficient parking. Mr. Calocerinos stated Verizon is not receptive to that; they do not want their customers to have to worry about navigating into a parking space.

Mr. Calocerinos stated the other updates include a 10' sidewalk in front and rear of the store. Additionally he has been in contact with OCWA to connect the water. The applicant will need to install a meter pit according to OCWA. Mr. Calocerinos noted the applicant wishes to install a 2 x 3 identifying sign at the entrance on Chapel Drive. He will work with the Code Enforcement Office to obtain the sign permits. Granite curbing is being utilized at the entrances. Mr. Calocerinos stated he is waiting on a letter from the DOT regarding the curb cut.

Mr. Klaben asked for the details on the landscaping. Mr. Calocerinos stated he plans to utilize low lying vegetation in two (2) 4 x 10 cutouts and will also provide screening around the dumpster enclosure. Mr. Klaben also asked if the curbing between this site and the adjacent lots will be removed. Mr. Calocerinos stated they are due to the smaller drive aisle. Mr. Klaben expressed concern regarding the narrowing of the drive aisles as this parcel has been used as a cut through for the various adjacent businesses.

Mr. Dooher asked Mr. Calocerinos if they have given any consideration to the green infrastructure. Mr. Calocerinos stated they have not as this site is a small site. Mr. Calocerinos stated it's believed it's more beneficial to get the water off the site and direct the runoff to the stream down and away from the site.

Chairman Fatcheric agrees with Mr. Klaben's comments and also stated that he could understand if the building was an existing building but since it's new construction the applicant be able to accommodate a standard drive aisle.

Mr. Cesta clarified how many spots are planned. Mr. Calocerinos stated there are 28 parking spaces. It was agreed this is an overabundance of parking, however Verizon

prefers to have more than enough spaces so their customers will not be looking for parking. Mr. Cesta stated he agrees with the other Board members that the drive aisle should be a standard drive aisle. Mr. Cesta asked Mr. Calocerinos to consider using the length of the building as Accessible spaces, parallel to the building. Mr. Cesta also stated there appears to be a slight drop in the elevation between the two sites and was concerned about the landscaping in that area. Mr. Calocerinos demonstrated that from the light pole east of the building the area will be landscaped and curbed. Mr. Cesta stated he would include curbing in the front of the landscaping to help delineate the drive aisle.

Ms. Lauer asked if Verizon would consider bollards. Mr. Calocerinos stated Verizon is not a fan of bollards as they would be right in the view of the windows. Ms. Lauer suggested directional parking, to go into the space one way, and then exit another way. Mr. Calocerinos stated that he believes most people will park wherever they wish, and will ignore the directional signs. Ms. Lauer stated the rest of the plan looks good.

Mr. Mallore stated he agrees with the Board members.

Chairman Fatcheric advised the applicant to go back to the drawing board. Mr. Calocerinos asked if the Board would consider any reduction of the drive aisle. Chairman Fatcheric stated he didn't believe so. He further stated he understands the Verizon position but needs to be cognizant of the public safety concerns.

Mr. Calocerinos asked if the Board would consider a conditional approval. Chairman Fatcheric stated he didn't believe that is possible. He expressed concern that there were too many outstanding issues. He stated they were waiting for the SWPPP review, letter from the DOT and a solution to the drive aisle.

Mr. Czerwinski stated the lighting as presented is acceptable.

Mr. Sinsabaugh stated he is in support of the Board's position. He stated there's a concern with the drive aisle and the Board is willing to work with the applicant and believes a solution can be found.

The application continued to next meeting

West Genesee Turnpike / Christopher Community TM # 027.-02-03.0
Site Plan

Mr. Ed Keplinger, of Keplinger Freeman Associates, and Mr. Jeremy Davidheiser were present to provide updates to the Site Plan before the Board regarding the Camillus Family Housing project.

Chairman Fatcheric noted for the record a simple address change as the site address is actually on NYS Route 174, not West Genesee Street as noted on the application and Environmental Assessment form. Mr. Keplinger stated he will correct it.

Mr. Keplinger stated there are no changes to the location of the driveway and the layout of the buildings in the complex remains the same.

Additional updates from Mr. Keplinger include:

- DOT approval of the traffic study
- OCWA will be private service connected through a water main approximately 160' from the north property line
- Water pit to be constructed
- Easement from Connelly Acres for the water sources
- Main SWPPP and Drainage Reports submitted to Town Engineer as well as Village Engineer Soil Report submitted to the Engineer
- Archeological studies conducted, early reports show infiltration is good
- Grading Plan submitted
- Sanitary system will connect to existing sanitary system
- Proposed storm systems and sewer system depicted on plans
- Hydrant locations still being discussed
- Asphalt pavement, along with inter connected sidewalks throughout the site
- Dumpster locations depicted on the plan
- Community building shown with play yard, and basketball court
- Road profile provided
- Site Planting plan depicts deciduous trees, evergreens to be planted along the north property line and planting plans for each building provided
- Lighting plan is compliant but spec sheets need to be provided
- Centro discussions in progress regarding a bus stop inside the complex

Mr. Cesta advised the applicants that a written commitment is needed from Centro and West Genesee School District regarding accessing the site. Mr. Davidheiser explained both agencies stated they approval of the new complex is needed before they will commit in writing. Chairman Fatcheric stated if there's nothing can be provided from the organizations, then sidewalks to NYS Route 174 will need to be provided as it's a matter of public health and safety. Mr. Cesta also stated the school district should be aware as there would be potential students residing in the district.

Additionally, Mr. Davidheiser commented that he has reached out to the neighbors to the west, but thus far have been able to connect. It was noted this is the third time the applicant has been advised to connect with the homeowners. As they are present tonight, the applicant stated they will meet with them after the meeting and hopefully reach an agreement as to a buffer between the neighboring properties.

Mr. Klaben echoed the concerns about sidewalks.

Mr. Czerwinski stated his firm has reviewed the traffic study provided by GTS and concurs with the state's findings. Mr. Czerwinski also commented the SWPPP and drainage plans have been presented to his office and will provide comments regarding those reports.

Discussion

None

Minutes

Mr. Dooher moved to approve the minutes from August 13, 2018 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton and Loguidice for engineering services rendered in June and July 2018 in the amount of $5545.17, $5295.17 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from WB Mason for office supplies in the amount of $39.59. Ms. Lauer moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski stated there was a recent newspaper article about the parking spaces at the new parking lot at St. Joseph's Amphitheater. He stated the standard size was discussed in the article along with specific towns which follow the standard size as opposed to the smaller size space. He felt that the Town of Camillus has held firm regarding the 10 x 18 size spaces even though at time developers may ask the size of the space be decreased. He feels that the Planning Board has set a good standard.

Comments of the Board Members

As there were no other questions or concerns from the Board or staff, Mr. Cesta moved to adjourn at 7:56 pm. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
September 10, 2018 - 7:00 pm

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

STAFF PRESENT:
Paul J. Curtin, Esq.
Paul Czerwinski, P.E.

ABSENT:
Jason Mallore

GUESTS & MEMBERS of THE PUBLIC:
4 others

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

Public Hearing:
None

New Business:

2851 Warners Road/Patricia McGurk **TM # 006.-03-07.3**
Lot Line Re-Alignment

Mrs. Patricia McGurk, owner of 2851 Warners Road, and Mrs. Nadia Grebenevich of 2845 Warners Road, presented the application. The purpose of the application is to move a lot line from Mrs. McGurk's property to Mrs. Grebenevich's property. The size of the parcel being conveyed is approximately .5 acre.

Mr. Klaben asked if there has been action considered regarding the gravel driveway on Mrs. Grebenevich's property. The map provided shows an overlap of the driveway onto Mrs. McGurk's property. As the applicants are transferring property in the rear of the property, it may be a good time to correct the encroachment of the driveway as well to alleviate any difficulties in the future, should either property owner sell.

