TOWN OF CAMILLUS
PLANNING BOARD MINUTES
January 13, 2020 - 7:00 pm

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

ABSENT:
Don Klaben

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Steve James. 4th Ward Councilor
David Callahan, 6th Ward Councilor
Approximately 14 other people

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

PUBLIC HEARINGS:
None

NEW BUSINESS:
Buffalo Main Street LLC (Walmart) **TM # 066.-01-10.1/3**
5399 West Genesee Street
Amended Site Plan Application

Olivia Cervasio with BRR Architecture, representative of the applicant, appeared to present the application for updated paint finishes and signage. Current paint scheme on building is brown and beige colors; new branding will be grey colors with blue accent. Existing blue detail and brick part of the building, along with the existing monument sign, will not be changed. There are currently 2 spark signs; new signage will be mirror image but will only include one sign, reducing the square footage. Ms. Cervasio distributed papers with paint and signage details (different than the file previously provided). New file will be provided for record.

Chairman Fatcheric questioned the signs. Ms. Cervasio advised that the spark sign is backlit, the others are not.

Mr. Cesta asked if there will be any changes to the parking lot corrals. Ms. Cervasio does not believe there will be so.

Ms. Lauer questioned the difference in the blue coloring. Ms. Cervasio advised that the colors will be similar.

Mr. Curtin advised that the update is cosmetic and the colors are within a pattern previously accepted by the Board.

Ms. Lauer moved to declare lead agency status. Mr. Dooher seconded the motion and it was

unanimously approved.

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

Mr. Dooher moved to make a negative declaration. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Curtin agreed the Board could proceed with a motion to approve the amended site plan, contingent upon a full scale submission of the detailed plan.

Resolution # 37:
Mr. Mallore moved for conditional approval of amended site plan as submitted and as noted above. Mr. Cesta seconded the motion and it was unanimously approved.

Rolling Meadows Development Corporation **TM #s 020.1-05-28 &**
Sketch Plan Review **023.-01-09-1**
John Szczech, applicant, appeared to present the Sketch Plan for proposed subdivision on Lot 75 of Section 2, along with expanding 33-feet on **Rolling Meadows Way** to 50-feet on the northerly line and adding it to Lot 75A in order to increase lot size. There will be no changes to the drainage easement or the turn-around on Donnelly Street. Any differences will show on the Section 3 map.

Mr. Cesta questioned the location of the driveway. Mr. Szczech pointed it out on the map which was on the projection screen.

Mr. Price asked for the front yard setback building line to be drawn on the map. Mr. Szczech agreed and will show it on the map.

Mr. Cesta moved to close the Sketch Plan review. Mr. Mallore seconded the motion and it was unanimously approved.

Chairman Fatcheric advised that this will be a minor subdivision, and Mr. Szczech can proceed with Preliminary and Final Plat applications, along with a short form SEQR. Mr. Curtin explained that this is a new action and a new short form SEQR is required.

Zeck Builders, Inc. **TM # 027.2-02-91.3**
2568 Hambletonian Way
Site Plan Application
John Szczech, applicant, appeared to present the application for proposed addition of new 1500 square-foot building in the Wellington subdivision. Mr. Szczech explained the parking arrangements, sewer, water, landscaping, etc.; elevations will be provided at the next meeting. Mr. Szczech also explained drainage on the property.

Mr. Mallore questioned the sign location. Mr. Szczech showed the signage location on the screen and advised there will be no dumpster.

Ms. Lauer questioned the snow storage area and asked if there would be signage on Route 5. Mr. Szczech showed location of snow storage on the screen and advised there will be no signage on Route 5.

Chairman Fatcheric asked if the entire plan meets or exceeds the Code zoning. Mr. Szczech said yes and advised that it is a PUD zone.

Mr. Price advised that the decision will be with the Planning Board since this is a planned unit development; however, a normal sign will be set back 15 feet from the property line. Mr. Szczech will make sure that this requirement is met.

Mr. Curtin questioned the purpose of the garage doors that will be in the rear of the building. Mr. Szczech advised they are taking advantage of the topography ancillary to office use, i.e. storage.

Mr. Curtin advised that the Board can proceed with declaring lead agency status and referring this to the County.

Mr. Dooher moved to declare lead agency status. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Mallore moved to refer this to County Planning. Ms. Lauer seconded the motion and it was unanimously approved.

TOR Holdings LLC (Dr. Joseph Barry) **TM # 035.-02-18.0**
101 Knowell Road
Site Plan Application

Matt Napierela with Napierala Consulting and Tim Bivens, project architect, appeared to present the application for adding additional parking spaces. The area is currently set up as a U-shaped driveway with 4 parking spaces; new plan is for approximately 10 parking spaces. Mr. Napierala explained the curb cuts and pointed out the expansion on the map which was set up on the screen. New user of the building will be a financial group, and additional parking will be for employees and customers. It will not be a high traffic area. There will be minor architectural changes and an ADA accessible ramp. Entire property is less than an acre, so the SWIPP program will not be included. The applicant is aware of surface drainage and snow storage standards.

Mr. Mallore questioned the size of the fence. Mr. Napierala stated it is between 3 ½ and 4 feet. They are looking at vegetative screening and will rebuild the fence, if needed. Ms. Lauer asked if the fence will stay and vegetation will be added. Mr. Napierala said that is the current plan;

however, they will replace the fence if so directed by the Board. Ms. Lauer requested a scale map with snow storage specified. Mr. Napierala agreed.

Mr. Cesta asked if there will be screening or buffering to the south. Mr. Napierala will add a tree line if needed. Mr. Cesta asked if there is proposed lighting for the parking lot. Mr. Napierala said not at this time. Mr. Cesta asked if there will be any change in the signage. Mr. Bivens advised that the applicant is considering a monument sign to be placed at the corner. It will be a separate submission.

Mr. Price regressed to the buffer in the north part of the property, advising that it is a limited business office zone butting against a residential zone with a house. There is no proposed shrubbery or fence on the existing plan. Mr. Napierala stated that the area is all lawn. Mr. Price advised Mr. Napierala and Mr. Bivens of the buffer requirement, and he requested them to clearly mark on the plan that the buffer is at least 25 feet. Mr. Price also advised that there should be some type of screen for the car lights. Mr. Bivens asked if either fence or vegetation will be allowed. Mr. Price confirmed that both are allowed. Mr. Price asked if the brown structure near the parking lot is a shed. Mr. Bivens said that it is walkway and the shed is not there. He showed the building and the ramp that would be built at that location.

Mr. Curtin stated that site lighting is required for safety and security purposes. Mr. Napierala is aware of the lighting issue and will discuss this with the applicant.

Mr. Curtin advised that the Board can proceed with declaring lead agency status and referring this to the County.

Mr. Mallore moved to declare lead agency status. Mr. Dooher seconded the motion and it was unanimously approved.

Ms. Lauer moved to refer this to County Planning. Mr. Mallore seconded the motion and it was unanimously approved.

Malibu Hills Estates **TM # 015.1-06-12.4**
Malibu Hills Drive
Final Plat Application

Mr. Ron Milback, applicant, appeared to present the application for adding 9 remaining lots, which are Lot #s 24, 25, 26, 33, 31, 30, 38, 39 and 40. All utilities are existing and there are no improvements.

Chairman Fatcheric questioned access to Lots 31 and 33 based on the end of the private drive (Paradise Circle). Mr. Milback advised that proposed easement lines were drawn to provide access to the driveway for Lots 31, 33, 30 and 26. Mr. Milback showed the extension of Paradise Circle on the map.

Mr. Curtin advised that the map must be amended with details and building setback shown. Mr.

Curtin asked if this is a private road which would be deeded to the homeowners' association. Mr. Milback said yes. Mr. Milback had assumed that a driveway diagram was not necessary since it is a private road; he will now provide one. Mr. Curtin advised that the Town Engineer needs to have a copy of the description of the easement and the elevations due to the existing utilities.

Mr. Cesta asked Mr. Price if that road is adequate for access. Mr. Price is not sure if the area size is adequate for a private driveway. Mr. Curtin advised that the private driveway was installed for access to Lots 29A and 29B, and it will now access several more. The driveway must be able to provide adequate access for emergency vehicles to upper lots, if necessary. Additional research may need to be done by the applicant in order to ensure that the existing width and condition of the private road is adequate for purposes of accessibility for emergency vehicles.

Mr. Mallore advised that there does not appear to be sufficient space for fire equipment vehicle access and recommended Mr. Milback to discuss this issue with the Fire Chief.

The application is continued to a later meeting.

OLD BUSINESS:

Superior Waste Removal/Towpath Inc **TM # 005.-03-07.2**
2399 Tacoma Road
OCPB Resolution on Amended Site Plan

Steve Calocerinos, engineer, appeared to provide an update of the amended site plan request. Mr. Calocerinos advised that he was just notified today that there was miscommunication concerning the location of the addition. New plans showing the minor change were distributed to all Board members. The previous plan had shown the addition on the side of the existing building; however, the owner intends to have the pole barn in the front of the building. There will be an access door from one end of the addition to the other end. There will also be an elimination of one row of parking on the plan. This parking will meet Code requirements. Mr. Calocerinos stated that paving was discussed with the Zoning Board of Appeals (ZBA), and the ZBA will allow millings instead of asphalt. Spaces shown in the area of millings will be striped. Striping will not keep on the dirt area. Additional lighting has been added to the new plan, which is a dusk-to-dawn light with intent to provide security. Trees have been added on west end of the frontage. Mr. Calocerinos stated that he went through the SOCPA comments and advised that there is no intent to cut down trees or adjust any vegetation around the site, so that would not be an issue. Federal DEC wetland boundaries and flood plain boundary were added per the Engineer's request. There will be no additional encroachments on any wetlands.

Mr. Cesta asked if a subservice waste system is on the site. Mr. Calorcerinos said yes and showed the existing septic field in the building currently on the property. It is blocked off so trucks cannot drive over it and Mr. Calocerinos advised that it will not be impacted by this project. Mr. Cesta voiced concern with vehicles and equipment being scrapped within a year and not stored there, and he noted that decommissioned vehicles should be removed from the site.

Mr. Price questioned new information regarding the flood plain and wetland. The flood hazard zone stopped at the canal when Mr. Buffa constructed the other buildings. The new building will have to meet current Code standards. Mr. Price asked if applications had ever been submitted for wetland permits. Mr. Buffa said no.

Mr. White questioned how the lighting would be run on the 4 sides of the building. Mr. Calocerinos advised that architectural designs were provided with the original application. He also showed how the lights would be mounted on the front and rear of the building. Mr. White questioned the location level of lighting fixtures on the sides. Mr. Calocerinos anticipates that the lighting will be at a lower level, no more than 16 feet under the eave.

Mr. Curtin confirmed that the Board can move forward with approving the application.

Lead Agency has already been declared and the application has been referred to Syracuse Onondaga County Planning Agency (SOCPA) and returned from SOCPA with modifications and comments.

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

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

Resolution # 38:
Ms. Lauer moved for approval of amended site plan as submitted. Mr. Cesta seconded the motion and it was unanimously approved. The foregoing is subject to the applicant obtaining the necessary wetland permits from NYSDEC.

M & M Hill Subdivision/Anthony Komuda TM # 007.-05-06.1
2986 Warners Road
Preliminary Plat
Chairman Fatcheric advised the Planning Board and Mr. Curtin that there is a pending zone change from R1 to RR in front of the Town Board. Mr. Price advised that the applicant's zone change request is due to the location of the existing barn and the design of the house; he also confirmed that the lot size is sufficient. Mr. Fatcheric questioned if the Planning Board can move forward. Mr. Curtin stated that the applicant's intention regarding the zone change requirement is independent of the subdivision application. Mr. Curtin suggested the Planning Board to keep this application pending and amend it, if needed, after the Town Board decision is made regarding the zone change. Mr. Curtin confirmed that the Planning Board can proceed with scheduling a Public Hearing.

Brian Kiteveles, representative of the applicant, appeared to proceed to the next step in the preliminary plat application. Chairman Fatcheric advised Mr. Kiteveles, representative of the

applicant, that the County took no position with comments on the Syracuse Onondaga County Planning Agency (SOCPA) referral. Mr. Fatcheric explained the County comments to Mr. Kiteveles. Mr. Fatcheric also recommended required grading plans for both lots if and when the Board moves forward with approval. Mr. Curtin advised that a control site plan for each lot, if approved, would need to be reviewed by the Board and submitted to the Engineer.

Mr. Mallore asked Engineer Chuck White if there would be a drainage issue since less than an acre is being disturbed. Mr. White explained the drainage requirements. The area in this case includes a steep slope. Mr. Curtin stated that the Board has previously reserved the right to require a grading plan when steep slopes were involved in order to protect public health and welfare.

Mr. Cesta stressed his concern with protecting the environment and existing residents, and he mentioned the brook that drains the hill. Mr. Cesta noted anticipated run-off and suggested that the grading plan cover the entire area to Warners Road.

Chairman Fatcheric asked Mr. White to look at the topography and stream issues, and to bring his findings to the Board.

Mr. Dooher commented that he agrees with the drainage concerns.

Mr. Mallore moved to set the Public Hearing for the next meeting on 1/27/20 at 7:00 p.m. Mr. Dooher seconded the motion and it was unanimously approved

MINUTES

Mr. Cesta moved to approve the minutes from November 25, 2019 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Dooher moved to approve the minutes from December 9, 2019 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION

Doug's To-Go Fundraiser (Howard Hanna) TM # 040.-10-26.1
5110 West Genesee Street
Discussion of perpetual permit instead of temporary site plan application

A temporary site plan application was approved at the 6/10/19 meeting for a one-day hosting of Doug's To-Go Fish Fry at the above location on 9/19/19. Mr. David Simmons, applicant, is now requesting a perpetual permit to be granted for future events of this nature. The Planning Board members, Paul J. Curtin, Jr., Esq., Code Enforcement Officer Tom Price, and 4th Ward Councilor Steven James discussed the request and compared it with other similar events. At this time, a temporary site application request will be required for future events.

Planning Board meeting dates for 2020

Planning Board Clerk Colleen Sauer organized the 2020 meeting dates, which will be on the 2nd and 4th Mondays of each month except May and October due to holidays (these meetings will be scheduled on Wednesdays).

CORRESPONDENCE

A voucher was received from Curtin Law Firm for legal services in the amount of $825.00, $0.00 of which is recoverable. Mr. Mallore moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Curtin Law Firm for legal services in the amount of $975.00, $0.00 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $1214.25, $250.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

JANUARY 13, 2020 REGULAR MEETING

COMMENTS OF THE BOARD

None

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 8:31 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,
Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
January 27, 2020 - 7:00 pm

PRESENT:
John Fatcheric, Chairman
Chris Cesta
Tracy Lauer
George Dooher

ABSENT:
Don Klaben
Jason Mallore

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Joy Flood, 3rd Ward Councilor
Approximately 15 other people

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

PUBLIC HEARINGS:

M & M Hill Subdivision/Anthony Komuda **TM # 007.-05-06.1**
2986 Warners Road

Ms. Lauer moved to waive reading of the Public Hearing legal notice as advertised. Mr. Dooher seconded the motion and it was unanimously approved.