Mr. Curtin demonstrated the encroachment on the map for the applicants benefit. Mr. Curtin also advised the applicants the best way to correct the issue. Mr. Curtin stated since a common property line is being established by the proposed lot line re-alignment action, it would be a good idea to have a property line agreement in place. The driveway remains where it is but ensures that Mrs. McGurk (or anyone who may purchase the property) waives any claim to the encroachment of the driveway.

Mr. Cesta asked where the septic system is located. Mrs. McGurk stated it is behind the house, located at 2851 Warners Road.

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

Resolution # 29:
Mr. Cesta moved to approve the McGurk Subdivision as drawn by JRL Land Surveying, PLLC dated August 27, 2018, approving Lot 1 and Lot 2 as proposed. The Board recommends the applicant and purchaser enter into a property line agreement for the interior lot line, due to the encroachment of the residual property owned by Mrs. McGurk. In addition, the Board requests a copy of the recorded deed once filed with Onondaga County. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

3705 W. Genesee Street/Kandon, LLC TM # 056.-03-04.1
Site Plan

Mr. Steven Calocerinos, of Calocerinos Engineering, and Mr. Art Kanerviko representing Kandon, LLC presented the application. Mr. Calocerinos stated he wanted to provide the Board with updates to the Site Plan since the August 27, 2018 meeting.

Mr. Calocerinos reminded the Board the Site Plan is for a new building for a Verizon Retail store, 3000 square feet, 50' in depth and 60' width, located on the parcel between M & T Bank and the parcel formerly occupied by Pizza Hut.

Mr. Calocerinos stated at the previous meeting, the suggestion was made to reduce the drive aisle near the building to 20'. The applicants have reconsidered due to the concerns expressed by the Board at the previous meeting. The drive aisle will remain at 24'.

Mr. Calocerinos stated there are no other substantial changes to the plan. He stated the following minor modifications since the previous meeting include:

- The storm sewer and utilities connection have shifted slightly
- Meter Pit has been coordinated with OCWA
- The sewer line has been shifted slightly to have a more direct line
- Other miscellaneous notes for the contractors

Chairman Fatcheric noted that Mr. Price's comments expressed concern regarding the EIFS on the east side of the building. The EFIS siding may be a Building Code issue being one foot from the property line with regard to fire separation and the type of material, however Mr. Price's comments state he will discuss it with the architect.

Ms. Lauer stated she appreciated the return to the 24' drive aisle.

Mr. Cesta asked about considering a no left turn onto West Genesee Street. Mr. Calocerinos stated there are no plans to and they plan on a full access to West Genesee Street. He added there is also the Chapel Drive exit.

Mr. Czerwinski clarified with Mr. Calocerinos regarding the letter from Onondaga County DOT. Mr. Calocerinos stated he contacted Mr. James Fensken from the County and has received an email stating he has no concern with the West Genesee curb cut. He further stated the commissioner hasn't signed off on it yet, but doesn't believe there will be a problem. Mr. Czerwinski also stated he has reviewed the SWPPP and photometric and all is in order. He advised Mr. Calocerinos to provide a signed NOI, and if the applicant can provide Mr. Czerwinski with the SWPPP acceptance form, he can have the Town Supervisor sign it.

Mr. Curtin stated he has reviewed the prior minutes and Board comments together with the plans and believes all issues have been properly addressed, with the exception of the Onondaga County approval letter. He stated the Board may want to consider the final approval be conditional upon receipt of the letter from OCDOT

Chairman Fatcheric noted that as Lead Agency has already declared, and the application referred to Onondaga County. With that, Mr. Cesta moved to declare an Unlisted Action. Mr. Dooher seconded the motion and it was unanimously approved. ,

Chairman Fatcheric completed and reviewed Part II of the Long Form Environmental Assessment Form. Mr. Curtin concurred with Chairman Fatcheric's findings that there is no adverse environmental impact that would be sustained by the project. Ms. Lauer moved to declare a Negative Declaration. Mr. Cesta seconded the motion and it was unanimously approved. – Ms. Lauer move to declare a Negative Declaration for the application. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution #30
Mr. Klaben moved to approve the Site Plan as submitted for the Verizon Retail Store located at 3705 West Genesee Street as submitted, conditional upon receipt of the approval letter from Onondaga County for the curb cut onto West Genesee Street. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution #31
Ms. Lauer moved to assess Professional Fees in the amount of $1000.00 for the project. Mr. Cesta seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric and the Board discussed the Christopher Community project. It is the consensus of the Board there are a few outstanding issues that should be resolved before final Site Plan Approval. Those issues have been outlined as follows in a letter from Mr. Curtin to the applicant:

- It is the Planning Board's understanding that you have requested that Centro be able to provide bus service to the project and in fact have access to it by way of a private road that originates from the main public highway. It would appear that Centro has not made a decision on that particular matter and will not do so until such time as a final Site Plan has been approved by the Town Planning Board. To that end, the suggestion was made to have prepared two (2) alternative plans, one having

sidewalks extended down to the main public highway and the second plan eliminating them. The sidewalk extension should have a width of no less than five (5') feet and be at a continuous grade that will ensure accessibility to and from the main public highway in the event that buses do not choose to service the project directly. It is the Planning Board's feeling that in this way, the two alternative plans can be properly addressed and/or approved subject to Centro's confirmation as to whether it will or will not provide bus service as has been requested.

- The other issue that needs to be addressed is that of the status of any Inter-municipal Agreements for infrastructure extensions and/or related matters. It is our understanding that the applicant is currently engaged in conversations not only with the County Water Authority but also the Village of Camillus for the extension of utility services. At the next appearance, it would be helpful if the applicant could advise the Planning Board as to the status of those ongoing conversations.

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
Mr. Cesta commented with respect to the Planning and Zoning Committee. He stated he had met with Councilperson Griffo regarding another matter in the 5th Ward and the Christopher Community project was also discussed. Mr. Cesta volunteered to be a liaison to the Town Board in order to ensure the Town Board has most recent information.

As there were no other questions or concerns from the Board or staff, 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

Town of Camillus
Planning Board Minutes
September 24, 2018 - 7:00 pm

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

STAFF PRESENT:
Paul Curtin, ESQ.
Mr. Dirk Oudemool, ESQ .

GUESTS & MEMBERS of THE PUBLIC:
Mayor Patricia Butler-Rhoades (Village of Camillus)
Deputy Mayor Martin Rinaldo (Village of Camillus)
Steve James, 4th Ward Councilperson
Chris Lansley, Housing Authority Chairperson
12 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

Angus Ranch Road Subdivision/John Szczech TM # 023.-02-14.1
Preliminary Plat/Final Plat

Mr. John Szczech, owner of the parcel, stated that earlier this year the Town Board considered a recommendation to re-zone two (2) acre lots from RR to R1. Mr. Szczech stated the Town Board changed the zone for the one-acre parcel from RR to R1. Mr. Szczech proposes to subdivide a one (1) acre sized parcel with an existing house on it from the remainder of the property. Mr. Szczech stated the remainder of the parcel will remain zoned as RR and remain intact.

As Lead Agency has already been declared and the application has been referred to Syracuse Onondaga County Planning Agency (SOCPA), and returned from SOCPA with no position. Mr. Cesta moved to declare an Unlisted Agency. Mr. Dooher seconded the motion and it was unanimously approved.

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

Chairman Fatcheric noted as this is a minor subdivision, the Board has some discretion with respect to a Public Hearing. Mr. Curtin concurred and stated the application has not been controversial and consistent with zoning and if there's no objection, the Board can waive the Public Hearing. Mr. Cesta moved to waive the Public Hearing for the application. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution #32:
Mr. Dooher moved approve the Preliminary Plat as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution #33:
Mr. Klaben moved to approve the Final Plat for Angus Road Subdivision as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution #34:
Mr. Cesta moved to assess Parkland Fees for one (1) lot. Mr. Mallore seconded the motion and it was unanimously approved.

West Genesee Turnpike / Christopher Community TM # 027.-02-03.0
Site Plan

Ms. Lisa Wennberg and Mr. Ed Keplinger of Keplinger Freeman Associates as well as Mr. Jeremy Davidheiser were present to provide an update for the Christopher Community Project. Ms. Wennberg provided these comments:

- Site plans submitted to NY DOT and Barton & Loguidice. Comments received back from Barton and Loguidice state an outstanding comment regarding a sanitary sewer line along the driveway. The concerns are regarding the slopes. Keplinger Freeman will address those comments and send the revisions back to Barton and Loguidice.
- NY DOT Work Sign relocated to site intersection signalize to the traffic on Route 174 of the site, also relocate the Button Avenue sign for the opposing traffic.
- NY DOT Reviewing the SWPPP.
- NY DOT noted the plans also need to be submitted to the utility coordinator as the utility work handled by a separate department within NY DOT. The plans have been submitted.
- Plans have been submitted to the Village of Camillus engineer. He stated he is waiting for all comments to be reviewed and then will add his comments if necessary.
- Town attorney and Village attorney are working on inter-municipal agreement for the sanitary agreement.
- Planting plan and 6' fence to provide a buffer as a result of a meeting with the existing adjacent homeowner. The 8-10' trees along with the fence will help screen the neighboring property to the west. There will be an on-site meeting to be held with the intention to keep as many of the existing vegetative buffer as possible.
- OCWA is reviewing the plans for the connection along with the meter pit. The applicant has received comments back from them and they will be addressed accordingly.
- Easement description and map for the water line access through Connelly Acres received from the surveyor.

- Drawings sent to Camillus Fire Department. The applicant has not heard back from them yet, but will follow up with them.
- With respect to the stormwater management agreement, Mr. Oudemool stated a standard agreement for schedule of maintenance expected to be performed at the stormwater facility is necessary. He will coordinate with the Town Engineer.
- Alternate site plan has been drawn with sidewalk access included to Route 174. The sidewalk is depicted to exit the apartment site between two of the westerly located buildings as there is a less than 10% grade of a slope.
- A Discussion regarding the interconnectivity with Connelly acres was held. The thought is the owners of Connelly Acres may be more open to the interconnectivity between the two sites if the request is made through the Town.

Mr. Cesta asked about a replacement warranty for deceased trees' time period. Mr. Keplinger stated it is usually one year from time of installation to replenish. He stated that something could be worked out in of an agreement if the town could determine a time period. After a brief discussion, it was agreed a five year time period would be ideal. Also Mr. Cesta commented that the interconnectivity between the two apartment complexes Christopher Community and Connelly Acres would be extremely beneficial and asked the attorney to explain that process. Mr. Curtin stated with the ongoing concern for pedestrian access, accessibility to the village, also the access point for emergency vehicles, Connelly Acres allowing access between the two apartment sites would be ideal. He stated he would draft a letter to request the town attorney's and Town Board's assistance to bring Connelly Acres to the table for an agreement regarding the mutual access.

Mr. Klaben asked for details on the thought process on the sidewalk alternative. Mr. Keplinger stated he was attempting to reduce the slope, as there is a significant slope on other parts of the property and also was looking for the shortest route from the apartments to the main thoroughfare. Mr. Klaben stated he is concerned as the sidewalk appears to come out near a blind spot on Route 174. Mr. Keplinger stated he felt this is a good alternative, and the placement of the walk is not on the road, rather parallel to the road. An additional concern Mr. Klaben addressed was that part of the proposed sidewalk is not on the Christopher Community property. Mr. Keplinger noted if the sidewalk is necessary, they would need to go through NY DOT permit process. Mr. Davidheiser pointed out the sidewalk is an alternative plan, only necessary if Centro cannot enter the apartment complex for pickup.

Chairman Fatcheric noted that this is another reason the interconnectivity factor would be a so helpful. He added this is why it's so important to explore all avenues in getting the Connelly Acres group into the discussion.

Chairman Fatcheric and Mr. Curtin stated a letter will be sent to the Town Board and Town Attorney regarding this interconnectivity issue. They agreed the application should be continued as there are a few details to be addressed. Those details are:

- Engineering comments to be addressed
- NY DOT approval for the sidewalk if necessary
- Fire Department review comments
- Landscaping details (tree maintenance agreement)

Also, as has been mentioned, the WGSD has advised through a letter that they are able to accommodate students from the complex in the district. Centro has provided a letter noting that due consideration would be given to a stop into the complex once the site is approved, which is why the alternative plan for a sidewalk is necessary.

Mayor Patricia Butler-Rhoades asked about the emergency access road that is planned. Mayor Butler-Rhoades asked what would prevent residents from using that entrance. Chairman Fatcheric noted the road will have a breakaway barrier installed. The breakaway barrier is designed to prevent vehicles from utilizing the roads. Emergency vehicles would be able to push through the barrier.

The application is continued to the next meeting.

Discussion

4801 West Genesee Street/Rocklyn West **TM # 057.-01-06.1**
Site Plan Update

Mr. Steve Calocerinos, of Calocerinos Engineering, representing the developers, Rocklyn West provided an update for the project. Mr. Calocerinos reminded the Board of the details of the project. The purpose of the application is to develop the property which was previously occupied by the church. The proposal is to redevelop the property to construct two (2) multi-family buildings containing approximately 84 units, and two (2) commercial buildings of approximately 3,750 sf and 10,000 sf. The subject parcels are approximately 5.96 acres in size and is currently zoned Limited Business Office (LBO).

Mr. Calocerinos state the Site Plan is the same; however the developer has offered a phasing plan to be presented to the Board.

Mr. Calocerinos stated Phase 1 will consist of the construction of Building D (Professional Building closest to the corner of West Genesee Street and Whedon Road) associated parking, and begin construction of the proposed sewer and drainage plan. Building D will house Hunt Real Estate and two (2) other tenants.

Phase 2 will consist of Building C (leasing office), access onto West Genesee Street and a loop throughout the complex as well as Building B (apartment building south of West Genesee Street) and associated parking.

Phase 3 will be Building A (apartment building closest to West Genesee street) and associated parking and accesses.

Mr. Calocerinos noted the project has NY DOT conceptual approval. He also noted plans have been submitted to the Fire Department and is awaiting those comments. Additionally, Mr. Calocerinos provided elevation drawings for the Professional Building that is planned for Phase 1. He stated the style of the building will complement the apartments.

Chairman Fatcheric asked about the time period of the various phases. Mr. Calocerinos noted the phases will begin one right after the other. He stated the entire project from start to finish will most likely be approximately two (2) years.

Mr. Cesta clarified the parking area would service the professional building. Mr. Calocerinos stated that's correct.

Ms. Lauer asked how the building is entered. Mr. Calocerinos stated the entrances are inside the complex. The rear of the building faces West Genesee Street.

Mr. Mallore asked if once Phase 2 is complete and the developer is starting Phase 3, if there is access around the rear of Building 2. Mr. Calocerinos stated the devleloper could consider a construction access entrance which would provide the access. He noted the proposal would need to be coordinated with NY DOT.

Councilperson James noted there was a request from the Town Board to reserve a section of land on Whedon Road for the possibility of a turning lane onto Whedon Road.

After a brief discussion, Mr. Calocerinos, Chairman Fatcheric, Mr. Curtin stated they will find out the specifics of the request from the Town Board and then determine what is needed in terms of the land on Whedon Road.