Brian Kitevele, (address 6395 Newport Road, Warners), representative of the applicant, appeared and explained the proposed subdivision. He showed the 2 subsequent lots on the projection screen and said that there will only be minor land disturbance and the waterways, roadways and driveways will remain the same. Majority of the east side and bottom half of the west side of the property will remain as farm land.

Michael LaFlair, 2nd Ward Councilor, could not attend the meeting but presented comments which were read by Vice Chairman Chris Cesta. The main issue expressed to Mr. LaFlair was in regards to drainage. Nearby property owners will support the subdivision as long as there is no negative impact on their properties. The concern would be to ensure that a grading plan is designed and established to the Town's specifications, and that the Code is followed properly in building a primary structure.

Mr. Cesta commented on the drainage concern. He showed the drainage from the hill to 2 side yards of adjoining properties on the projection screen, and noted that it should be addressed in order to prevent possible flooding or property damage.

Mr. Price suggested that the applicant check neighbors' basements for possible water issues in order to prevent future blame if and when the area is subdivided.

Mr. Curtin noted the County's initial opposition of the application. The lot is a fairly significant parcel of land with single access out, and Mr. Curtin recommended a caveat of no further subdivision of parcels in the future.

Chairman Fatcheric advised that this application has been referred to County Planning and opened the Public Hearing to the public.

Steve Bergstraesser, 2950 Warners Road, resides at one of the properties near the stream. Mr. Bergstraesser does not see a problem with building on the property but is concerned with potential water issues. He noted that water in the area has increased over the past 2-3 years and it is a lot muddier (he has been there 30 years). He asked if the Town drainage plan would be open to the public. Mr. Curtin advised that it would be reviewed at a regular Planning Board meeting and he explained the process. There would not be another Public Hearing but the materials would be available to the public for review.

Carl Fuller, 2960 Warners Road, also noted that water issues have been worse over the past 3 years. Mr. Fuller mentioned that water is putting pressure on his outbuilding and is forcing water inside the basement. He noted that the water flow has been so bad that cones have been put on Route 173 to prevent hazards due to water in the road. Mr. Fuller has resided at this property for over 34 years. He is not against a house being built on the property but is hoping for a better resolution than just a swale. Mr. Curtin questioned the source of the change over the past 3 years. Mr. Fuller does not know the exact source but reiterated the increased water pressure and muddy area. He noted the stockpiled soil that was mismanaged after construction 2-3 years ago. Mr. Kiteveles acknowledged that the stockpile exists and explained how it would be handled. He advised that the stockpile will be eliminated and graded properly on the owners property. Mr. Kiteveles thought that the drainage problem had lessened over the past 6-8 months but Mr. Fuller believes it to be worse, which was unbeknownst to Mr. Kiteveles. Mr. Curtin suggested this to be reviewed by the Engineer.

There were no further comments.

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

Chairman Fatcheric advised that this application will remain open and that the zone change will be addressed at the Town Board meeting tomorrow night.

NEW BUSINESS:

David and Susan Pearce (applicants) **TM # 021.-02-27.0**
Dennis and Elizabeth Brokamp (property owners)
5956 Breed Road
Lot Line Realignment

Robert Allan, attorney for the property owner, appeared to present the application for lot line realignment. Mr. Allan advised that Mr. Brokamp owns Lot 11 and noted the subdivision that was approved in 1985 which included reserved land for future owners. Mr. Allan showed the 60-foot realignment area on the projection screen, which would be added to the 49 acres currently owned by Dr. Pearce.

Mr. Cesta questioned if there were any intentions to subdivide the property or provide access to landlocked neighboring property. Dr. Pearce does not believe so and explained how the property owner is accessing the landlocked area. Mr. Cesta asked how neighbors feel about the access. Mr. Brokamp said they have no issues and the use is not being changed. Access will remain open and the right-of-way will continue.

Mr. Dooher moved to declare lead agency status. Mr. Cesta seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare a negative declaration under SEQRA. Mr. Dooher seconded the motion and it was unanimously approved.

Resolution # 39:
Mr. Dooher moved for approval of the lot line realignment as submitted with a copy of the recorded deed. Mr. Cesta seconded the motion and it was unanimously approved.

Rocklyn 3800 LLC/wellNOW Urgent Care TM # 042.-09-10.1
3800 West Genesee Street
Site Plan Application
Steve Calocerinos, engineer for the applicant, appeared to present the application for redevelopment of former ice cream parlor. Existing building will be demolished and driveway from West Genesee Street will be maintained. Mr. Calocerinos explained reestablishment of utility service. Asphalt to the property from Hunt Avenue will be removed and replaced with a grass strip. Mr. Calocerinos said that the property to the north is not being developed with this project. He showed a proposed retaining wall between the 2 properties on the projection screen. The proposed building is 3500 square feet, with main entrance facing West Genesee Street side. Architectural drawings were provided. Mr. Calocerinos explained the monument sign, dumpster enclosure, sign and building setbacks. There will be 29 parking spaces, which exceeds the Code requirement of 24 spaces. Mr. Calocerinos explained drainage and buffer strips for the new building and noted trees and shrubbery which will be around the building.

Chairman Fatcheric questioned snow storage on the site. Mr. Calocerinos showed areas for snow storage on the screen. Plans will conform to Code regulations regarding removal of snow, if needed.

Ms. Lauer asked if there will be a fence between the residential property and building. Mr. Calocerinos noted there is proposed landscaping.

Mr. Cesta questioned if the house being purchased will be demolished. Mr. Calocerinos is not 100% sure but believes the Developer intends to leave it at the site for now. Patrick Donegan,

developer, explained that the house is currently being maintained as a rental property, and that the zoning was recently changed to match the zoning of Carol's Polar Parlor with the idea to provide buffer for the neighbors as well as possible extra room for the site in the future, if needed. Mr. Cesta questioned the driveway and traffic. Mr. Calocerinos showed landscaping on the screen and noted the driveway will remain as 2-way for full access. He explained the width of the driveway and modifications.

Chairman Fatcheric asked if the parking stalls and signage meet Code regulations. Mr. Calocerinos stated the parking stalls are 10x18. Mr. Donegan explained the prototype plan and Mr. Calocerinos pointed out the elevations on the projection screen. He will work with the architect on any needed refinements. Mr. Calocerinos also explained the site lighting. Mr. Calocerinos and Mr. Donegan advised that the current site is closed by 9:00 p.m., but they are not sure if it will ever operate on a 24-hour schedule.

Mr. White noticed spillage off the southwest corner of the lot line.

Mr. Calocerinos does not have the color palette. However, Mr. Donegan advised the columns are red brick. Councilor Flood provided renderings of the color plan.

Mr. Curtin referred to the grading plan and is concerned with possible increase in storm water in the northwest corner and suggested consideration of another dry well.

Ms. Lauer asked for new picture to be provided with actual color patterns.

Mr. Cesta moved to declare lead agency status. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Dooher moved to refer this to County Planning. Mr. Cesta seconded the motion and it was unanimously approved.

B.M.R. Properties **TM # 046.-07-28.2**
3253 Milton Avenue
Amended Site Plan Application

Tony Rotella, applicant, appeared to present the application for proposed addition on existing daycare facility. Mr. Rotella advised that the same size footprint was approved 10 years ago with former owner. He explained the structure of the addition and noted that the elevations were raised to conform to FEMA regulations. Thirteen additional parking spaces were added. Mr. Rotella will add parking to the amended plan.

Mr. Cesta questioned the main entrance being from the existing entrance. Mr. Rotella explained 3 possible entrances with primary access from the front of the building.

Ms. Lauer asked if there will be additional lighting. Mr. Rotella said yes and showed it on the plan.

Mr. Price commented on the flood hazard area. His main concern is with the proposed stairs as an interior route conforming to building code requirements. The code requires an interior accessible route, so a ramp would be required to meet handicap accessibility.

Ms. Lauer moved to declare lead agency status. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Dooher moved to refer this to County Planning. Ms. Lauer seconded the motion and it was unanimously approved.

OLD BUSINESS:

Rolling Meadows Section 2– Lot 75 **TM #s 020.1-05-28 &**
Preliminary and Final Plat Applications **023.-01-09-1**

John Szczech, applicant, appeared to present the application for subdivision of Lot 75. Mr. Szczech presented revised map with building line on Lot 75B and all documents requested by the Board.

Mr. Cesta moved to declare lead agency status. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Dooher moved to declare this an unlisted action. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration. Mr. Dooher seconded the motion and it was unanimously approved.

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

Resolution # 40:

Mr. Cesta moved for approval of preliminary plat as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 41:

Mr. Dooher moved for approval of final plat as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 42:

Mr. Cesta moved to assess Parkland fees for 1 lot. Ms. Lauer seconded the motion and it was unanimously approved.

Zeck Builders, Inc. **TM # 027.2-02-91.3**
2568 Hambletonian Way

Site Plan Application
John Szczech, applicant, appeared to continue with the application for proposed addition of 1500 square-foot building in the Wellington subdivision, which was originally addressed at the last meeting. Mr. Szczech has submitted elevations. Signage will be changed after County comments are given at the 2/5/20 meeting.

Mr. Curtin asked if the colors and materials on the elevations will be the same as existing ones. Mr. Szczech said it will be vinyl and a little darker green. Mr. Curtin asked if there will be 2 separate units for office purposes. Mr. Szczech said possibly.

The application will be continued at a later meeting.

OLD BUSINESS:
Rolling Meadows Section 3 **TM #s**
Construction Drawings
John Szczech, applicant, appeared to present application and set of drawings for Construction approval.

Resolution # 43:
Mr. Dooher moved for approval of construction drawings as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Malibu Hills Estates/Milback Custom Homes **TM # 015.1-06-12.4**
Malibu Hills Drive
Final Plat Application
Mr. Ron Milback, applicant, appeared to continue the application and address the current width of Paradise Circle and servicing of the lots by emergency service vehicles. Mr. Milback provided road measurements as 25 feet from drive-to-drive into a 20 foot radius. All lots intersect with the common circle. There will be 4 lots off the cul-de-sac and an additional 5 foot easement.

Mr. Cesta asked if 29A and 29B will be serviced by this circle. Mr. Milback advised that this is a duplex on an existing road. Mr. Cesta questioned if the residents are in agreement with maintenance. Mr. Milback said correct, these lots would be serviced off Gulfstone and 25 would be serviced off Malibu Hills.

Chairman Fatcheric asked Mr. Curtin what would happen if the HOA fails. Mr. Curtin said that the Town will not be compelled to take this over because it was not designed or built to Town standards. It would be a "buyer beware" situation.

Mr. Price discussed the parking, density, condition of existing asphalt, setbacks and access easements. Mr. Milback confirmed that the diameter of the circle is 40 feet. Mr. Price suggested that the regulations and restrictions of the subdivision are readdressed before the Planning Board proceeds with possible approval.

Mr. Curtin mentioned that the density issue was addressed with the Annesgrove application. He agrees with Mr. Price that the prior resolution should be addressed in order to remain within the confines of previous approvals. Mr. Curtin asked Mr. Milback if he is acquiring the balance of the property. Mr. Milback advised that he is developing 167 acres and plans to reconfigure everything. A conceptual plan is not complete yet, just a rough plan with the original roads. Since this is a very significant project, Mr. Curtin recommended a Work Session with the Planning Board after Mr. Milback works with his surveyor and Ms. Sauer investigates prior resolutions.

The application is continued to a later meeting.

DISCUSSION

Chairman Fatcheric mentioned the upcoming Onondaga County Annual Planning Symposium, which will be held in March, and noted the yearly 4-hour training requirement for Planning Board members.

CORRESPONDENCE

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $3290.75, $3040.75 of which is recoverable. Mr. Cesta moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

Joy Flood, 3rd Ward Councilor, mentioned the Public Hearing for M & M Hill and advised that she has discussed this with Councilor Mike LaFlair, whose main concern is the drainage. Ms. Flood commended Code Enforcement Officer Mr. Price for his suggestion to pre-check the homes for water. Ms. Flood will relay pertinent comments and questions from this meeting to Mr. LaFlair. Mr. Bergstraesser provided pictures with the water concerns.

Ms. Flood also commented on the Rocklyn application for wellNow Urgent Care and noted that she had relayed her concerns with the drainage to the applicant and it was confirmed that the engineer will address any drainage issues. Ms. Flood also advised that she had relayed her concern with excessive snow to the applicant.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

Mr. White asked Mr. Bergstaesser when the photos were taken. Mr. Bergstraesser said they were taken within the past year, one within the past month and one when there were water issues a year ago.

COMMENTS OF THE BOARD

Mr. Cesta asked Mr. Bergstraesser if the stream corridor runs 12 months a year or if it dries up in

the summer. Mr. Bergstraesser said that it depends on the amount of rainfall. It used to be dry from June until the fall, but the area appears to be more wet with the work above along with the rain. Mr. Cesta advised it will be monitored. Mr. Price asked if there is an easement that the water falls through. Mr. Bergstraesser does not believe so. Water issues were discussed.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 8:31 p.m. Mr. Dooher seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
February 10, 2020 - 7:00 pm

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

ABSENT:
George Dooher

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.

GUESTS AND MEMBERS OF THE PUBLIC
David Callahan, 6th Ward Councilor
Mary Luber, 1st Ward Councilor
Approximately 11 other people

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

NEW BUSINESS:
Gravante Subdivision (Flora Gravante – owner) TM # 020.-03-22.1
25 Rolling Hills Road
Sketch Plan Review
Louis Gravante, 8744 Columbine Circle, Baldwinsville, son of the applicant, appeared to present the application for sketch plan review. Mr. Gravante explained that his mother inherited the property and is interested in selling a portion of it. Mr. Gravante outlined the house, barn and 3 acres that the buyer is interested, which were depicted on the projection screen, along with the remaining property. He explained that there is a 400' driveway that runs parallel to Kastor Avenue, and he showed other accessible rights of way. The proposed lot is not landlocked.

Mr. Cesta questioned ownership of a parcel of the land that has already been subdivided. Mr. Gravante confirmed that his mother owns it but is unsure why it would have been split. Applicant's intent is to sell the house and barn due to condition of the barn and need for repairs.

Ms. Lauer asked if the applicant has any plans for the portion of land this is being kept. Flora Gravante advised there are no current plans.

Mr. Curtin questioned existing utilities and access to the house, and also whether the existing gravel drive comes off a public road. Mr. Gravante confirmed that the water and public sewer are functional, and that the existing drive is off Rolling Hills Road. Mr. Curtin asked if the applicant was aware of the buyer's intent with the property. Mr. Gravante is not sure. Chairman Fatcheric mentioned that the 3-acre caveat will allow for horse or farm animals.

Chairman Fatcheric instructed the applicant on the next steps in the process and advised that the preliminary and final plats can be presented at the next meeting.

Ms. Lauer moved to close the sketch plan as submitted. Mr. Klaben seconded the motion and it

was unanimously approved.

M & M Hill Subdivision/Anthony Komuda **TM # 007.-05-06.1**
2986 Warners Road
Town Board Zone Change Referral
Chairman Fatcheric introduced the referral concerning reduction from current zoning to RR, which would reduce the yield and density on the entire parcel. Mr. Curtin mentioned that he will communicate with the Town Board concerning any resolution adopted by the Planning Board.

Mr. Cesta moved to adopt a resolution for a positive recommendation of the zoning change to RR. Ms. Lauer seconded the motion and it was unanimously approved.

OLD BUSINESS:
Zeck Builders, Inc. **TM # 027.2-02-91.3**
2568 Hambletonian Way
OCPB Review of Site Plan Application
John Szczech, applicant, appeared to continue with the application for proposed addition of 1500 square-foot building in the Wellington subdivision, which was originally addressed at the last 2 meetings. Mr. Szczech provided new layout with change in signage. This project was referred to Onondaga County Planning Board (OCPB) at last meeting and OCPB provided resolution at 2/5/20 meeting that there would be no significant adverse implications. Mr. Szczech is aware of the OCPB recommendations on this referral.

Lead agency has already been declared.

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

Ms. Lauer moved to make a negative declaration under SEQRA. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 44:
Mr. Cesta moved for approval of site plan as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

TOR Holdings LLC (Dr. Joseph Barry) **TM # 035.-02-18.0**
101 Knowell Road
OCPB Review of Site Plan Application
Mr. Tim Bivens of Bivens & Associates Architects and Mr. Rod Ives of Napierala Consulting Engineers appeared to continue with the application for addition of parking spaces as a follow-up to County Planning review. Mr. Bivens advised that the previous Planning Board concerns were addressed and more shrubbery was added to the north of the parking lot as a buffer. A lamp post was also added for site lighting, and new proposed signage was added to the plan.

This project was referred to Onondaga County Planning Board (OCPB) at last meeting and OCPB provided resolution at 2/5/20 meeting that there would be no significant adverse implications, with recommendation for applicant to provide landscaping along the northern lot line to screen the parking lot from adjacent residential use to the north.

Mr. Cesta questioned the buffering fence along the north property line. Mr. Ives showed detail of a 6' vinyl fence. Mr. Cesta asked if there would be any plantings. Mr. Ives advised there would be no plantings in front of the fence.

Mr. White asked for specifics of the site lighting. Mr. Bivens noted the detail on the pole advised it shines down and forward of the parking area. There is currently no specific picture. Mr. Fatcheric advised Mr. Bivens and Mr. Ives to submit a cut sheet of the fixture per the Town lighting guidelines. Mr. Bivens agreed and advised there will be a full submission per Code review since there will be minor renovations of the building.

Lead agency has already been declared.

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

Mr. Klaben moved to make a negative declaration. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution # 45:
Mr. Cesta moved for approval of site plan as submitted under condition that lighting supplement is provided. Ms. Lauer seconded the motion and it was unanimously approved.

Malibu Hills Estates/Milback Custom Homes **TM # 015.1-06-12.4**
Sections 1 & 2
Malibu Hills Drive
Final Plat Application
Mr. Ron Milback, applicant, appeared to continue the application for proposed subdivision approval of Lots 24, 26, 33, 31, 30, 40, 39 and 38. Mr. Milback explained the dimensions of private drive on Paradise Circle and advised the radius of the circle was verified to ensure proper egress and ingress to the lots. He pointed out the area that was re-sectioned from the original duplex lots to single family ones.

Mr. Cesta asked if these lots would be added to current HOA. Mr. Milback said yes.

Mr. Curtin verified that SEQR was already submitted for the preliminary plan that was approved. An additional SEQR is not necessary since the only change is a significant reduction in density.

Resolution # 46:

Mr. Klaben moved for approval of final plat as submitted for a total of 8 lots in Phase 1, Sections 1 and 2, Amendment #7. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 47:
Ms. Lauer moved to assess Parkland fees for 8 lots. Mr. Mallore seconded the motion and it was unanimously approved.

Malibu Hills Estates/Milback Custom Homes TM # 015.1-06-12.4
Section 3
Malibu Hills Drive
Final Plat Application
Mr. Ron Milback, applicant, appeared to continue the application that is similar to the last amendment with a reduction from duplex to single family lots. This section had originally started with 20 lots and has now decreased to 7 lots. Per the last Work Session, a plan is now in place to evaluate the existing retention pond and existing storm water and sanitary system. Only thing lacking is underground gas and electric.

Mr. Cesta commended Mr. Milback for working with the Board on this overall large project. He also mentioned the condition of the binder and the road and asked if it was addressed. Mr. Milback advised that he has not been able to inspect it yet due to snow cover. It appears that National Grid had dug the road in order to fix damage that had occurred, but Mr. Milback does not see any other major depressions. Mr. Cesta questioned what Mr. Milback's obligations concerning the road would be after the homes are built. Mr. Milback asked if the deposit for the topcoat had been determined. Mr. Curtin does not have that information but advised that it was addressed in the pre-meeting and the Board will check with the Town Clerks office to determine the type of bond. Mr. Curtin reiterated that the infrastructure will have to be inspected with the Town Engineer and Mr. Milback.

Mr. Curtin mentioned the real estate power of attorney that was provided by the applicant. He also commended Mr. Milback on the modifications to the plan, the reduction of density and the overall marketability of the project.

Mr. Cesta moved to declare lead agency status. Mr. Mallore seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to make a negative declaration. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution # 48:
Mr. Mallore moved for approval of final plat as submitted for a total of 7 additional lots in Phase 1, Section 3. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 49:
Mr. Klaben moved to assess Parkland fees for 7 lots. Ms. Lauer seconded the motion and it was unanimously approved.

42nd Associates **TM # 023.-02-33.1**
2476 West Genesee Turnpike
Review of Site Plan Application
Todd Oudemool, applicant, appeared to continue with the application for proposed conversion of a 13,000 square foot facility on 4 ½ acres from banquet space to 10 residential apartments, with no grade or structural changes. The interior of the building will be approximately 9,000 square foot of residential area and 3,000 square foot of common area. Mr. Oudemool advised that there have been 2 slight changes to the plan since his last appearance before the Board and provided a copy of the Onondaga County Planning Board approval from February 2018. He cited the DOT comment on the referral and advised that the westernmost entrance is the only ingress/egress into the facility. He also explained connection into the existing sewer and advised that the County septic system will not be utilized. Mr. Oudemool showed slight changes in the front of the building and small addition of a portico. Every residence will have a deck. Mr. Oudemool explained the garages with a covered walkway directly from the facility. Upfront parking has been decreased.

Chairman Fatcheric questioned the materials, roofing and color scheme of the garages.

Mr. Oudemool advised that Lee Martin will be handling the majority of construction. Color scheme will be earth tone to match the front of the building.

Mr. Cesta questioned the location of the garages. Mr. Oudemool showed the location on the projection screen and will provide a revised site plan depicting them. Mr. Oudemool also explained the structure of the garages.

Chairman Fatcheric advised Mr. Oudemool that an updated site plan is needed and questioned if there is any change in site lighting. Mr. Oudemool advised that there is no change in existing lighting. He will provide a revised plan for the next meeting.

Mr. Klaben asked if the existing dumpster will remain. Mr. Oudemool said yes and showed the buffer that will block it. Mr. Klaben commended Mr. Oudemool on the plans that have been provided.

Mr. Cesta also commended Mr. Oudemool on the renderings. He additionally commented on the importance of the front entrance driving aisles and recommended widening the area, providing stripes and considering a lower number of parking spaces. Mr. Oudemool explained the intent for the entrance and parking arrangements, and noted the property line and right-of-way. He will work with Mr. Rotella on the common area. Mr. Cesta and Mr. Oudemool also discussed signage.

Ms. Lauer also commended Mr. Oudemool on the adaptive reuse of the building and has no issue with parking but mentioned the use for visitor parking. Mr. Oudemool explained the strategic balance in parking arrangements.

Mr. Mallore also commended Mr. Oudemool on the plans and questioned the availability for fire apparatus access with the carport. Mr. Oudemool confirmed there would be one open lane and no problem with traffic flow.

Mr. White noted that the site plan is currently incomplete and mentioned the front portico and parking, noting what needs to be shown on the revised plan. Mr. White and Mr. Oudemool discussed the applicant's intent to connect to the public sewer system as opposed to the current septic system. Mr. White mentioned site lighting and the need for a photometric plan. Mr. White questioned the purpose for the existing significant asphalt paved area on the map. Mr. Oudemool advised that it is a secondary phase and showed the area on the projection screen. Mr. White noted that the secondary phase area would be less than an acre so it appears to currently be benign from a storm water perspective; however, that could change in the future.

Chairman Fatcheric highly recommended Mr. Oudemool to have the engineering questions answered before proceeding with approval.

Mr. Curtin noted that the previous zoning and mixed use issues have slightly changed, with parking questions remaining relatively the same for Phase 1 and Phase 2. The newest addition of the well-designed garage will complement the property without creating new impervious spaces. The main problem is segmentation from a SEQR standpoint since it is an R4 property that will allow for comparable development, so it is important for the applicant to calculate the possible density. Mr. Curtin recommended that the applicant develop a concept plan showing the density and overlay of the property on Phase 2. Mr. Curtin mentioned the SOCPA recommendations, noting that the most important one would be elimination of a portion of existing pavement that is in poor condition. He advised Mr. Oudemool to consider the segmentation issue. Mr. Curtin also addressed access and the ingress/egress and the need for dedicated right-of-way and easement for legal purposes. He also noted that the addition of 9 parking spaces in the front for visitors would be positive and critical. Mr. Curtin noted the necessity for the applicant to buffer the area and filter light in the front of the building, along with showing the sewer capacity. Mr. Oudemool thanked Mr. Curtin for the helpful comments and advised that Phase 2 would be patio homes, not large complexes. Mr. Curtin noted that a more conventional roadway would be needed for patio homes and parking would not be necessary, and he advised that a density plan is needed to show access through the property in order for the Board to see the overall development. Although it may not be definite, Mr. Oudemool understands that he needs to demonstrate a plan for Phase 2 in order to avoid any issues with segmentation or SEQR. Mr. Curtin addressed the SOCPA concerns from February 2018 and does not see any major issues.

Chairman Fatcheric recapped to Mr. Oudemool what is needed on the landscaping plan and overall site plan, along with stressing the need to address the dedicated right-of-way. This application will be continued at a later meeting.

MINUTES

Several Board members were not in receipt of the January 13, 2018 minutes, so they will be sent to members and considered at the next meeting.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

Mr. Curtin will submit the Town Board letter tomorrow that was addressed earlier in this meeting. He noted that he will be out-of-town and will not be at the next meetings on February 24 and March 9, but he will review any current items that are brought before the Board and provide comments and/or recommendations. Chairman Fatcheric noted that the only outstanding issue is the resolution for M & M Hill. Mr. Curtin advised that it was reviewed and is intact, and confirmed that the Board can proceed.

COMMENTS OF THE ENGINEER

None

COMMENTS OF THE BOARD

None

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 8:32 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
February 24, 2020 - 7:00 pm

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

STAFF PRESENT:
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 5 other people

ABSENT:
George Dooher
Paul J. Curtin, Jr., Esq.

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

NEW BUSINESS:
Gravante Subdivision (Flora Gravante – owner) **TM # 020.-03-22.1**
25 Rolling Hills Road
1.) **Preliminary Plat Approval**
2.) **Final Plat Approval**

Flora Gravante, applicant, and Louis Gravante, son of the applicant, appeared to present the applications for preliminary and final plat approval. Sketch plan was previously presented and reviewed. There have been no changes.

Mr. Cesta moved to declare lead agency status. Mr. Mallore seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to waive a Public Hearing for the application based on Code regulation and previous discussion. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 50:
Mr. Klaben moved for approval of preliminary plat as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 51:
Mr. Mallore moved for approval of final plat as submitted. Mr. Cesta seconded the motion and it

was unanimously approved.

Resolution # 52:
Ms. Lauer moved to assess Parkland fees for 1 lot. Mr. Cesta seconded the motion and it was unanimously approved.

M & M Hill Subdivision/Anthony Komuda TM # 007.-05-06.1
2986 Warners Road

1.) **Preliminary Plat Approval**
2.) **Final Plat Approval**

Brian Kiteveles, representative of the applicant, appeared to present the applications for preliminary and final plat approval. Sketch plan was previously presented and reviewed. There have been no changes.

Lead agency has already been declared, and the application was referred to Syracuse Onondaga County Planning Agency (SOCPA) numerous times and returned from SOCPA on the 3rd referral with no position (different application). A resolution has been drafted by Planning Board attorney Paul Curtin, which will be subject to review by Mr. Curtin with any noted changes from this meeting. Mr. Cesta noted the caveat with grading and drainage that will be addressed in Engineer comments.

Resolution # 53:
Mr. Mallore moved for approval of preliminary plat as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Vice Chairman Chris Cesta read the resolution comprised by Attorney Paul Curtin verbatim, which was a combination of SEQR and final resolution. Engineer Chuck White read the portion of the resolution pertaining to a mandate that a detailed site plan must be prepared by licensed professional engineer and submitted to Town Planning Board for approval by Town Planning Board, Engineer and Code Enforcement Officer prior to issuance of building permits and development of lots. Mr. Cesta continued with the part of the resolution pertaining to direction by Town Planning Board to secretary for certifying and filing copy of resolution in secretary's office and with Town Clerk.

Resolution # 54:
The Board was polled on the final approval vote:

AYES:	Mr. Klaben, Chairman Fatcheric, Mr. Cesta, Ms. Lauer, Mr. Mallore
NOS	None
ABSTAIN:	None

Voting was unanimous since Mr. Dooher was absent, so motion was adopted. Clerk Colleen Sauer will provide revised resolution papers to Attorney Paul Curtin.

Resolution # 55:
Ms. Lauer moved to assess Parkland fees for 1 lot. Mr. Klaben seconded the motion and it was unanimously approved.

42nd Associates **TM # 023.-02-33.1**
2476 West Genesee Turnpike
Review of Site Plan Application
Todd Oudemool, applicant, appeared to continue with the application which was addressed at the last meeting. Mr. Oudemool explained changes on the updated SEQR and discussed right of way access that will be available for Lots 1, 2, 3, 4 and 5. Mr. Oudemool also discussed colors for garages (earth tones with attempt to pick up the cobblestone) and siding (vinyl). Main residence will also be vinyl.