Mr. Curtin asked Mr. Calocerinos about the developer's timeline. Mr. Calocerinos stated the developer would like to break ground as soon as possible after the Site Plan Approval is granted.

Mr. Rocco Pirro, neighbor of the project, expressed concern to those present the need for the land on Whedon Road, as the Whedon Road is a main artery off of West Genesee Street and traffic is a concern. Mr. Pirro also voiced additional concerns about the drainage plan. He stated he wants to make sure it's done right and that concerns are addressed become they become a problem.

Chairman Fatcheric thanked Mr. Calocerinos for the update on the project.

Minutes

Mr. Dooher moved to approve the minutes from August 27, 2018. Mr. Mallore seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin Law Firm for legal services rendered in August 2018 in the amount of $862.50, none of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from WB Mason for office supplies in the amount of $34.08. Mr. Klaben moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, D.P.C for engineering services rendered in July and August 2018 in the amount of $6159.23, $5909.23 of which is recoverable. Mr. Cesta 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 or staff, Mr. Cesta moved to adjourn at 7:45 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
October 1, 2018 - 7:00 pm
Special Meeting

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

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

GUESTS & MEMBERS of THE PUBLIC:
3 others

Chairman Fatcheric called the meeting to order at 7:00 p.m.

Public Hearing:

None

New Business:

None

Old Business

West Genesee Turnpike / Christopher Community Site Plan **TM # 027.-02-03.0**

Ms. Lisa Wennberg, of Keplinger Freeman Associates thanked the Board for holding the special meeting to approve the Christopher Community project. Ms. Wennberg and Mr. Jeremy Davidheiser presented the application updates. Ms. Kelly Besaw, of Christopher Community was also in attendance.

Ms. Wennberg reminded of the details of the project. The location of the project is just outside the village heading west on NYS Route 174. The purpose of the application is the construction of 16 apartment buildings and community center. There are a total of 60 units proposed. Other improvements include driveway access to West Genesee Street, parking areas, a playground, landscaping, utilities to serve buildings, stormwater management facilities and general site grading.

Ms. Wennberg provided these updates for the Board to consider:

- Sanitary systems – provided drop connections for the sanitary sewers, piping been updated to 5.9 or less which meets the county and state standard. Updated grading plans, sanitary plans and road profiles have been provided to reflect those adjustments.

- Austrian Pines removed from Landscaping Plan, other species added in along with a 5 year warranty for replacing if necessary. Additionally the trees replacing the Austrian Pines are now 10' along the property line to the west.
- 1.25 acre section set aside to accommodate park land.
- NY DOT has reviewed the plans for the sidewalk (if necessary). The agency has provided feedback concerning a minor issue which will be corrected.
- Camillus Fire Department has reviewed the layout. The fire chief is satisfied with the layout and road width. He would like to keep pursuing the interconnection between Connelly Acres, but understands there have been many attempts without success.
- Fire Chief also stated the location of fire hydrants is good. He wants to ensure they're cleared in winter time, so that has been added to the apartment complex maintenance responsibilities.
- Also per the Fire Chief, a knock box added to the community building.
- The applicant has fulfilled code requirement for sprinkler systems which requires sprinklers to be in four (4) buildings.

Mr. Cesta asked if there is any signage planned. It was noted the signage would be a separate application for the Code Enforcement office. Mr. Davidheiser added that the sign would be a simple identifying sign, with the address and name of the complex. Mr. Cesta asked for clarification on the interconnectivity issue. Mr. Curtin stated that he was informed there have been several conversations between the Town Board and owners of Connelly Acres for approximately four to five months and have been met with resistance. Ms. Besaw stated she believes the owners of Connelly Acres have liability concerns with allowing access onto their property. Mr. Davidheiser also commented that the access road from the Christopher Community Complex will be wide enough to accommodate traffic, even in the event one lane might be closed due to a vehicular accident.

Mr. Mallore stated he struggles with the fact that not all the buildings have the sprinklers. He stated he understands that the developer is meeting the code criteria, but wishes they would have the sprinklers in each building. Additionally, Mr. Mallore clarified which buildings would have the sprinklers. It was noted the community building, C1, D1 and E1. Mr. Mallore agreed a second access would be ideal, and hopes the conversation continues.

Ms. Lauer stated she understands the liability concerns. She asked if there was a connection between the two complexes that was agreed upon, where it would be located. Mr. Davidheiser and Ms. Wennberg stated it would be east of building A7.

Mr. Klaben stated all his concerns have been addressed.

Mr. Czerwinski stated his firm has reviewed the details of the plans and returned comments to the developer. He stated all of those comments have been addressed. He has reviewed the correspondence with NY DOT and other than the minor issue Ms. Wennberg referenced, he believes all is in order.

Mr. Curtin explained that there has been a resolution drawn up in anticipation of the Site Plan approval. He explained that it details the review the Board has undertaken with respect to the Site Plan and added the Planning Board is Lead Agency for this project. This is a Type I action due to the size and scope of the project. The application has been

referred to Syracuse Onondaga County Planning Agency and their comments have been returned.

Mr. Curtin reviewed the long form environment assessment form with the Board and those present. It was found the project will not have a negative significant impact on the environment.

A copy of the resolution in its entirety is attached below.

Resolution #35:
Mr. Klaben moved to approve the Site Plan as outlined in the pages below. Ms. Lauer seconded the motion. It was not unanimous.

Mr. Mallore - Yes
Mr. Cesta – Abstain
Mr. Dooher – Yes
Ms. Lauer – Yes
Mr. Klaben – Yes
Chairman Fatcheric – Yes

The resolution was adopted as the majority voted in favor of the resolution.

Resolution #36:
Mr. Mallore moved to assess $9500.00 in Professional Fees. Mr. Dooher seconded the motion and it was unanimously approved.

As a matter of record, it was noted that as part of the SEQR findings, a portion of the land has been set aside for the purpose of a park and a walking trail. This portion of the property has been deemed acceptable to satisfy the park land requirement of the Town Code as per the Code Enforcement Officer.

Discussion

None

Minutes

None

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

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

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD

APPLICATION OF
CHRISTOPHER COMMUNITY
FOR SITE PLAN APPROVAL
FOR PROPOSED COMMUNITY FAMILY HOUSING PROJECT ON
WEST GENESEE TURNPIKE: Tax Parcel 027.-02-03.0

October 1, 2018

RESOLUTION ISSUING NEGATIVE DECLARATION UNDER SEQRA
AND SITE PLAN APPROVAL

Motion by Member DON KLAGYN
Second by Member TRACY LAMER

WHEREAS, Christopher Community (the "Applicant") is the owner, of property located at West Genesee Turnpike in the Town of Camillus, proposes to construct an apartment complex comprised of sixteen (16) Apartment Buildings and one (1) Community Building, all as depicted by plans prepared by Keplinger Freeman Associates entitled "Camillus Family Housing" dated September 5, 2018 and revised to September 26, 2018 which are incorporated herein by reference; and

WHEREAS, the Planning Board has primary responsibility for approving the Project by virtue of site plan review authority under Chapter 30 of the Camillus Municipal Code; and

WHEREAS, the Planning Board determined that the Project is subject to the State Environmental Quality Review Act (ECL, Article 8) and its implementing regulations (6 NYCRR Part 617) (collectively, "SEQRA"), and that the Project constitutes a Type 1 action under SEQRA, and declared itself lead agency pursuant to SEQRA for purposes of coordinating review of the Project; and

WHEREAS, the Applicant has completed and submitted to the Planning Board a full Environmental Assessment Form (the "EAF") and associated documentation in connection with the Project; and

WHEREAS, the Planning Board carefully considered the EAF and associated documentation for the Project; and