Mr. Cesta asked if the hardware accent on previous barn doors was metal or vinyl. Mr. Oudemool advised that the handles were wrought iron but he does not have an exact spec on the windows yet. The garages will not be very visible from Route 5. Mr. Cesta questioned the total number of cupolas. Mr. Oudemool advised there will be 3.

Ms. Lauer questioned the wall sconces. Mr. Oudemool said that the present intent is for open glass model sconces to be on the garage. Ms. Lauer stated that the lighting, not the aesthetics, would possibly affect the road. Mr. Oudemool explained the distance between properties and advised there are pine trees between them. He also concurred that the distance is over 250 feet to Route 5.

Mr. Oudemool outlined the structure on the site plan map on the projection screen. There is no change to the impervious area except addition of grass to a specified area. Mr. Oudemool mentioned the concrete walkway and canopied area.

Chairman Fatcheric brought up the overlay of potential phase 2 and requested an explanation based on segmentation under SEQR per request of the Board attorney. Mr. Oudemool showed access on the projection screen, explained the turn-in and advised there would be no potential traffic issue in that area. There would be joint access from Route 5 but it would be separate for Phase 2. Mr. Oudemool showed ingress and egress on the projection screen. Engineering, water, etc. for any future developments in Phase 2 would be done separately when that construction occurs, which probably will not be for 12-15 months.

Mr. Oudemool showed the current portico, trellis and pull-in, and he explained that an additional area was added for blacktopping for fire apparatus turn-around. He also commented that Chinese lilacs will be added to buffer cars and assist with migration of lighting to Route 5.

Mr. Cesta questioned the dimensions. Mr. Oudemool advised that it will be 2-way traffic and there will be sufficient space. Mr. Cesta mentioned that a variance may be needed for signage. Mr. Oudemool stated he will speak with Code Enforcement, when needed, and provide any necessary renderings. Mr. Cesta asked if pets will be allowed in the apartments. Mr. Oudemool

said probably, but that decision is not definite yet.

Mr. White questioned the sewer connection. Mr. Oudemool confirmed it will be connected to the sewer on the highway and explained how it would flow. Mr. White asked if the existing manhole was confirmed as accessible and operable. Mr. Oudemool said yes, this was confirmed with both his plumber and the County. Mr. White advised that it is minor but suggested that Mr. Oudemool should consider re-locating the existing storm line under the garage.

Chairman Fatcheric advised that the Board and Engineer decided in the pre-meeting that a photometric plan is not needed since there will be no additional exterior lighting besides the sconces and building lighting. However, one may be needed in the future if additional lighting will be added, i.e., parking lot, Phase 2, walking paths, etc.

Since there are no outstanding issues and Mr. White confirmed that additional review of the sewer is not necessary but should be shown on the site map, the Board proceeded with moving forward.

Lead agency has already been declared and this application was already referred to County Planning, with comments received from SOCPA and DOT.

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

Ms. Lauer moved to make a negative declaration. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 56:
Mr. Klaben moved for approval of site plan as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Chairman Fatcheric left Professional Fees open. Mr. Oudemool agreed and is aware.

MINUTES
Ms. Lauer moved to approve the minutes from January 13, 2020 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

CORRESPONDENCE
A voucher was received from Curtin Law Firm for legal services in the amount of $1470.00, $75.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Advance Media New York/Post Standard for the M & M Hill Subdivision legal posting fee rendered in February 2020 in the amount of $34.30. Mr. Cesta

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

A voucher was received from Hummel's Office Supply for the new Planning Board Engineer's name plate in the amount of $28.67. Mr. Cesta moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from the Onondaga County Planning Federation in the amount of $280.00 for the Annual Planning Symposium early registration fee for 4 Board members. Mr. Cesta moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

COMMENTS OF THE ENGINEER
None

COMMENTS OF THE BOARD
None

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:45 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
March 9, 2020 - 7:00 pm

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

STAFF PRESENT:
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 7 other people

ABSENT:
George Dooher
Paul J. Curtin, Jr., Esq.

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:
Holy Family Church **TM # 056.-04-01.1**
127 Chapel Drive
Revised Site Plan
Daniel Manning, architect representing Holy Family Church, appeared to present the request for revision of amended site plan. The maintenance facility is requesting removal of center islands which were included on previous site plan. Two main large, fully landscaped islands are being kept, and approximately six 3-foot wide center islands would be removed. There will be no change in amount of parking spots or run-off. Parking lot size will meet the Code, and center lots will actually be larger. Mr. Manning also explained the 4-foot high simulated cast iron fence in front of the rectory, which will be an added safety feature along with the guardrail, and the 6-foot high privacy fence in back of the building.

Mr. Klaben noted that the center islands would have been a nice feature but that they would also have been difficult to maintain.

Mr. Cesta asked if there would be any effect on the drainage flow in the parking lot. Mr. Manning said no, it will actually keep the flow more uniform.

Chairman Fatcheric mentioned that the revised plan will be better for any possible snowplowing issue in the concentrated area.

Resolution # 57:
Mr. Cesta moved for approval of amended site plan as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Rocklyn 3800 LLC/wellNOW Urgent Care TM # 042.-09-10.1
3800 West Genesee Street

1. **OCPB Review of Site Plan application**
2. **Revised Site Plan**

Steve Calocerinos, engineer for the applicant, appeared to continue with the application. Mr. Calocerinos addressed the Board's comment from prior meeting in regards to drainage, and he advised that a basin has been provided for snow melt removal. Grate was added to existing pipe network to create depression for drainage. The entire site drains from the southwest corner to northeast corner. Signage was revised from monument to pylon sign. A package was provided to the Board with illustration of signage and color elevations. In regards to Engineer's comments on site lighting spillover, Mr. Calocerinos stated that the pole was relocated to satisfy the spillover concern. This application was referred to SOCPA after the 1/27/20 meeting, and Mr. Calocerinos addressed the OCPB comments: (1) County recommended elimination of parking on northeast corner and conversion to grass with landscaping; however, Mr. Calocerinos advised that the area has been rezoned as commercial and parking will remain due to tenant's needs; (2) County recommended addition of sidewalk in main strip; Mr. Calocerinos explained the existing sidewalks and parking, and showed where pavement is being removed and converted to grass (impervious area is being reduced); (3) County requested applicant to contact County DOT, which has been done with no formal response but there have been preliminary discussions with Terry Morgan regarding reconstruction of driveway. There will be no additional drainage to the County DOT drainage system.

Mr. Cesta questioned the reason for signage change from monument to pylon. Mr. Calocerinos said that the tenant considered both types of signage and found better visibility with the pylon sign. Mr. Cesta advised that the Town Zoning and Planning are gravitating toward monument signage due to aesthetics, and recommended the applicant to stay with the monument sign. Mr. Cesta also mentioned the possible traffic issue but also stated that the problem would be minimal due to the Hunt Avenue exit.

Patrick Donegan, developer, advised that all asbestos was removed from existing building and National Grid has been on the site, so building is ready for demolition in conformance with Town Code. Mr. Donegan distributed pictures to the Board showing similar buildings at Arsenal Road (Watertown) and Thompson Road.

Ms. Lauer asked if the tenant intends to have 4-sided signage. Mr. Donegan said yes. Chairman Fatcheric advised that this will be addressed by Code Enforcement.

Mr. Mallore agrees with the appearance of the building.

Mr. Klaben echoed Mr. Cesta's comment regarding signage and advised that he would prefer a monument sign, noting that surrounding tenants in that area do not have pylon signs. Chairman Fatcheric also noted preference of monument sign. Mr. Donegan advised that the tenant was concerned with sign visibility due to the hill. Mr. Calocerinos advised that the location of either the monument sign in the last package or the pylon sign in the current one will fit on the site. Board members and Mr. Donegan continued to discuss signage concerns, and Mr. Donegan will bring this to the tenant.

The Board will continue with approving this application with caveat of monument signage, and the applicant can bring it back if pylon is desired.

Lead agency has already been declared, and the application was referred to Syracuse Onondaga County Planning Agency (SOCPA).

Ms. Lauer moved to declare this an unlisted action. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 58:
Ms. Lauer moved for approval of site plan as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. White advised that there are no Professional Fees for this project.

B.M.R. Properties **TM # 046.-07-28.2**
3253 Milton Avenue
OCPB Review of Site Plan application
Tony Rotella, applicant, appeared to continue with the application. Chairman Fatcheric read part of the OCPB comments, citing County recommendations and Board review. Chairman Fatcheric also noted that the parking calculations questioned at previous meeting have been reviewed and meet Code requirements.

Mr. Cesta questioned the increase in traffic. Mr. Rotella stated it will be minimal.

Chairman Fatcheric asked if the ramp area and elevations were reviewed. Mr. Rotella advised that he has discussed this with Code Enforcement. He also noted that he is aware of the State requirements.

Lead agency has already been declared, and the application was referred to Syracuse Onondaga County Planning Agency (SOCPA).

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

Mr. Cesta moved to make a negative declaration. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 59:
Mr. Klaben moved for approval of site plan as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. White advised that there are no Professional Fees for this project.

Hinsdale Road Group, LLC **TM # 017.-05-65.1**
240 Township Boulevard – Township 5
Revised Site Plan
Joe Goethe, developer for applicant, appeared to present the request for revision of amended site plan Mr. Goethe showed the plan that was previously approved and mentioned that National Grid did not install per the design for gas and power. Mr. Goethe also showed the revised plan, which has gravel drive aisle for National Grid to access the transformer.

Chairman Fatcheric and a few other Board members noted that the layout of the revised plan appears to be an improvement.

Mr. Cesta agreed with the improvement, and he questioned if there were any changes in elevation. Mr. Goethe said there are none. Mr. Cesta also asked about the bump out on the plan. Mr. Goethe stated that it is a pre-existing curb cut which will remain. Mr. Cesta mentioned that there is heavy traffic on Township Boulevard. Mr. Goethe said that there is screening on the landscape plan.

Mr. White asked why the driveway cut could not be removed and the curb run straight across. Mr. Goethe said that it is not causing any problems and is a haul road for construction access.

Resolution # 60:
Mr. Cesta moved for approval of amended site plan as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

MINUTES
Ms. Lauer moved to approve the minutes from January 27, 2020 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the minutes from February 10, 2020 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Fatcheric mentioned that the upcoming Onondaga County Annual Planning Symposium is still scheduled for this Thursday, 3/12/20, and mentioned the County recommendations regarding health concerns.

CORRESPONDENCE

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $1315.95, $1190.95 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 in the amount of $1860.00, $210.00 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

COMMENTS OF THE ENGINEER

none

COMMENTS OF THE BOARD

None

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:45 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
ZOOM MEETING - May 27, 2020 - 7:00 pm

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

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 3 other people

ABSENT:
none

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

NEW BUSINESS:
Buffalo Main Street – Bank of America **TM # 066.-01-10.1**
5301 West Genesee Street
Amended Site Plan
Jake Modestow, applicant, appeared to present the application for lighting upgrade on space leased by Bank of America. Main purpose of lighting improvements is to meet New York standards for ATMs, and also to provide safety and security. Existing lights will be replaced with LED fixtures and new lighting fixtures will be added to the building. Applicant is proposing to remove one tree and trim additional ones. Mr. Modestow outlined the plans on the computer screen.

Mr. Cesta asked if there will be any changes in ATM driving aisles. Mr. Modestow stated there will be no changes besides lighting.

Mr. Klaben stated it is a needed upgrade and had no questions.

Ms. Lauer questioned the trees and bushes by the driving lane. Mr. Modestow advised that one tree being removed is south of the canopy and showed the location on the map. He also advised that the bushes will be trimmed.

Mr. Mallore asked if the lighting will have any effect on the house on the western side of the bank next to the post office. Mr. Modestow stated that any change would be minimal and it should have no impact from a light-level standpoint.

Mr. White advised that the plan should be fine as long as it is compliant with ATM laws. Mr. White asked Mr. Modestow if there will be any change in the foot-candle numbers on lighting beyond the 60-foot radius that is being replaced with LEDs. Mr. Modestow stated they will

remain around the same. Mr. White reiterated that he has no further comment as long as the change is compliant with ATM laws.

Mr. Curtin noted the photometric plan and deferred it to Mr. White as long as there would be no increase in the foot-candle units. Mr. Curtin questioned if the X in the southern aisle signifies the tree being removed. Mr. White said yes. Mr. Curtin asked why that one is being removed and the other one trimmed. Mr. Modestow noted the area of compliance in comparison to the lighting and tree location. Mr. Curtin commented that it will look odd with one tree remaining in the center island.

Mr. Cesta moved to declare lead agency status. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Dooher moved to make a negative declaration. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 61:
Mr. Dooher moved for approval of amended site plan as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Target Corporation **TM # 048.-01-01.2**
3657 West Genesee Street
Amended Site Plan
Tim Zhang, representative of the applicant, appeared to present the application for replacement of 3 existing red bullseye logos and lettering signs with white ones. Applicant intends to add red paneling behind the bullseye sign on the front and east elevation and an order pick-up sign to the right of the entrance. Proposed signage is equal to or less than the existing square footage of the building.

Ms. Lauer commended the new look of the proposed change.

Mr. Cesta asked if the order pick-up sign will be new. Mr. Zhang said yes but the total square footage will be less than the existing square footage. Mr. Cesta questioned if the new sign will only be placed on the east-facing façade. Mr. Zhang said yes. Mr. Cesta asked if there will be any changes on the northern façade facing West Genesee Street. Mr. Zhang stated that the existing red sign will be replaced with a white sign.

Chairman Fatcheric commented that it will be a sharp improvement to the building.

Mr. Mallore moved to declare lead agency status. Ms. Lauer seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to make a negative declaration. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 62:
Mr. Cesta moved for approval of amended site plan as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

OLD BUSINESS:
Mr. Curtin cited the open issue brought by Dan Stanistreet (**Dublin Development**) to the Planning Board's attention. Mr. Curtin had reviewed the initial application and determined that the project was integrated from its outset. It could be asserted that some of the fees already paid can be credited toward the outstanding balance of $4000.00. Mr. Curtin recommends that $1500.00 of paid fees are credited, leaving a balance due of $2500.00. He has discussed this with Mr. Stanistreet, Mr. Oudemool (Mr. Stanistreet's attorney) and the Chairman.

Mr. Cesta understands that this is a unique situation. Mr. Stanistreet was charged Parkland Fees for the subdivision and then double-assessed for the apartment and dwelling, and Mr. Cesta thinks the Board should look into that situation and recommend to the Town Board how to proceed in such circumstances. Mr. Cesta concurs with Mr. Curtin's suggestion.

Ms. Lauer agrees with the reduction in balance due.

Mr. Mallore also agrees.

Mr. Klaben also agrees.

Mr. Dooher also agrees.

Per Chairman Fatcheric's question, Mr. Curtin advised that a resolution is necessary with motion to amend the fees.

Resolution # 63:
Mr. Mallore moved for reduction of Parkland Fees to $2500.00. Mr. Cesta seconded the motion and it was unanimously approved.

CORRESPONDENCE
A voucher was received from Curtin Law Firm for legal services in the amount of $885.00, $300.00 of which is recoverable. Mr. Dooher moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton and Loguidice P.C. for $836.00 related to Rolling Meadows Subdivision. Chairman Fatcheric advised Mr. White that this voucher had originally gone to the Town Board. Mr. White agrees that Chairman Fatcheric should return the voucher to him for review. Mr. White also explained the 2 separate Rolling Meadows situations. This will be continued at a later meeting.

COMMENTS OF THE ATTORNEY

Mr. Curtin complimented the organization and outcome of the Zoom meeting.

COMMENTS OF THE ENGINEER

No specific comments but Mr. White thanked everyone for working together.

COMMENTS OF THE BOARD

Ms. Lauer mentioned that TNT Fireworks had contacted her regarding new applications. Chairman Fatcheric advised that they had missed the deadline and will be on the agenda for the next meeting.

Mr. Cesta commended Chairman Fatcheric on tonight's meeting. He also mentioned the current predicaments being faced by businesses and discussed the situation for both large and small businesses with Ms. Lauer.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:37 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
June 8, 2020 - 7:00 pm

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

ABSENT:
Jason Mallore

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 5 other people

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

NEW BUSINESS:

Ellen J. Hobbs, Christopher S. Smyth, Thomas X. Rockwell TM #s 041.-01-68.0
110 and 112 Mansfield Drive 041.-01-69.0
Lot Line Realignment

Rocco Mangano, attorney for applicant, appeared to present the application for lot line realignment concerning the 10-foot strip of land between 110 and 112 Mansfield Drive, which is currently not a part of the deeds and no title can be found. Mr. Mangano outlined the survey, showing construction of a garage on part of the strip by the prior owner of 110 Mansfield and construction of a deck on part of the parcel by the prior owner of 112 Mansfield. Mr. Mangano advised that the surveyor had composed legal descriptions for the northerly and southerly portions of the strip. Intention is to deed northerly 5-foot portion to 112 Mansfield Drive and southerly 5-foot portion to 110 Mansfield Drive. Mr. Mangano stated that all applicable owners of the properties are in agreement with the new deeds.

Mr. Cesta asked if the structure's position conforms to R-3 zoning. Mr. Mangano stated that it is an existing violation and the realignment will actually be an improvement since the garage will now be on the property.

Mr. Curtin concurs with Mr. Mangano on the current encroachment of structures that are currently not titled to either party. Although it is not perfect, the lot line realignment will have a positive effect on that situation.

Ms. Lauer moved to declare lead agency status. Mr. Klaben seconded the motion and it was unanimously approved.

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

Mr. Klaben moved to make a negative declaration. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 64:
Mr. Dooher moved for approval of lot line realignment as submitted with a copy of the recorded deed for Town records. Mr. Cesta seconded the motion and it was unanimously approved.

Able-Smith Tent Party Rental **TM # 017.-04-02.1**
c/o American Promotional Events dba TNT Fireworks
3724 Milton Avenue
Temporary Site Plan
Melissa Goduti, representative of the applicant, appeared to present the application for temporary tent sale of New York state-approved sparklers and sparkling devices, similar to the temporary site plan approved in 2019. Location in Hinsdale Plaza will be same as last year. Only difference will be container that will be placed at site for nightly storage of products. Ms. Goduti explained the layout and procedures that will be followed. Customers will be given the option to order from outside the tent, and masks and hand sanitizers will be available. Sidewalk chalk will be provided for tent regulators to signify 6-feet markings and printed regulations will be posted.

Chairman Fatcheric spoke with Code Enforcement today and verified that there were no reported issues last year.

Ms. Lauer recused herself from discussion due to conflict of interest at Milton Avenue property.

Mr. Cesta visited the site last year and advised that business was conducted in a professional and secure manner.

Mr. Curtin verified that a separate SEQR would have to be conducted for each location.

Mr. Cesta moved to declare lead agency status. Mr. Dooher seconded the motion and it was unanimously approved.

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

Mr. Cesta moved to make a negative declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 65:
Mr. Dooher moved for approval of temporary site plan as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Able-Smith Tent Party Rental **TM # 066.-01-10.1**
c/o American Promotional Events dba TNT Fireworks

5241 West Genesee Street
Temporary Site Plan
Melissa Goduti, representative of the applicant, appeared to present the application for temporary tent sale of New York state-approved sparklers and sparkling devices, similar to the temporary site plan approved in 2019. Location near Walmart will be in similar portion of the parking lot as last year but more to the left due to the medical office that was constructed. Other difference will be container that will be placed at site for nightly storage of products. Tent will be same with different interior layout due to COVID-19 precautions. Ms. Goduti explained the layout and procedures that will be followed. Customers will be given the option to order from outside the tent, and masks and hand sanitizers will be available. Sidewalk chalk will be provided for tent regulators to signify 6-feet markings and there will be printed regulations posted.

Chairman Fatcheric spoke with Code Enforcement today and verified that there were no reported issues last year.

Ms. Lauer recused herself from discussion due to conflict of interest at Milton Avenue property.

Mr. Cesta visited the site last year and advised that business was conducted in a professional and secure manner.

Mr. Klaben moved to declare lead agency status. Mr. Dooher seconded the motion and it was unanimously approved.

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

Mr. Klaben moved to make a negative declaration. Mr. Dooher seconded the motion and it was unanimously approved.

Resolution # 66:
Mr. Dooher moved for approval of temporary site plan as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Township 5 (Hinsdale Road Group, LLC) TM # 017.-05-65.3
120 Township Boulevard
Temporary Site Plan
Chairman Fatcheric began by discussing with Mr. Curtin the County Executive's order that was released today allowing restaurants capable of providing outdoor seating to begin doing so. Chairman Fatcheric read the order, providing all details of temporary suspension or modification of existing rules for temporary permits. Social distancing, face covering and cleaning/disinfecting guidelines still must be followed. Code Enforcement Officer Tom Price advised that this site should still have Planning Board review. Mr. Curtin confirmed the Chair's understanding.

Mr. Joe Goethe, applicant, appeared to present the application for temporary site plan allowing outdoor seating at various restaurants in Township 5 plaza. In relation to County Executive order that was released today, Mr. Goethe is requesting tables to be allowed on sidewalks for food establishments in Township 5, noting that they would be in compliance with all New York state guidelines. He noted that the Brasserie already has outdoor capability. Mr. Goethe mentioned that Ms. Barbara Sebeck outlined the courtyards to show location of possible tables for Mitsuba and Mesa Grande. Due to the large size of sidewalks, Mr. Goethe is suggesting all food establishments be given the option to provide outdoor seating.

Mr. Curtin asked if Mr. Goethe's intention is to expand on the application that was submitted. Mr. Goethe advised that Red Robin and Longhorn are independent due to ground leases, and he presented the outline developed by Ms. Sebeck for Building 2, mentioning Mesa Grande and showing 2 existing outdoor tables and possible additional ones in the courtyard. Mr. Goethe also showed Building 3 on the outline, mentioning the railed area for outdoor seating for Mitsuba and location of tables, and also citing the opposite side of Building 3 and possible outdoor seating for Subway. Ms. Sebeck mentioned Sweet Frog and Mr. Goethe verified that it would also be included in Building 2. Mr. Goethe advised Mr. Curtin that his proposal to expand the application only includes 2 locations: (1) the center area in front of Building 2 where Sweet Frog is located, and (2) the eastern area of Building 3 facing Costco where Subway is located. Mr. Curtin asked if Mr. Goethe is formally amending his application to include those areas. Mr. Goethe said yes. Mr. Curtin cited that the sidewalks could accommodate this request due to uniformity and fairly wide size, and stated that the Board has the discretion of granting it. The applicant would then have to submit an amended plan. Mr. Goethe mentioned that the large Movie Tavern area would also be included in the request so that the restaurant part can return to business. Ms. Lauer asked if the Movie Tavern is currently selling curb-side popcorn. Mr. Goethe said yes. Mr. Curtin suggested a temporary site plan until the end of October, with a more formal one in the winter after polling the restaurants and determining permanent areas for outdoor seating with no modifications. Chairman Fatcheric questioned and Mr. Curtin verified that an amendment must be provided post-meeting showing the areas that have been added to the temporary plan.

Mr. Cesta commented on the limited space for outdoor seating and the number of tables needed by the economy of scale, and he suggested a broader site so that tents could be added. Mr. Cesta asked if Live @ 5 will be presented this summer. Ms. Sebeck advised that it has been cancelled for June and July, but they are keeping it open for August depending on the COVID situation. Mr. Cesta mentioned the space in front of the Movie Tavern and suggested possible tents in that area to assist the restaurants in providing service. Mr. Goethe appreciated Mr. Cesta's suggestions and mentioned that they are considering Taste of Township 5 on Wednesdays in place of Live @ 5, with tents and tables provided in that area. Mr. Cesta also mentioned the importance of submitting requests to the liquor authority for approval to serve liquor in a certain area.

Ms. Lauer questioned if ADA and wheelchair considerations have been addressed. Mr. Goethe stated that the only 2 relevant parking spaces would be to the west of Indian Grill, but there is a

sidewalk ramp and all areas should be ADA-accessible. Ms. Lauer asked if portering will be done per restaurant. Mr. Goethe said yes and advised that everyone has agreed to participate.

Mr. Klaben commented that this should help the restaurants and is a good idea.

Mr. Price joined the meeting and mentioned that sidewalks should not be blocked for people in wheelchairs and ample space should be provided. Mr. Goethe stated that there will be sufficient space and the tables will be similar to those already set up at the Brasserie. Mr. Goethe also re-explained his amendment proposal to Mr. Price. Mr. Price is not opposed but noted the importance of accessibility. Mr. Price also asked if the Movie Theater is open. Mr. Goethe said that the theater opening will probably be in Phase 4 but he is encouraging them to open the bar and restaurant. Mr. Price has no objections.

Ms. Sebeck verified that an updated amendment will be provided tomorrow, conforming to the amendments offered by the applicant.

Ms. Lauer moved to declare lead agency status. Mr. Cesta seconded the motion and it was unanimously approved.

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

Mr. Cesta moved to make a negative declaration. Mr. Dooher seconded the motion and it was unanimously approved.

Resolution # 67:
Ms. Lauer moved for approval of temporary site plan as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

As an aside, Mr. Goethe asked if an open-ended request can be made for Live @ 5 in August, depending on what is allowed by New York State. Mr. Curtin noted the previously approved temporary site plan and asked if this request would be the same. Mr. Goethe said no and asked if a request can be submitted prior to the Governor allowing opening up this type of business in order to save time when allowance is granted. Mr. Curtin said that an anticipatory plan can be submitted.

MINUTES
Ms. Lauer moved to approve the minutes from February 24, 2020 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minutes from March 9, 2020 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

COMMENTS OF THE ATTORNEY

none

COMMENTS OF THE ENGINEER
none

COMMENTS OF THE BOARD
none

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:47 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
June 22, 2020 - 7:00 pm

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

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 5 other people

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

NEW BUSINESS:

Camillus Sportsmen's Club, Inc. **TM # 021.-04-12.0**
5801 DeVoe Road
Zoning Board Referral – modification of Special Use Permit

Hal DeBoer, applicant, appeared to present the application for site plan approval based on Zoning Board referral. Mr. Deboer is proposing the construction of a 50' x 128' pole barn in replacement of garage at same location. New building will be used for indoor archery. Mr. Deboer explained the materials and manufactured trusses. The roof will be gray-colored steel material and siding will be tan-colored steel material.

Mr. Cesta questioned the exterior lighting to the building. Mr. DeBoer stated that there is a street light in close proximity to the corner of the building entrance. Mr. Cesta asked if there will be any signage. Mr. DeBoer said no.

Ms. Lauer questioned the building being demolished. Mr. DeBoer advised it is the garage with lean-to off the back. The pavilion and maintenance building will remain.

Mr. Klaben asked if the area will be seeded with grass when the garage is taken down. Mr. Deboer said it will be a parking area next to the building.

Mr. Fatcheric questioned the overhead and pass entrances to the new building. Mr. DeBoer believes there will be 2 "man" doors, one on the rear of the building and one on the front.

Mr. White questioned the footprint area of the new building. Mr. DeBoer said it will be adjacent to the existing garage. Mr. White asked what is next to the garage now. Mr. DeBoer said it is an empty area that is currently stone.

Mr. Price has discussed this referral with Zoning Board Attorney and Town Board Attorney and advised Mr. DeBoer that a special use permit would allow for outdoor recreational use. Indoor recreational use is not listed on allowable usage in this district. Mr. Price advised that this

dilemma will be handled by the Zoning Board and the Planning Board can look at the merits and proceed with the referral.

Mr. Curtin asked if the building will be used for anything besides indoor archery. Mr. DeBoer said it will be used for storage of all targets during winter months. Outdoor archery range will continue to be used during the summer. Indoor archery will be used for leagues, which are not conducted in outdoor range, and it will be open year-round. Mr. Curtin questioned the amount of storage space. Mr. DeBoer stated it will be 50' by 40', which is not significant. Mr. Curtin asked if the overhead door will be used for movement of targets and related equipment. Mr. DeBoer said yes, they will be 4' by 4' on pallets. Mr. Curtin questioned the conventional overhead door on the existing pole barn. Mr. DeBoer advised that this door will be maintained when the garage is demolished and will be used on the new building. Mr. White stated that the garage door dimensions appear to be 10' by 10'. Mr. Curtin questioned the composition of the finished floor. Mr. DeBoer said it will be concrete. Mr. Curtin asked if there will be restroom facilities. Mr. DeBoer said no; restrooms exist in the clubhouse and around the facility. Mr. Curtin presumed the power will be electric and heating will be gas or propane. Mr. DeBoer advised they are working with National Grid to upgrade the power supply and heating will probably be propane. Mr. Curtin mentioned that parking arrangement is not clear on existing plans and adequate parking is mandatory. Mr. Curtin also questioned the occupancy. Mr. DeBoer stated there will be 10 lanes for archers, and the building will be adjacent to the rifle range which has full parking. Mr. Curtin questioned the number of available parking spaces for this facility. Mr. DeBoer estimated that there are currently 40 spaces and 10 additional spaces can be added. The area around the building will be stone. Mr. DeBoer confirmed the area will be plowed in the winter. Mr. Curtin advised that snow storage should not be an issue; however, there may be an issue with parking. Mr. Curtin asked how many leagues/teams will be in the building at the same time. Mr. DeBoer estimates a maximum of 20 people. Mr. Curtin reiterated his concern with parking and questioned handicap spaces and accessibility. Mr. DeBoer said that the building will be handicap accessible, but they do not currently designate handicap parking Mr. Curtin stated that there must be adequate access for handicap persons to the building and there must be designated signage. Mr. Price mentioned that the parking lot may need to be paved. Mr. Curtin cited that stone parking areas are not allowed for year-round facilities. Mr. DeBoer stated that the rest of the area has oil and stone or chip seal surfacing, which can be used at new building. Mr. Price would prefer a level asphalt or concrete surface since a solid surface is required for wheelchair accessibility. A 36" door will be sufficient. Mr. Curtin reiterated that paving, parking spaces and handicap services are necessities, and he also mentioned occupancy and use of the building. Mr. Price discussed the permitted use of the building. It appears that there is sufficient room for parking. Mr. Price and Board members discussed the size of the building and its use, along with code regulations. Mr. Curtin mentioned site specific issues and advised the applicant to bring a modified plan back to the Planning Board addressing the parking concerns. Mr. Price concurred. Chairman Fatcheric agreed, along with recommending that a letter is sent to the Zoning Board Chairman and Attorney. Mr. Curtin advised that a letter will be drafted. Mr. Curtin also advised Mr. DeBoer to prepare a detailed plan including parking for the area that had been discussed.