WHEREAS, all comments made during the public hearing and comment period have been addressed and any issues raised by the Onondaga County Planning Board, Onondaga County Department of Transportation and any other review agency have been addressed by the Applicant as discussed in greater detail in the attached negative declaration; and

WHEREAS, all procedures required by SEQRA and other applicable laws have been completed and the Planning Board has given full consideration to the relevant environmental impacts, facts and conclusions disclosed in the EAF; and

WHEREAS, in accordance with the requirements of the General Municipal Law, the Application, including supporting documentation, was referred to the Onondaga Planning Board for review, and the Onondaga Planning Board passed a resolution recommending the approval of the Project with conditions, specifically that OCDOT and NYSDOT approves the Applicant's traffic impact assessment and the location of the proposed curb cut; and

WHEREAS, in accordance with the applicable provisions of the Camillus Municipal Code, the Planning Board has reviewed the proposed and site plans and associated documents submitted by the Applicant in Connection with the Project, and considered the geometric characteristics of all structures and related improvements proposed for the Project, the aesthetic characteristics, including design, texture, materials, colors and illumination of the Project, and the physical attributes of the Site, including size, shape, elevation, topography and natural vegetation; and

WHEREAS, upon a thorough and complete review of the Site Plan and associated documents submitted by the Applicant, the Planning Board hereby finds as follows:

a. The Project is in compliance with all applicable regulations of Chapter 39 of the Camillus Municipal Code, and all other applicable local, state and federal regulations;

b. The Project will not have an adverse impact upon the character or integrity of any land use within the immediate neighborhood having a unique cultural, historical, geographical, architectural or other special characteristic;

c. The Project is being developed in such a way as to ensure maximum amenities available to the Site based upon a consideration of the site plan and functional requirements of the Site;

d. The Project is physically and visually compatible with and will not impede the development or redevelopment of the general neighborhood or adversely affect existing land use within close proximity to the Site.

e. The Project is provided with adequate supporting public safety services such as fire and police protection, public and private utilities and all other supporting governmental services necessary and appropriate to the Project;

f. The designs for vehicular and pedestrian movements for the Project, including handicapped accessibility, provides for the safety of the residents;

g. The Project's parking facilities are adequate and the location of same is appropriate;

h. The Project allows for adequate accessibility by emergency vehicles including adequate access to all buildings and structures and adequate provision for turning and free movement;

i. The Project has adequate provision for snow storage;

j. The Project will benefit persons of all ages and mobility levels in the community; and

k. The general character and speed limits of the streets adjacent to the Project are appropriate and conducive to the development and operation of the Project.

NOW, THEREFORE BE IT RESOLVED that the Planning Board hereby makes the following findings, determinations and certifications:

1. The Planning Board has given full consideration to the relevant environmental impacts, and to the EAF and accompanying documentation specifically addressing the Project;

2. The Planning Board certifies that the requirements of 6 NYCRR part 617 have been met;

3. The Planning Board, as lead agency and in accordance with SEQRA, hereby finds that the Project will not have a significant adverse impact on the environment and hereby issues a negative declaration with respect to the Project;

4. The annexed Negative Declaration is hereby adopted and incorporated herein by reference. The facts and conclusions set forth in the Negative Declaration are derived from the EAF on this Project, public hearings, other documents, reports and submittals and other relevant information, including the personal knowledge and familiarity of the Planning Board members with the Site and its surrounding areas, comprising the record of these deliberations; and

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval for the Project based upon the Site Plans submitted to the Planning Board, subject to the following condition:

(1) The Town Boards negotiation of an Intermunicipal Agreement with the Village of Camillus for utilities required by the project; and

(2) That Centro agrees, in writing, to provide public bus service to the project and in that case, the site plans hereby approved are done so in the alternative.

If no public bus service is to be provided to the project, then Plan L2.3, which depicts a connective pedestrian sidewalk to West Genesee Turnpike shall be deemed approved.

If Centro does agree to provide public bus service to the project, then the connective pedestrian sidewalk depicted on Plan L2.1 will not be necessary and Plan L2.3 shall be deemed approved in the alternative.

In all events, if Plan L2.1 is required, then the plan is also contingent upon the applicant receiving the requisite authority from the New York State Department of Transportation.

BE IT FURTHER RESOLVED, that any minor non-material changes to the Site Plan may be approved by the Office of the Town Engineer; and

BE IT FURTHER RESOLVED, the Planning Board hereby authorizes and directs the Secretary to certify and to file a copy of this resolution in the Secretary's office and to take all other steps necessary or desirable to effectuate this resolution; and

Town of Camillus
Planning Board Minutes
October 10, 2018 - 7:00 pm

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

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

ABSENT:
Don Klaben

GUESTS & MEMBERS of THE PUBLIC:
2 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/Medical Building **TM # 017.-05-65.1**
Site Plan

Mr. Joseph Goethe, of the Hinsdale Road Group, LLC presented the application. The application is to obtain the necessary approvals to construct a 25,000 square foot building to be occupied by the UUMAS (Upstate University Medical Associates of Syracuse) group. The group consists of 19 care practices. The building will be adjacent to the Movie Tavern. This will complete the buildout of the medical portion of the lifestyle center.

Mr. Goethe stated the curb in the front of the building is to be dropped down to provide handicapped access for dropping off patients to their appointments. There are two crosswalks in front of the building. There will be a generator located in the rear of the building as well as and parking spaces for physicians to enter the building discreetly.

All utilities have already been established for the building. The Landscaping plans are similar to the adjacent medical building.

There is a drivable pad with a mountable curb on the west side of the building to provide easy access for National Grid.

There will be a patio which will be shared by the adjacent Medical Practice, Hinsdale Road Group office and the UUMAS group.

While the construction is going on there will be a barrier placed to barricade the road directly in front of the medical complex.

Mr. Goethe stated the sidewalk near the Plastic Surgery office will remain open. There will be a job trailer parked in four (4) spaces of the parking lot near the site.

Mr. Goethe stated the front elevation will have signage in three spots. He added the entrance extends over the sidewalk to provide coverage. The parapets are smaller, approximately one (1) foot. There are seven (7) cooling units which are set back a good distance so as to not be visible. There is metal siding all around the building with windows throughout. Mr. Goethe believes it's a nice transition from the medical area to the restaurant and retail area.

Chairman Fatcheric asked if the colors of the building are all around the building. Mr. Goethe stated that's correct.

Mr. Goethe also pointed out on the north elevation depicts there are no windows in those offices due to the nature of the practices (radiology, neurology).

Chairman Fatcheric asked if the section that is barricaded will have a detour to ensure traffic knows the area is restricted. Mr. Goethe stated the section will be barricaded and identified as a construction area to keep vehicles form the area.

Mr. Cesta congratulated Mr. Goethe on the recent completion of Tru by Hilton. He asked what the hours of operation would be for the Medical Building. Mr. Goethe stated he expects the hours of operation to be 7 am – 7 pm. There will be some evening hours as well as Saturday hours for the Family Practice. The other practices will be more in line with business hours, 8 am – 5 pm.

Ms. Lauer stated she believes the building is a great transition between the medical and retail sections.

Mr. Czerwinski asked about the handicapped accessible spaces in the front of the building. He asked if they are existing spaces. Mr. Goethe stated they are. Additionally, Mr. Czerwinski asked about the crosswalks. Mr. Goethe confirmed there is one just west of Movie Tavern and also near the entrance of the new building. Mr. Czerwinski clarified the roof drain ties into the existing catch basin. Mr. Goethe stated that's correct.

Chairman Fatcheric asked Mr. Goethe about the timeline for the project. Mr. Goethe stated he hopes to start construction in November 2018. The medical practices hope to open in September or October 2019.

Chairman Fatcheric noted for the record that SEQR has been addressed numerous times for the project.