Mr. Mallore asked Mr. Price about indoor handgun use already existing at the property. Mr. Price advised that this issue was addressed in his discussion with the Zoning Board Attorney and Town Board Attorney. He mentioned prior review and grandfathered uses and advise it is still an open issue.

The application will be continued at a later meeting.

Andonis (Don) Christo (applicant) TM # 065.-04-08.2
5413 West Genesee Street
Zoning Board Referral – Appearance Enhancement Permit
Mr. Don Christo, applicant, appeared to present the application for site plan approval based on Zoning Board referral. Mr. Christo is proposing to add a hairdresser to vacant space in existing building. There will be no changes to the building exterior.

Ms. Lauer asked if there would only be 1 licensee with 1-2 clients at a time. Mr. Christo believes so and verified that there will be sufficient parking.

Mr. Cesta has no issues with the 3 chairs, adequate parking and ingress/egress, but asked if same signage will be used when new client is added. Mr. Christo said yes.

Mr. Price questioned if parking area is striped (same issue for next applicant). Mr. Christo verified that it is currently not striped. Mr. Price requested addition of striping and has no other objections.

Mr. Curtin asked who the prior tenant was. Mr. Christo advised it was Nationwide Insurance, but the area was vacant when property was purchased so he has no information on previous establishment.

Chairman Fatcheric advised Mr. Curtin the only issue raised by Code Enforcement was striping on parking lot. Mr. Curtin verified that it can be referred back to Zoning Board.

Resolution # 68:
Ms. Lauer moved to refer this back to the Zoning Board of Appeals with stated recommendation. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Curtin will send a letter to the Zoning Board of Appeals.

Selena Anchini (tenant), John Kane (property owner) TM # 040.-10-22.0
5100 West Genesee Street
Zoning Board Referral –Special Use Permit

Ms. Selena Anchini, tenant, appeared to present the application for site plan approval based on Zoning Board referral. Ms. Anchini is proposing to add an appearance enhancement business,

which will only be aesthetics. Ms. Anchini is renting space and does not own the building.

Mr. Price verified there will be adequate parking but it must be striped.

Ms. Lauer questioned if the applicant is aware of any LBO issues with prior tenant, which was also an aesthetic business. Ms. Anchini is not very familiar with that tenant and not sure how long they occupied the space. Ms. Lauer commented that parking previously may have gotten tight but has no further issues.

Mr. Mallore questioned the number of clients. Ms. Anchini advised there will be 4 rooms and 4 employees, so probably 8-10 customers at a time. Ms. Anchini is aware of current restrictions. Mr. Mallore questioned if there are sufficient parking spaces. Ms. Anchini said yes.

Mr. Curtin asked for clarification on aesthetics. Ms. Anchini advised it will include facials, lashes, waxing, etc.

Chairman Fatcheric advised Mr. Curtin the only issue raised by Code Enforcement was striping on parking lot.

Resolution # 69:
Mr. Dooher moved to refer this back to the Zoning Board of Appeals with stated recommendation. Mr.Klaben seconded the motion and it was unanimously approved.

Mr. Curtin will send a letter to the Zoning Board of Appeals.

Spectrum **TM # 047.-04-14.1**
3577 West Genesee Street
Amended Site Plan
Mr. Tom Wheeler, representative of A.J. Sign Company, appeared to present the application for amended site plan approval. Mr. Wheeler is proposing to install 47 square foot signage, which is above the allowable size due to the tail of the sign. Mr. Wheeler explained that the larger size is due to the tail of the letter P on the sign.

Mr. Price verified that the Planning Board would have the authority to modify the signage since this is a CP zoning district. Size can be varied with reason.

Chairman Fatcheric questioned the small sign on front pylon. Mr. Wheeler advised that there are monument sign panels. Chairman Fatcheric inquired about the sign color. Mr. Wheeler stated it will be blue during the day and will illuminate white at night.

Ms. Lauer commented on the pylon and said that it seems to be in agreement with the other signage.

Mr. Cesta agreed that the signage is similar to the other retail signs which need to be visible from

West Genesee Street.

Mr. Cesta moved to declare lead agency status. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Dooher moved to declare this an unlisted action. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 70:
Ms. Lauer moved for approval of signage for Spectrum in Fairmount Fair plaza as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS
none

MINUTES
Mr. Cesta moved to approve the minutes from May 27, 2020 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

CORRESPONDENCE
A voucher was received from Curtin Law Firm for legal services in the amount of $480.00, $45.00 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $951.70, all of which is recoverable. Ms. Lauer moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $836.00, all of which is recoverable. Mr. Mallore moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
none

COMMENTS OF THE ATTORNEY
none

COMMENTS OF THE ENGINEER
none

COMMENTS OF THE BOARD

Mr. Cesta thanked Mr. White for organization of tonight's meeting and thanked Mr. Price for his input and participation.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:45 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
July 13, 2020 - 7:00 pm

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

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Mike LaFlair, 2nd Ward Councilor
Approximately 11 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Chairman Fatcheric and Engineer Chuck White explained the Zoom meeting process, and Mr. White confirmed that the meeting is being recorded.

NEW BUSINESS:

Rolling Meadows - Section 3 **TM #s 020.1-01-01.1**
Rolling Meadows Way **023.-01-09.1**
Final Plat

John Szczech, applicant, appeared to present the application for Section 3 final plat approval. Mr. Szczech advised that all utilities are available and the area is paved. Mr. Szczech will have the necessary documents mailed to Mr. Curtin.

Chairman Fatcheric questioned the number of lots. Mr. Szczech confirmed there are 29 lots plus the tower lot in Lot 1000.

Mr. White advised Mr. Szczech to keep the Planning Board apprised of the National Grid addition of underground electric.

Resolution # 71:
Mr. Klaben moved for approval of final plat as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution # 72:
Mr. Cesta moved to assess Parkland fees for 29 lots. Mr. Dooher seconded the motion and it was unanimously approved.

Twin Trees Pizza Shop **TM # 065.-04-11.1**
5401 West Genesee Street
Amended Site Plan

Joe Mastroianni, engineer for the project, and Dan Rescignano, future operator of the shop, appeared to present the application for amended site plan approval. Mr. Mastroianni explained that the operator is proposing to add a cooler, freezer and 10' x 10' storage shed to the bottom

left corner of the property. Code Enforcement recommended Planning Board referral as amended site plan for freezer, cooler and shed because former concrete pad for similar usage at the site only extended approximately 20 feet. Mr. Mastroianni presented layouts for both the interior and exterior of the building. There will be handicap access at north side of the building. Main door will be on the east side of the building for greater flow. Building will be mainly used for carry-out, but there will also be minimal seating inside. Main purpose of this application is for the freezer, cooler and free-standing shed on west side of building.

Chairman Fatcheric questioned the color layout and aesthetic appearance of the new building. Mr. Rescignano said the appearance will be slightly industrial due to high ceilings and open duct work, but wood paneling will be added to inside walls for rustic appearance similar to Fayetteville location.

Mr. Mallore asked if the main entrance will be off Kasson Road, not West Genesee Street. Mr. Rescignano confirmed the main customer entrance will be on Kasson Road side, and the existing door on West Genesee side will be for delivery drivers. Mr. Mallore questioned if the main entrance needs to be enlarged for handicap accessibility. Mr. Rescignano and Mr. Mastroianni will arrange for a new door properly sized.

Mr. Klaben questioned if the shed will be fenced in. Mr. Rescignano believes a fence will be placed in front of the dumpsters for aesthetics and he will focus on landscaping for uniform appearance.

Ms. Lauer questioned handicap accessibility on the north side. Mr. Rescignano confirmed there is a curb for handicap accessibility and one space will be marked such. Ms. Lauer asked if there is a rendering for the dumpster/shed area. Mr. Mastroianni advised there is not at this time.

Mr. Cesta questioned exterior changes to the façade and signage. Mr. Rescignano stated that Twin Trees signage will probably be added above the façade on the Kasson Road side. There may be signage on the West Genesee side and corner of the street, and there will also be signage on the window. Mr. Cesta asked if the pole sign will be utilized. Mr. Rescignano said yes. Mr. Cesta advised that there is a lot of window space and the Board would like to be aware of the intention for outward-facing signage. Mr. Rescignano agrees and will provide printed copies of possible signage when he meets with the design company. Mr. Cesta noted possible indoor seating. Mr. Rescignano stated there will be minimal indoor seating and he is contemplating whether to keep one or two bathrooms (one bathroom requires maximum of 15 people, including employees). Mr. Cesta addressed the parking. Mr. Rescignano believes there are 12 parking spots, including spots on street and sides. Mr. Mastroianni showed the spots on the survey. Mr. Cesta asked if the spots will be marked and delineated. Patrick Donegan, developer, confirmed that they already are marked. Mr. Cesta is aware that dumpster screening material is forthcoming and asked if the same material will be used for screening the shed area. Mr. Rescignano said it depends on the appearance of the shed and stated it will blend with the fencing. Mr. Cesta asked if the screening height will match or cover the cooler height. Mr. Rescignano believes the coolers will be 8’ high and screening will cover the dumpsters at 6’ or

7' high, but he will be open to changing the height if needed. Mr. Cesta advised that the Board would like to see the final intent for screening, and he questioned if access to the shed will be from inside or outside of the building. Mr. Rescignano said it will most likely be outside access, but an inside access door may be added from the cooler to the shed in the winter time. Mr. Cesta advised Mr. Rescignano to analyze the widths of the dumpsters and recyclables for sufficient size in order to include spent oil container. Mr. Rescignano understands. Mr. Cesta noted that a fence existed on the southern side of the property but there is currently access to the adjoining parking lot, and asked if there is any intention to put the fence back. Mr. Rescignano believes the fence is still there. Mr. Cesta advised that egress to the site is already tight and recommended the applicant to work with the other property owner and have a written agreement allowing access. Mr. Rescignano understands. Mr. Donegan also explained the past history and the Town's involvement in the streetscape of this area.

Chairman Fatcheric confirmed that although the entire site plan has been addressed, the application under review at this meeting is for the addition of the coolers, dumpster and shed area.

Mr. Price advised the applicant to have his signage company review the Code for the allowed window signage space. Mr. Rescignano agreed. Mr, Price noted that there appears to be sufficient space for parking. Mr. Rescignano said that additional parking can be available for employees at other facilities, if needed.

Mr. Curtin asked if the exterior colors of any elevations currently presented will be changed. Mr. Rescignano said no, the design will be adjusted to match the building with a planking look and rustic sign, similar to the Fayetteville location. Mr. Curtin questioned if the interior will be changed. Mr. Rescignano advised that the interior space will be small, mostly kitchen area, and noted that the walls will be painted. Mr. Rescignano also explained planking and structure of the back wall. Mr. Curtin questioned if a concrete slab currently exists for the cooler and freezer. Mr. Mastroianni advised that the current slab which extends 20-21 feet will be extended to supplement the additional length of the units. Mr. Curtin advised that it must be 24' x 10' and asked if the connectivity will be strictly through the facility with no outside access. Mr. Mastronianni said that is correct. Mr. Curtin asked if there will be a concrete slab under the proposed shed or if it will rest on existing tarvia. Mr. Mastroianni believes it will be on tarvia. Mr. Curtin questioned if additional elevations of the shed and coolers will be submitted to the Planning Board. Mr. Rescignano said yes. Mr. Curtin questioned the timing of the project. Mr. Rescignano stated as soon as possible, and advised that elevations will be provided for the next meeting. Mr. Curtin asked if there will be any changes or additions to the existing site lighting. Mr. Rescignano said no. Mr. Curtin asked if it will be adequate. Mr. Donegan advised that lighting at night is currently sufficient with existing street lights, streetscape lighting and building lighting. Mr. Donegan also advised that the former cooler on the Jreck Sub site was removed due to its poor condition. Mr. Curtin asked Mr. Donegan if the only external change to the building will be the new man door facing east for handicap accessibililty. Mr. Donegan stated that is correct, and he explained that a section will be removed from the existing window panel system and converted to a door section. Mr. Curtin questioned if that will modify the

seating. Mr. Donegan said it should not because there was no proposed seating in front of the window, only part of the table. Mr. Curtin asked if the space will be sufficient. Mr. Donegan believes the area will be between 8' and 10' to accommodate for natural lighting, and he showed the section that will be removed.

Mr. Curtin asked Mr. Price if there will be any setback issues due to the west side property line. Mr. Price advised there should be no issue because the freezer/equipment is not technically part of the building, so proximity to the property line is not relevant.

Chairman Fatcheric advised the engineer, developer and future operator that additional elevations need to be submitted to the Planning Board.

The application is continued to a later meeting.

David P. Kurz **TM # 022.-02-14.1**
5723 Ike Dixon Road
Sketch Plan
The applicant did not attend. This will be postponed to a future meeting.

Sanson Properties (World of Wonder Child Care Center) **TM # 027.2-01-04.0**
2555 Hambletonian Way
Amended Site Plan
Jodi Valentine-Sanson, owner of World of Wonder Childcare Center, and her husband Jim Sanson, appeared to present the application. Ms. Valentine-Sanson is proposing to add a fence in order to create an additional outdoor play area in conformance with State encouragement for more social distancing. The current outdoor play area at the site is not large enough. Size of the new area will be 30' x 40'. It will be used by two classrooms; one of the classrooms will have direct access to the area and there will be a gate for accessibility for the other classroom (the second classroom can also go through the first classroom for direct access).

Mr. Klaben questioned the scale of the new area. Ms. Valentine-Sanson confirmed it is 30' x 40'. Mr. Klaben noted the position of the gate and questioned if there are any restrictions regarding the road/highway. Chairman Fatcheric and Mr. Price discussed right-of-way access and physical location of the area in relation to Route 5. Mr. Price does not believe there are any visual restrictions or issues regarding site distance. Since this is a planned unit development, the Planning Board can make determination. Mr. Klaben asked what type of fence will be used. Ms. Valentine-Sanson said it will be a 4-foot black, chain-link fence similar to the other play area. Mr. Klaben questioned the type of playground structure. Ms. Valentine-Sanson stated it will be a sensory playground with sandboxes and such, and there will be no permanent climbing structures.

Ms. Lauer noted that it will be identical to the existing structure.

Mr. Cesta asked if fences are allowed in the front yard of homes or commercial structures. Mr.

Price advised there are restrictions in residential zoned areas but a 4-foot see-through fence is allowed in the front area. The Planning Board can make recommendations regarding fence issues. Mr. Cesta understands the applicant's need for fencing but is concerned with aesthetics since the site is located at the corridor entering the Town. Mr. Cesta suggested the applicant to consider screening, buffering and planting in order to diminish visibility of objects inside the fenced area. Mr. Cesta questioned the ages of the children using the facility. Ms. Valentine-Sanson said the ages range from 6 weeks to school age, and she explained that the new area will create a separate space for younger children. This side of the building was chosen for safer and easier location and accessibility. Ms. Valentine-Sanson explained that a black chain-link fence was chosen for the original area because it is less visible than a white vinyl fence at her other building. Ms. Valentine-Sanson disagrees that the new area will not be aesthetically pleasing. Mr. Cesta understands it is a daycare facility and mentioned screening. Ms. Valentine-Sanson will consider planting and asked for an explanation of buffering. Mr. Cesta explained and gave examples of similar buildings in the area.

Chairman Fatcheric gave a positive opinion and noted that the proposed play area, which matches the existing play, appears fair and reasonable. He advised that the Board will be re-polled before reaching a conclusion.

Mr. White mentioned ADA-accessibility and questioned if there will be sidewalk, walkway or hard surface between the classroom exit on the northeastern corner of the building and the gateway entry to the play area. Mr. Sanson stated that the existing pavers from that door can be extended to the gate.

Mr. Price noted the importance of addressing the accessibility. The only Code issue would be in regards to the surface.

Mr. Curtin questioned how the gate will be secured and noted a prior safety issue at a different facility. Ms. Valentine-Sanson said the children will range in age from 18 months to 3 years and the fence will be 4-foot high with the same latching mechanism as the other fence. The gate cannot be locked because it will be used for emergency access from the building, but the children will not be tall enough to unhook it. Mr. Curtin asked if the play area will be used in the wintertime. Ms. Valentine-Sanson said yes, but there will be strict guidelines regarding temperature. Mr. Sanson noted that the entire outside area of the building is continuously shoveled.

Chairman Fatcheric advised that the Board will be re-fielded due to Mr. Cesta's concern with screening.

Mr. Mallore completely understands Mr. Cesta's concerns with aesthetics, but noted that the new fence will be an exact replica of the fence currently existing on the other side of the building. He does not see it as negative.

Mr. Dooher agrees with Mr. Cesta's concern with landscaping but understands that the new

fence matches the existing one and does not see landscaping as a requirement.

Mr. Klaben appreciates that the new fence will match the existing one. His only issue is that the new fence will be 30' closer to the road and he does not see landscaping as a helpful attribute.

Ms. Lauer does not see the new fence as visually obtrusive and believes that additional landscaping will dangerously obscure the view.

Mr. Cesta noted the importance of Town quality and believes that the existing fence is more hidden due to its location. Mr. Cesta got Chairman Fatcheric's approval for John Szczech, builder of the facility, to provide a comment. Mr. Szczech advised that the right-of-way is large with ditch alongside Route 5 and noted that the visibility depends on speed of the cars.

Ms. Lauer moved to declare lead agency status. Mr. Klaben seconded the motion and it was unanimously approved.

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

Mr. Dooher moved to make a negative declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 73:
Ms. Lauer moved for approval of amended site plan as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

OYA Camillus A LLC **TM # 006.-04-12.1**
6327 Van Alstine Road
Zoning Board Referral
OYA Camillus B LLC **TM # 006.-04-12.1**
6190 Van Alstine Road
Zoning Board Referral

Mr. Glenn MacKay, project manager, Mr. Terry Rasmussen, director of development, and Mr. Bryan Bayer, environment consultant and scientist with CNS Engineers, appeared to present the application for site plan approval based on Zoning Board referral. This project may be the first solar farm in this Town. Mr. Mackay is proposing two separate 5-megawatt community distributed generation solar projects, which will use existing utility lines on Van Alstine Road. Both projects, Camillus A and Camillus B, were discussed simultaneously. Project sites will be at 6327 Van Alstine Road, approximately ½ mile south of Warners Road. Land is zoned as rural residential and R-1 residential, and the style of project is classified as P-9 utility use per the Town code. Property is being leased for 25 years with options to extend (lease was signed on 5/7/2020). Parcel is 303 acres and proposed plan is to subdivide the land for 2 separate projects, with A site being 32 acres and B site being 38½ acres. Area will include solar array and any electrical equipment. Mr. MacKay showed screen shots of the A and B sites. Each project will

have a 20' access road for the electrical equipment. Mr. MacKay explained that this land was chosen because of minimal wetlands and reasonable topography, and he noted that the projects will be naturally hidden when driving on Van Alstine Road (array is low profile in height). Preliminary utility studies and preliminary engineering with National Grid are complete. Mr. MacKay explained that the plans presented are near completion, but he showed area where wetlands were recently discovered and advised that the array is being shifted to avoid that area and for minimal impact.

Mr. Price noted that both solar arrays are on the same property, despite being located on separate sides of the road, and advised that neither is at the address of 6190 Van Alstine Road (listed on Camillus B referral). Mr. MacKay agreed with Mr. Price and advised that it is currently a single taxed parcel and the intention is to subdivide.

Chairman Fatcheric questioned the proposal for the remainder of the land and asked if dairy farming will be stopped. Mr. MacKay does not believe so but is not sure. Chairman Fatcheric asked if the majority of the land used for the projects is tillable and
he questioned the intent for the part of the project close to the barn/silo facilities. Mr. Rasmussen advised that the intent is for farming and dairy farming to continue on the part of the land not being used for the projects, showing sections on the screen layout.

Mr. Cesta noted the steep topography and questioned the elevation drop from top-bottom or east-west. Mr. MacKay does not know but showed topography and color schemes on screen layouts. Mr. MacKay advised that topographic surveys are currently in process; the array will be tweaked or a grading plan will be construed when surveys are complete. Mr. Cesta asked how the land is being prepared for the solar areas. Mr. MacKay said it depends on the topography, noting that they try to avoid grading due to its price and impact. Land will be mowed for installation and will then be maintained 3-4 times a year as needed. Mr. Cesta asked if the the arrays are situated high enough to mow underneath and keep the vegetation minimal. Mr. MacKay stated that the lowest point of the solar panel is 4' from the ground and will be adequate. Mr. Cesta questioned removal/decommissioning 25 years from now. Mr. MacKay is familiar with the process and advised that they have decommissioning bond agreements with other towns, which are normally a condition of approval. Mr. Cesta asked if the view and visual impact from the West area (village of Warners/Newport Road) have been studied. Mr. MacKay stated that Warners Road is approximately ½ mile away and he has not studied the appearance from that distance because it should not be viewable from that area unless there is a significant elevation jump. Engineer Chuck White noted that it is a rolling area with view sheds from significant distances and should be investigated. Mr. MacKay will look into the visual screening.

Chairman Fatcheric deferred to Mr. Curtin. Mr. Curtin stated that 70 acres is a fairly significant project and there is a great impetus/incentive for clean energy. However, there will be a massive amount of clear-cutting forest area which will result in land disturbance, and the Board must take that into consideration. Mr. Curtin also noted the endangered species and timing based on the Indiana bat situation, citing that this an area they may roost for reproduction. Forest areas and some wetlands will be disturbed, which may lead to encroachment. Mr. White interjected that

the Northern long-eared bat has a state-wide range in New York, and advised the applicant to check with the environmental consultant for guidelines. Mr. Curtin advised that the impact of topography, watershed and run-off as a result of deforestation should be reviewed, especially on the B site since 80-85% of it is currently forest area. Mr. MacKay advised that it is standard practice for them to evaluate threatened and endangered species, as well as a detailed SWIPP or storm water solution plan. Mr. Bryan Bayer has been working with OYA throughout the development of the project to ensure that environmental issues are addressed and avoided as much as practical, and Mr. Bayer cited particular issues. Indiana bat is the only known endangered species on record, and they will address the project's potential impact on that species. A seasonal restriction is typically necessary. Mr. Bayer noted that there are state-regulated wetlands on site, which are protected with a 100' adjacent area and these areas have been mapped. CNS Engineers is working with OYA to ensure that all project activities, including tree clearing, are outside those areas. Mr. White advised Mr. Bayer to also consider the 500' check area. Mr. Bayer agreed and stated that those features have been delineated on site, and reports are prepared with an understanding of State requirements and regulations. Mr. Bayer advised that no other endangered species came up on the site during the reviews. Mr. Bayer referred to storm water and stated that his firm is familiar with designing this type of project and is aware of State requirements in respect to solar design.

Chairman Fatcheric noted that SEQR has been addressed multiple times tonight and this is a Zoning Board of Appeals (ZBA) referral, so the ZBA would be lead agency and responsible for SEQR. Mr. Curtin concurred that the ZBA has jurisdiction and the Planning Board can offer comments on a line-item basis. Mr. Curtin mentioned that Planning Board concerns meriting site-specific changes to the project should be clearly articulated so the ZBA can incorporate these changes into any special use permit that may be issued.

Mr. Klaben asked if the applicant has talked to the 4-5 homeowners near the area. Mr. MacKay said no.

Mr. Cesta asked if the arrays are technically in concrete footings or drilled into the ground. Mr. MacKay advised that they are screwed or drilled directly into the ground. Mr. Cesta questioned how the lawn will be maintained over the years and if the vegetation will be kept down. Mr. Rasmussen said it depends on the subcontractor and is typically mowed with a tractor, explaining the mowing process and noting that sheep are sometimes used. Mr. Cesta noted that there will be soil disturbance while building the project but there should be minimal impact for vegetation underneath when it is operational. Mr. Rasmussen agreed and stated that it will be re-planted with a low-growing cover crop.

Mr. Mallore asked if the orange-highlighted portion of the screen presentation will be the only tree-cutting area. Mr. MacKay said yes. Mr. Mallore asked if that would be 21 ½ acres of tree removal. Mr. MacKay showed the table with impacted areas. Mr. Mallore questioned the visibility of the equipment from Van Alstine Road. Mr. MacKay said it will be minimal, noting that he did a "Google walk" and found that 80% of the street is lined with trees/shrubs.

Chairman Fatcheric asked if view sheds were taken from the East side (Devoe Road). Mr. MacKay said no. Chairman Fatcheric recommended him to view that area, noting that portions of the project may be seen from Devoe Road. Chairman Fatcheric questioned the proposed fencing and security. Mr. MacKay said the fencing will typically be 7' and fairly standard. In regards to security, Mr. MacKay said it exists if there is an issue with the system, such as voltage drops, and it will be monitored continuously. Security will be similar to an electric substation deal. Chairman Fatcheric questioned proposed lighting other than the main entrance or main substation. Mr. MacKay said there is minimal lighting, and it will be on access roads and near equipment. Mr. Rasmussen added that the majority of maintenance on solar farms happens during the day, so lighting is not needed.

Mr. Mike LaFlair, 2nd Ward Councilor, commented that the proposal is great but added that visibility should be analyzed. Mr. LaFlair advised the applicant to introduce himself and the project to the homeowners in the proximate area, noting the high-rent rural district to the south and possible pushback. Mr. MacKay appreciates and understands the comments, and said he will look at it from all angles and address any concerns.

Mr. Cesta asked if the reflective properties of the panels absorb 100% or if they reflect any light. Mr. MacKay said that the majority of light is absorbed and the reflection will be minimal. Mr. MacKay also noted that a glare study would have to be done if the site was near an airport. Mr. Cesta mentioned that the site is on the approach to Hancock Airport. Chairman Fatcheric also noted that a private airstrip, formerly Camillus Airport, exists on Cessna Drive, parallel with Warners Road. Mr. MacKay agreed that this must be addressed. Mr. Rasmussen also concurred that a glare study can be done.

Mr. Price noted that it is a large scale project and has reviewed similar projects referred by Eric Kenna with CNS Engineers for a clearer understanding. Mr. Price is concerned with planting area and screening. He noted that the panels move with the sun and questioned if there is any noise. Mr. Rasmussen said there is no noise. Mr. Price believes there may be visibility from Van Alstine Road in different seasons but it will have low impact. Mr. Price does not currently see any huge objections.

Chairman Fatcheric asked if Mr. MacKay was involved in the solar farms at Town of Van Buren over past 2-3 years. Mr. MacKay is not sure.

Mr. Curtin is pleased with the Board's initial review of the project but would like to see a decommissioning agreement from a legal standpoint. Mr. Curtin advised the applicant to provide the documents that have been requested at tonight's meeting. Chairman Fatcheric advised Planning Board Clerk Colleen Sauer to provide Mr. MacKay with email addresses for all Planning Board members. Mr. MacKay believes he will be able to provide the requested documents, along with revision of the A site, before the next meeting. Chairman Fatcheric asked if the projects will be done simultaneously or in phases. Mr. MacKay said it is not definite yet but they may be done at the same time. Chairman Fatcheric questioned the time line. Mr.

MacKay intends to begin in early Spring, assuming all goes as planned, and have it completed in 6-8 months.

Ms. Lauer noted that she has seen several of these farms and asked if the applicant is aware of any that are similar in scope. Mr. MacKay will investigate and provide nearby comparable sites.

This referral will be continued at the next meeting.

MINUTES

Ms. Lauer moved to approve the minutes from June 8, 2020 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the minutes from June 22, 2020 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

none

COMMENTS OF THE ATTORNEY

Mr. Curtin suggested that a request be sent to the ZBA at the next meeting for possible continuation of the Camillus OYA project. Chairman Fatcheric concurred and advocated sending a letter now with the current Planning Board status and advising the ZBA to keep it open.

Resolution # 74:

Mr. Cesta moved to send the ZBA letter for extension. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF THE ENGINEER

none

COMMENTS OF THE BOARD

Mr. Mallore commented on the new impressive Komuda house on Warners Road.

Mr. Cesta complimented everyone on a productive meeting.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 8:46 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
July 27, 2020 - 7:00 pm

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

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Mike LaFlair, 2nd Ward Councilor
Approximately 11 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Chairman Fatcheric and Engineer Chuck White explained the Zoom meeting process, and Mr. White confirmed that the meeting is being recorded.

NEW BUSINESS:

David P. Kurz **TM # 022.-02-14.1**
5723 Ike Dixon Road
Sketch Plan

Mr. David Kurz, applicant, appeared to present the application for sketch plan approval. Mr. Kurz owns a 35 acre parcel with his brother and intends to subdivide the property into two 3 ½ acre building lots with 466-foot road frontage.