Resolution # 37:
Mr. Cesta moved to approve Building M8 in Township 5 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

None

Discussion

None

Minutes

Mr. Mallore moved to approve the minutes from September 10, 2018 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from September 24, 2018 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

Mr. Sinsabaugh stated he is leaving Curtin Law Firm. He thanked the Board for all their guidance and stated he has learned from all of the Board members.

Comments of the Engineer

Mr. Czerwinski extended his best wishes to Mr. Sinsabaugh for his next adventure.

Comments of the Board Members

All the Board Members extended their best wishes and appreciation to Mr. Sinsabaugh.

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

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

Town of Camillus
Planning Board Minutes
October 22, 2018 - 7:00 pm

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

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

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

2626 Warners Road / Society St. Pius X **TM # 006.-02-34.0**
Site Plan Review for Special Use

Mr. Bill Kimball, speaking on behalf of the church, presented the application. The church proposes to extend the existing parking lot to create an additional 70 parking spaces. The current parking lot has approximately 30 spaces. The parking lot is northwest of the school. The lot size is to be approximately 150' x 180'. Vehicle traffic will utilize the existing entrance. The surface water will shed onto the existing field.

There is existing exterior lighting mounted on the building. The buffering to the north of the existing parking lot will remain. There are no plans for additional buffering. The church wishes to leave the lot unpaved for approximately 1-2 years to determine the suitability of the area.

The purpose of the lot is to have sufficient parking for special events and weekend services.

Chairman Fatcheric explained this application is a referral from the Zoning Board of Appeals and the Planning Board simply weighs in on site specific issues and sends their comments to the Zoning Board of Appeals.

Mr. Klaben asked how busy the site is currently. Mr. Kimball stated that during the week, there isn't that much traffic; however for special events and the weekends, there is more of need for the additional parking.

Mr. Dooher asked where vehicles currently park for those events. Mr. Kimball stated the vehicles are all over, wherever they can find a spot. Mr. Dooher also asked if there is an intended use which may require additional parking. Mr. Kimball stated there is a plan to have additional services at the chapel as the church's downtown location is closing.

Mr. Cesta asked if there will be any changes in drainage. Mr. Kimball stated there will not be any changes. He also stated there are currently no issues. Mr. Cesta asked about striping or having a parking attendant. Mr. Kimball stated they will strip if necessary. They intend to see how the parking area functions before installing the pavement. Mr. Cesta advised the applicant of the proper size dimensions for spaces. Mr. Cesta asked if there was any new lighting besides the lighting on the building. Mr. Kimball stated there is not.

Ms. Lauer commented the striping will help with managing the parking area.

Mr. Mallore asked if the parking area doesn't work, what will the church do with the area. Mr. Kimball stated they would recycle the gravel and put grass back in the area.

Mr. Czerwinski commented with respect to Mr. Cesta's comment regarding the size of the spaces and to ensure the spaces are up to town standards with the 10 x 18 space.

Mr. Curtin asked the applicant when they are ready to build the church if the area to the west of the parking lot is where they may consider. He stated that the parking area would be in a position to handle the traffic if needed. Additionally, Mr. Curtin mentioned "sunset" clause in terms of the paving. This limits the time that the church would have to install the paving. He stated this could be referenced in a letter with the Planning Board's recommendation.

Chairman Fatcheric did ask the applicant where the snow storage would be. Mr. Kimball he believed it would be in the northern section of the property.

Mr. Cesta added to Chairman Fatcheric's comments with respect to the snow storage. He stated the need for the snow storage would be a good argument for installing the pavement sooner rather later.

Resolution # 38:
Mr. Cesta moved to ask Mr. Curtin to correspond with the Zoning Board of Appeals noting the Planning Board's recommendations. Those recommendations include the parking spaces and drive aisles should be built to Town Code standards, the snow storage should be noted on the Site Plan and the parking area be paved within one (1) year. Ms. Lauer seconded the motion and it was unanimously approved.

3501-3577 West Genesee Street/ Benderson Dev. Co, LLC TM # 048.-01-01.1
Amended Site Plan

Mr. Matthew Oakes, from the Benderson Development Company, presented the application. The purpose of the application is to add a patio and upgrade the building façade to allow for CoreLife Eatery, a new tenant in the existing building. The restaurant will occupy the space that Party City currently uses. Party City will be vacating the space.

CoreLife will occupy 4000 square feet of that space. As reflected on the Site Plan, the proposed façade modification will aesthetically tie into the existing shopping center. There will be another retailer in the remainder of the space.

The patio covered area will utilize retractable windows so as to provide coverage no matter the season. The idea is to provide an open air space. The developer will also install a grease trap will since the use was not a restaurant previously.

Mr. Oakes provided a history on CoreLife. He explained they're a local company. They already have a location in North Syracuse. There will be a new Dewitt location. Mr. Oakes stated CoreLife is one the fastest growing restaurant chains in the area, with planned locations in 11 states. Mr. Oakes stated CoreLife is a great local success story.

Mr. Mallore asked for clarification on the retractable windows. Mr. Oakes explained they open in an accordion style and basically fold up into themselves.

Ms. Lauer asked about the parking. She stated it appears there should be ample especially if cross parking is available. Mr. Oakes stated there is cross parking for the restaurant.

Mr. Cesta asked if there's any landscaping planned. Mr. Oakes stated CoreLife will match what is currently in the shopping center. Mr. Cesta asked if the folding glass will protrude onto the sidewalk. Mr. Oakes stated it will protrude slightly, approximately 6"-12" inches. Mr. Oakes stated there will be plenty of room for the walking path. Mr. Cesta agrees that CoreLife is a great addition to the restaurant business. Mr. Cesta also complimented the developer on the landscaping in Fairmount Fair, stating that in his opinion it is the best in the area.

Mr. Dooher echoed what Mr. Cesta said about the landscaping in Fairmount Fair.

Mr. Klaben stated he's been to the North Syracuse location. It is an extremely popular restaurant and believes traffic in the area will increase. He stated it may take the patrons of the shopping center a little while to get used to the pattern, and agrees there is plenty of parking.

Mr. Czerwinski asked if the new proposed curb is flush with the asphalt. Mr. Oakes stated there is a transition to tie into the existing curbing and match the existing curbing. Mr. Czerwinski provided some clarification to Mr. Cesta in terms of the protrusion of the folding glass bump out. He stated the façades all along the center do have bump outs which are approximately 9" – 12". He believes the folding glass can be accommodated due to those bump outs.

Mr. Curtin asked about the signage and lighting. Mr. Oakes stated the lighting will be down lit. The signage hasn't been finalized yet. Mr. Oakes stated he thought it may require another visit. Mr. Curtin stated the size, lettering and illumination will be the consideration. Mr. Oakes stated it will be consistent with the other signage in Fairmount Fair.

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

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

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

Resolution # 39:
Ms. Lauer moved to approve the Amended Site Plan as submitted. It was noted the overall plan was dated 9/26/2018, and the elevation plan as noted Core Salad Lease Outline Drawing are the plans that were approved. Mr. Cesta seconded the motion and it was unanimously approved.

3345 Milton Ave, Pete's Polar Parlor TM # 046.-04-01.1
Site Plan Review

The applicant postponed his appearance until a later date.

Old Business

None

Discussion

None

Minutes

Mr. Cesta moved to approve the minutes from October 1, 2018 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the minutes from October 10, 2018 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 September 2018 in the amount of $1725.00, $300 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, D.P.C for engineering services rendered in August and September 2018 in the amount of $8636.00, $8386.00 of which is recoverable. Mr. Cesta 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

Mr. Czerwinski noted that with respect to the project at 4801 West Genesee Street, there has been discussion traffic, just received the traffic study and will be able to provide comments at the next meeting in terms of any updates to the infrastructure for Whedon Road, Chairman Fatcheric noted the Town Attorney had spoken to him regarding possible room within the Town Right-Of-Way for any considerations if needed.

Comments of the Board Members

Mr. Cesta provided some information based for a recycling seminar…thought it sounded interesting if anyone wanted to attend. Also noted this seminar would tie into providing insight to the ongoing challenge of keeping the Comprehensive Plan current.

As tonight is the Planning Board Clerk's last meeting, the Board and staff extended their best wishes to her.

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

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
November 14, 2018 - 7:00 pm

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

STAFF PRESENT:
Paul Czerwinski, Engineer

GUESTS & MEMBERS of THE PUBLIC:
Approximately 10 others

ABSENT:
Don Klaben

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

NEW BUSINESS:

Vietnamese Noodle House/Khuon Hugnh **TM #: 037.-01-04.1**
3779-3801 Milton Avenue
Site Plan Approval

Anthony Phan, architect for the applicant and Khuon Huynh, the applicant, appeared to address the application.

Mr. Phan explained that his client is proposing to convert a vacant movie rental store in Elm Hill Plaza into a family restaurant of less than 3000 square feet with a maximum occupancy of 92 persons. He noted that their interior plans have been approved by the Code Enforcement office contingent upon the Planning Board approving the exterior change, which is to remove a window on the northern façade of the structure and replace it with a 60" x 80" fire exit door as required by law; a specification sheet and depiction of the door was provided to the Board.

Chairman Fatcheric informed the applicant that both the required Disclosure Affidavit and SEQR forms were not included in their application packet. Mr. Phan agreed to submit them the following day.

Mr. Cesta moved to declare SEQR lead agency for this application. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Dooher moved to declare this an unlisted action under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the site plan for Vietnamese Noodle House located on the property known as 3779-3801 Milton Avenue, TM #: 037.-01-04.1 contingent upon submittal of the completed SEQR form and Disclosure Affidavit. Mr. Dooher seconded the motion and it was unanimously approved.

Spot 4 U, LLC/Patrick Donegan **TM #: 065.-04-11.1**
5401 West Genesee Street
Amended Site Plan

Art Kanerviko of Spot 4 U, LLC appeared before the Board to address the application. He explained that they are proposing to raze the existing non-structural façade on this former restaurant location and make cosmetic changes to modernize the building, without making any structural changes. He noted that the existing window and door openings will be maintained, with one being extended to the ground, and awnings added.

Ms. Lauer inquired whether there would be any external lighting changes; Mr. Kanerviko stated the only lighting change might be the possible addition of some small sconces.

Mr. Cesta moved to declare SEQR lead agency for this application. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare this an unlisted action under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Dooher moved to make a negative declaration under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the site plan amendment for Spot 4 U, LLC for the location known as 5401 West Genesee Street, TM #: 065.-04-11.1. Mr. Cesta seconded the motion and it was unanimously approved.

Naji Alashmali **TM #: 047.-05-22.3**
3512 West Genesee Street
Amended Site Plan

Naji Alashmali, the applicant, appeared along with Moses Alashmali who spoke on behalf of his brother. He explained that they are proposing to convert a vacant pizza shop located in a building shared with a car wash into a restaurant, noting that the only changes to the exterior are changing the paint color and the addition of two awnings over the existing window and door. He stated that the door awning is currently planned to have an approximately 1’ x 1’ sign on it identifying the business, which is all that is allowed due the majority of the total allowable signage being utilized by the existing car wash business, but they would like to seek a variance to allow a larger sign if possible. Mr. Fatcheric referred him to Code Enforcement to seek a variance from the ZBA.

Chairman Fatcheric stated that they have received comments from Code Enforcement Officer Tom Price questioning a proposed outdoor patio area and he also noted that only a portion of the easterly facing façade has been painted a different color. Mr. Alashmali stated that the patio may be something they'd like to do in the future, but is not in consideration this evening.

Mr. Dooher inquired whether the paint color on the building would be made uniform. Mr. Alashmali stated that they can paint the entire façade the same color for continuity.

Mr. Cesta inquired what material the awnings are constructed of, and whether they would be the same color as the paint, and both he and Mr. Mallore inquired as to the size of the awnings. Mr. Alashmali stated that the awnings would be fabric, would be the same size as the window and door they cover, have a space of approximately six inches between them, and would match the shade of the paint. Ms. Lauer noted that the paint color is a rust colored shade and is an improvement over the existing paint.

Mr. Czerwinski inquired whether there would be any exterior lighting added. Mr. Alashmali stated there would not.

Ms. Lauer moved to declare SEQR lead agency for this application. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare this an unlisted action under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the site plan amendment for Naji Alashmali for the location known as 3512 West Genesee Street, TM #: 047.-05-22.3, contingent on the paint color recently added to the building be extended to cover the entire easterly façade of the building. Mr. Cesta seconded the motion and it was unanimously approved.

Towpath, Inc./Joe Buffa **TM #: 005.-03-07.2**
2399 Tacoma Road
Amended Site Plan

Joe Buffa, applicant, appeared to address the application and explained he is proposing to extend his existing 24' x 52' building to 60' x 52' in size with an 18' lean to on the westerly side of the building, necessitated due to an increase in his trash hauling business and the need to store additional equipment.

Chairman Fatcheric inquired whether the lean to portion of the building would be roofed with open sides; Mr. Buffa confirmed that it would.

Ms. Lauer inquired whether there would be any changes to the lighting or doors. Mr. Buffa stated that the new section includes an additional overhead door in the rear.

Mr. Cesta confirmed there were no other site changes.

Chairman Fatcheric stated that the Board needs an amended site plan submitted for review as well as an Agricultural Data Statement.

Mr. Czerwinski confirmed there would be no changes to the driveway or impacts to drainage.

Chairman Fatcheric noted that this application would be continued to the November 26, 2018 meeting.

OLD BUSINESS

Rocklyn West/Tumblerock Apartments **TMs #: 057.-01-05.1**
4801 West Genesee Street **& 057.-01-06.1**
Site Plan Update

Steve Calocerinos of Calocerinos Engineering, Engineer for the applicant, appeared to provide an update on their application. He stated that they are still awaiting written approval from Onondaga County DOT, but they have verbal approval for the access points from West Genesee Street and the site plan is finalized.

They have worked with OCWA on the water services for the buildings and the 10,000 square foot commercial building in the northeast corner of the property will be the first phase of construction and will have a single water service coming off the existing main and the application for that is in process. The remainder of the site will have a six inch water service coming off of the main into the site with a meter and RPZ in an above grade enclosure and everything on the site side would be private, which is being coordinated with OCWA.

Final elevations for apartment buildings have been provided and he has confirmed that buildings A & B are at or below the 40' maximum average height. Building C is for tenant use only and entirely ancillary to the apartments, so its 3,750 square feet were not included in the parking requirements, however two spots per apartment unit were allotted for buildings A & B.

They are finalizing the storm water report and anticipate delivering that to the Planning Board Engineer by November 16.

Onondaga County DOT denied their request for secondary access, but had no concerns upon review of the traffic study. It was agreed that the developer will provide a curb drop constructed of stabilized turf that will support emergency vehicles and allow them access,

but will not appear to be an access point to standard drivers. They are awaiting written approval of these items from Onondaga County DOT.

He explained that storm water from the site goes to the south and doesn't impact the County system so they don't expect any comments from Onondaga County on that. The storm water design consists of some bio retention areas that serve the community building and the commercial building. There is an infiltration system in the center of the site and there are two small ponds that will have a permanent water pools and everything discharges to an existing storm sewer system on the west side of Whedon Road.

Art Kanerviko, of Rocklyn West, noted that they have a tenant waiting to occupy the commercial building and they can access the site for construction from Whedon Road, so they desire to start construction asap. Mr. Fatcheric noted that because the adjacent residential neighborhood has critical concerns about ongoing drainage problems, the Board cannot proceed without Barton & Loguidice's approval of the storm water plan.

Chairman Fatcheric noted that the submitted SEQR form notes that a three mile limit review is indicated. Mr. Calocerinos stated that it is not because their project is not a subdivision, so Chairman Fatcheric requested they revise their form and resubmit.

Mr. Czerwinski stated that if they receive the drainage report this week, they will do everything in their power to review it prior to the November 26th meeting. He noted they have reviewed the traffic impact study and have no concerns and see minimal impact. He noted he plans to respond to Mr. Curtin's correspondence of concern about the potential stacking lengths on Whedon Road.

Mr. Mallore inquired about whether the Fire Chief had requested 4" Stortz connection hydrants be installed, whether there were sprinklers in the garage, and whether the turning radius of the circle by the two buildings has been discussed with the Fire Chief. Mr. Calocerinos stated he and the Fire Chief discussed the placement of hydrants, not the type, but he committed to updating the project details to note that the hydrant model and connection is to be directed by the Fire Department. He also confirmed that the Fire Department supplied templates for the ladder trucks and he had provided the site plans to them in order to ensure the only aerial vehicle the department has that can reach the upper levels of the building has full access. Mr. Kanerviko added his belief that the garage has a fire wall and a dry system.

Chairman Fatcheric noted that this application would be continued to the November 26, 2018 meeting.

DISCUSSION:

Chairman Fatcheric introduced and welcomed the new Planning Board Clerk, Colleen Sauer.

MINUTES

Several Board members were not in receipt of the October 22, 2018 meeting, so they will be resent and considered at the November 26, 2018 meeting.

CORRESPONDENCE

Chairman Fatcheric noted that he is in receipt of the notice of dues for the Onondaga County Planning Federation membership.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF THE BOARD

None

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:42 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Martha Dickson-McMahon
Interim Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
December 10, 2018 - 7:00 pm

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

STAFF PRESENT:
Paul Curtin, Esq.
Paul Czerwinski, Engineer

GUESTS & MEMBERS of THE PUBLIC:
Steven James, 4th Ward Councilor
Approximately 5 others

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

PUBLIC HEARINGS:
None

NEW BUSINESS:
None

OLD BUSINESS

Rocklyn West/Tumblerock Apartments **TMs #: 057.-01-05.1**
4801 West Genesee Street **& 057.-01-06.1**
Site Plan Update

Steve Calocerinos of Calocerinos Engineering, engineer for the applicant, appeared to finalize the application. He noted that the Onondaga County DOT approved the traffic study and storm water report, and those along with the updated SEQR form have been provided to the Board.

Mr. Calocerinos reviewed the finalized depiction of the site plan and he explained that it is a complex consisting of two apartment buildings with 84 units and two parking spaces per unit, a support building and a 10,000 square foot three tenant commercial building with parking. Two monument style signs will identify the apartments and businesses, three dumpster enclosures are provided for trash and recycling handling, and site ingress/egress will be via West Genesee Street and Whedon Road. He provided an explanation of the building arrangements

Storm water management facilities are at several locations on the site. Two bioretention areas are located between Buildings C and D and West Genesee Street. There is an underground grass covered infiltration system located in the central open courtyard and open ponds at the central and southeastern portions of property. The existing 12" sewer at

the southern end of the property will serve building A, and the new sewer will serve building B, the commercial building and the support building.

Existing water facilities will serve the commercial building and the remainder of the site will be serviced by an onsite water system, all of which has been coordinated with

OCWA, who will maintain everything on north side and regulate the private facilities to the south.

Mr. Calocerinos stated his belief that traffic impact will be minimal as the traffic study shows negligible impacts to functionality of the Whedon Road/West Genesee Street intersection as well as other applicable intersections.

With regard to photometrics, Mr. Calocerinos stated that the lighthead unit detail requested by the Engineer has been provided and that they have landscaping plans for the areas throughout the site.

Mr. Cesta inquired whether the underground parking required mitigation to address road material accumulation. Mr. Calocerinos stated the materials would be drained off the property along with other run off and that the unenclosed garages will promote air flow to vent exhaust.

Mr. Mallore reconfirmed that the driveway turning radiuses would accommodate Fire Department apparatus and also inquired about the location of the dumpster and whether there would be curbing on the emergency ingress from West Genesee Street. Mr. Calocerinos indicated all plans were provided to the Fire Chief for review, the dumpster has been relocated to facilitate emergency access, and he also noted that Onondaga County will not allow removal of the curbing at the emergency ingress on West Genesee Street.

Mr. Czerwinski requested an updated traffic study showing the emergency access point, and he noted that the traffic counts were re-run based on this new configuration and were found to be acceptable and meet state requirements. The only outstanding issue is a question regarding aquatic shelf that is required in the basins and Mr. Calocerinos will finalize that within next day or two. Subsequently, Mr. Czerwinski stated he supports approval of the application.

Ms. Lauer moved to declare this as an unlisted action under SEQR. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration under SEQR, Mr. Mallore seconded the motion and the Board was polled:

AYES:	Mr. Klaben, Mr. Dooher, Chairman Fatcheric, Mr. Cesta, Ms. Lauer, Mr. Mallore
NOS	None
ABSTAIN:	None

Mr. Mallore moved to assess professional fees at $5500.00. Mr. Cesta seconded the motion and it was unanimously approved.

DISCUSSION:

Mr. Cesta stated he met with the Zoning & Planning Committee and requested the Town Board consider legislation regarding solar energy to assist the Planning Board with future projects and stated there is consideration of overlay district covering West Genesee Street from Yorkshire Boulevard to Hunt Avenue, and that would address the need for additional buffer space being required between the commercial properties and adjacent residential areas. He noted the committee has concerns regarding the restaurant located at 3512 West Genesee Street and they would like the Planning Board to review in order to help vet future projects, and in 2019 they will review economic concerns, commercial entities and vacancies, and similar things in order to keep the Comprehensive Plan up-to-date.

2019 ORGANIZATIONAL

Mr. Mallore moved to hold meetings on the second and fourth Monday of the month at 7:00 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve Paul Czerwinski and Barton & Loguidice P.C. as Planning Board Engineer. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve Paul Curtin, Esq., as Planning Board Attorney. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve Colleen Sauer, as Planning Board Clerk. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved that the Planning Board recommend Mr. Mallore to another term. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved that the Planning Board recommend reappointing Mr. Dooher as alternate member. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Fatcheric moved that the Planning Board recommend reappointing Mr. Cesta as Vice Chairman. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved that the Planning Board recommend reappointing Mr. Fatcheric as Chairman. Mr. Mallore seconded the motion and it was unanimously approved.

MINUTES

Ms. Lauer moved to approve the minutes of the October 22, 2018 meeting. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minutes of the November 14, 2018 meeting. Ms. Lauer seconded the motion and it was unanimously approved.

VOUCHERS

Mr. Mallore moved to approve payment of $129.99 to W.B. Mason for office supplies. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve payment of $2887.50 to the Curtin Law Firm for legal services. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

Mr. Curtin–wished everyone a Merry Christmas, Happy New Year, and joyous holiday season.

COMMENTS OF THE ENGINEER

Mr. Czerwinski wished everyone happy holidays.

COMMENTS OF THE BOARD

The Board members also extended their holiday wishes and Mr. Cesta provided a reminder of the March 7, 2019 Planning Federation symposium.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:42 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

A

Alashmali, Naji
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Ambrose, James
Sketch Plan, 30
Angus Ranch Road
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Sketch Plan, 69
Zone Change, 41
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Lot Line Re-Alignment, 6

B

Barfield, Patricia & Timothy
Lot Line Re-Alignment, 6
Benderson Development, LLC
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