Mr. Cesta inquired if Buckeye Pipeline crosses the property. Mr. Kurz said there is no encroachment and it is on land currently owned by Camillus Country Club.

Ms. Lauer questioned the remaining 27 acres of frontage. Mr. Kurz advised there will be 130-foot space between his brother's lot and the first building lot's property line. Mr. Kurz is not aware of his brother's intention for the remaining lot.

Mr. Price noted the sketch plan lots conform with Zoning code.

Mr. Curtin is familiar with Ike Dixon Road and advised that the frontage and site distances are adequate. Mr. Curtin is concerned with potential future development on remaining 27.9 acres. As previously stated, Mr. Kurz is not aware of his brother's intentions. Per Mr. Curtin's inquiry of current structure of the property, Mr. Kurz said it is a wooded lot with fields and has been farmed on both sides. Mr. Curtin mentioned this would result in a 3 lot subdivision and questioned if the remaining 27.9 acres would be a buildable lot. Mr. Kurz believes so, which was confirmed by Mr. Price. Mr. Curtin asked if there would be sufficient space for 3 separate driveways. Mr. Price said yes.

Mr. Mallore moved to close the sketch plan as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Per Chairman Fatcheric's inquiry, Mr. Curtin confirmed that the public hearing can be waived and preliminary and final plats can be presented at the next meeting. Mr. Curtin also requested that a letter regarding curb cut from Camillus Highway Department be attached to the application.

Laurie Whiting **TM # 035.-05-34.0**
9 Channing Lane
Zoning Board Referral

Laurie Whiting, applicant, appeared to present the application for site plan approval based on Zoning Board referral. This review is related to home occupation (hair cutting) and does not involve the shed. Ms. Whiting explained that the only conducive entrance is the garage, which would be transformed into a salon area, there would only be one client at a time, the driveway is double-wide and would be sufficient for parking, and hours of operation would be maximum of 3 ½ days per week.

Mr. Mallore inquired about appointments and a waiting area. Ms. Whiting advised that there will be one client at a time and client who may arrive early would wait in car. Mr. Mallore questioned type of ventilation for garage/salon. Ms. Whiting has regular air conditioning and door opening/closing and stated that New York State regulations would not apply because her business only concerns hair cutting, not nails.

Ms. Lauer inquired about the garage door. Ms. Whiting stated that the overhead door will be removed and may be replaced with a regular door and window. The structure will remain the same. Ms. Lauer questioned if there will be signage or additional lighting. Ms. Whiting said no.

Mr. Cesta mentioned removal of overhead garage door and replacement with man door for access. Ms. Whiting agreed it will be done that way. Mr. Cesta asked if clientele will use existing rest room facilities in the house. Ms. Whiting said rest room facilities are not needed but sufficient water lines exist to add possible rest room, if needed. Mr. Cesta asked if there will be adequate parking for her vehicle and 2 additional ones. Ms. Whiting said yes.

Chairman Fatcheric deferred to Mr. Curtin. Mr. Curtin advised that the primary questions related to parking, lighting, signage, hours of operation and detail of plan were addressed and answered. Other issues would be related to Code Enforcement. Mr. Curtin advised that the Planning Board can proceed with motion for him to notify the Zoning Board of Appeals (ZBA) that no site specific issues were identified.

Mr. Cesta moved to refer this back to the ZBA with stated recommendation. Mr. Dooher seconded the motion and it was unanimously approved.

OLD BUSINESS:
Twin Trees Pizza Shop **TM # 065.-04-11.1**
5401 West Genesee Street

Amended Site Plan

Joe Mastroianni, engineer for the project, Dan Rescignano, future operator, and Patrick Donegan, developer, appeared to continue with the application for amended site plan approval. Mr. Mastroianni submitted and explained elevation views of storage shed, dumpster enclosure and cooler/freezer, which will be painted the same color. Mr. Mastroianni also showed the parking area with 5 additional spots.

Chairman Fatcheric questioned if all parking has been striped. Mr. Mastroianni stated that the area has been resurfaced and striped.

Mr. Cesta inquired about adequate space for dumpsters behind the fence. Mr. Mastroianni advised that the dumpster area is 12' wide and adequate for the containers.

Ms. Lauer asked about snow storage. Mr. Mastroianni said it will be near the corner of West Genesee Street or the area near former Friendly's. Mr. Rescignano asked if storage could be placed on specific part of Kasson Road side in order to avoid loss of parking spaces. Ms. Lauer advised to have snow storage area noted. Chairman Fatcheric agreed it should be added to the file and gave general regulations.

Mr. Price advised the former parking was parallel to the streets; however, this parking appears to be congested and tight. Mr. Price also mentioned that the required 24' drive aisle to perpendicular parking is not being met and parking does not conform to Town zoning requirements. Mr. Price made additional comments on parking requirements and asked for input from the developer. Mr. Donegan advised that the former restaurant, Jreck Subs, was at the site for a significant time with no issues. Mr. Donegan also stated the new business is designed mainly for take-out. Mr. Price noted that the former parking spaces were parallel to West Genesee Street and Kasson Road, not perpendicular or diagonal. Mr. Donegan will measure the distance between the spaces to verify if there is more room than appears on the plan. Mr. Donegan also stated that the parking will be returned to parallel if it does not meet the standards. Mr. Price believes the plan to be of scale and that the parking design may have to go back to parallel spaces. Mr. White noted the narrow drive aisle and also recommended that parallel parking be maintained.

Mr. Curtin asked if there is existing landscaping in the islands. Mr. Donegan said that a curbed landscape island was added in place of pylon sign and there is minimal landscaping on Friendly's side. He added that stone was placed at the back of the building for aesthetics and less maintenance. Mr. Curtin recommended the applicant to add landscaping plan along with parking modifications. Mr. Curtin and Mr. Donegan also discussed continued use of existing pylon sign and additional landscaping.

Original application is for the cooler and dumpster enclosure but additional issues were mentioned at this meeting. Mr. Curtin advised that the Board can consider granting limited approval with reservations based on modifications of the parking area (currently not approvable

based on the Town code). Mr. Curtin noted that snow storage and landscaping should also be mentioned on future plans for possible approval. Mr. Price agrees that partial approval, not including parking, is appropriate. Mr. Donegan stated that the area can be re-striped to 2 parallel spots instead of 3 perpendicular ones, if needed. In regards to landscaping and site dynamics, Mr. Donegan said that the site has not been modified from past use; however, he will work with the Board to revise the plan.

Mr. Klaben moved to declare lead agency status. Ms. Lauer seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to make a negative declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 75:

Ms. Lauer moved for approval of proposed shed, cooler and dumpster area as submitted and depicted on sheets P1-P4 prepared by Joseph Mastroianni and dated 6/20/20, with reservations on balance of the plan related to parking, snow storage and landscaping. Mr. Mallore seconded the motion and it was unanimously approved.

OYA Camillus A LLC **TM # 006.-04-12.1**
6327 Van Alstine Road
Zoning Board Referral
OYA Camillus B LLC **TM # 006.-04-12.1**
6190 Van Alstine Road
Zoning Board Referral

Mr. Glenn MacKay, project manager, Mr. Terry Rasmussen, director of development, Mr. Bryan Bayer, environment consultant and scientist with C&S Engineers, and Eric Kenna, department manager with C&S Engineers, appeared to continue with the application for site plan approval based on Zoning Board referral. Mr. MacKay presented and explained documents and site plans which have been revised since the last meeting. All nearby landowners will be contacted when public hearing is set up with ZBA. Mr. MacKay elaborated on technology of the project and addressed the concern on glare and proximity of private airport on Cessna Road. There have been glare studies covering flight paths and various observation points on previous projects which have resulted in zero glare.

Mr. Curtin questioned typical flight paths. Mr. MacKay stated that specific paths have not been identified and assumed flight paths can be dangerous. More detailed analysis of actual flight paths will be done if glare study is subcontracted. Mr. Curtin mentioned typical flight paths and prevailing winds. Chairman Fatcheric mentioned the runway alignment and landing patterns for Camillus Airport. Mr. MacKay will look into a visualization of flight paths and provide it to the Board.

Mr. MacKay provided detailed reports of updated environmental status and discussed final wetland information. Mr. MacKay advised that C&S Engineering will now be able to assemble SEQR and EAF reports. Chairman Fatcheric mentioned that the Planning Board normally undertakes SEQR and deferred to Mr. Curtin in regards to ZBA. Mr. Curtin has discussed this issue with ZBA counsel and offered for the Planning Board, which is not Lead Agency, to do SEQR coordinated review with ZBA. Mr. Curtin explained that Board, engineering, legal and Codes reviews all must be done. Mr. MacKay understands. Mr. Curtin explained that the Planning Board is not Lead Agency so it would be up to the ZBA to make any notifications regarding the SEQR timeline. Planning Board will eventually refer this back to the ZBA with comments, proposed findings and recommendations, along with SEQR.

Mr. MacKay showed visuals regarding recent wetland findings. Minor revisions to site plans are to avoid impacts to wetlands and tree clearing. Mr. White questioned if defined wetlands are DEC or jurisdictional. Mr. MacKay showed map defining wetlands as DEC or delineated and confirmed that NYS defined wetlands exist on the site. Mr. Bayer provided an engineering explanation of the wetlands map, also centering on regulations. Mr. White questioned if C&S has jurisdictional determination or if this is an assumption. Mr. Bayer advised that jurisdictional determination has not been submitted but is normally submitted jointly with permit application. Mr. White asked if there are any impacts to assumed federal or state wetlands. Mr. MacKay presented Plan A for the wetlands and Mr. Bayer showed movement of array since last meeting to avoid the regulated wetland area. There is no proposed work that will impact federally regulated wetlands. Mr. MacKay also presented Plan B and Mr. Bayer showed revisions and advised that proposed work has been removed from federally regulated waterway area. Trees may be removed from bed and bank area of stream, which would not be a regulated activity. Mr. Bayer showed proposed fence that may be installed. Fence would have drive anchors. Mr. White asked if the stream flows northerly. Mr. Bayer said yes. Mr. Price questioned if the fence would create a dam or if the water would flow through. Mr. MacKay advised there will be no damming effect. Mr. Curtin asked about the stream's point of origin. Mr. Bayer will look into that question and get back with answer. From an engineering standpoint, Mr. White mentioned that the revised plans are very new and more time is needed for review. Mr. White asked if a Town representative would have access to the properties in order to review the sites related to proposed development. Mr. MacKay confirmed it can be arranged.

Mr. MacKay addressed the request from last meeting to evaluate viewpoints from the highest topography in the vicinity. Mr. MacKay focused on Van Alstine Road in relation to Warners Road through Devoe Road, and used Google Earth and Google Map to show property viewpoints and parcels. Mr. MacKay showed area where a small visual window was found into the site less than an eighth of a mile west of Van Alstine Road. Chairman Fatcheric questioned if existing hedgerows will remain or if taller trees will be removed. Mr. MacKay stated there is no intention to remove taller trees and any tree clearing will be noted on site plans. There will be minor tree clearing to create space for modules. Mr. MacKay noted that one house on Van Alstine Road would have view of the solar area. Buffer will be added. Chairman Fatcheric asked if detailed screening plan will be provided for the house on Van Alstine Road with

possible view. Mr. MacKay said yes, C&S landscape architects will provide designs. Mr. White noted loss of leaves in parts of the year, which should be considered. Mr. MacKay advised that year-round evergreen coverage is normally provided.

Mr. MacKay moved onto the decommissioning section of the narrative and explained benefit of solar project. When passive equipment is decommissioned and removed, parts are recycled and land is reverted to its original state, with possible improvement of soil fertility. Mr. White acknowledged receipt of more detailed decommissioning plan and SWPPP, and asked Mr. MacKay to forward all documents to Planning Board Clerk Colleen Sauer for full distribution to the Planning Board.

Ms. Lauer questioned the speed of the units responding to the movement of the sun and asked if it would be visible. Mr. MacKay stated that the radial velocity is very slow and not visible. Mr. Rasmussen added that the operating motors only run for one out of every fifteen minutes.

Mr. Mallore advised that solar panels are normally fire-safe if properly installed and asked if there would be access for entire facility with roadway. Mr. MacKay said that access does not encompass the whole facility. However, the fire department has acces if there is fire on main electrical equipment (inverters, transformers, etc.). Modules are left to degrade if there is a fire. Mr. Mallore is not concerned with module fires and noted that brush fires are common. Mr. MacKay advised of the spacing between the roads and modules. Mr. Mallore asked if there are toxic components involved and questioned possible environmental damage if there is a fire. Mr. Rasmussen advised it would be minimal; only trace amounts of heavy chemicals. Mr. Mallore asked if anything will be on top of gates. Mr. MacKay said there is no barbed wire and no monitoring cameras. He added that most of the equipment is certified and meets state and federal standards.

Mr. Cesta asked if Mr. MacKay is aware of any typical sites or case studies. Mr. MacKay mentioned technology and engineering lessons, along with low risk on quality and quick response to any control issues. Per Mr. Cesta's inquiry, Mr. MacKay confirmed that there is no battery storage on site.

Mr. Price referred to arrays shown on plan not always including small details that may arise during construction. Mr. MacKay said that is possible. Mr. Price noted that landscape screening may be flexible and adjusted. Mr. MacKay confirmed.

This referral will be continued at a future meeting.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for legal services in the amount of $1050.00, none of which is recoverable. Mr. Mallore moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice P.C. for engineering services in the

amount of $1070.25, $822.25 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $1964.30, $1714.30 of which is recoverable. Mr. Dooher 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
Mr. Cesta suggested that Mr. Curtin analyze Article 10, Chapter 94 in regards to the solar project.

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 8:27 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
August 10, 2020 - 7:00 pm

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

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.
Tom Price, Code Enforcement Officer

ABSENT:
Don Klaben

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 3 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Chairman Fatcheric and Engineer Chuck White explained the Zoom meeting process, and Mr. White confirmed that the meeting is being recorded.

NEW BUSINESS:
Holdrege Subdivision **TM # 007.-02-11.4**
3386 Armstrong Road
Sketch Plan
Mr. Robert Holdrege, applicant, appeared to present the application for sketch plan review. Mr. Holdrege owns a 9 acre parcel and intends to subdivide the property into two 4½ acre building lots. The second lot would be for a proposed new house.

Mr. Price requested a front yard setback line on the plat, which would 35' back and parallel to the northern line. The long driveway would also have to meet the standards of New York State Fire Code. Mr. Price, Mr. Holdrege and Chairman Fatcheric discussed the driveway width.

Mr. Cesta questioned the small strip of saved property. Mr. Holdrege advised it is the flag lot to the road. Mr. Cesta's concern with the width of that area was already addressed.

Ms. Lauer asked if the two driveways would be connected. Mr. Holdrege stated that one driveway currently exists and 2nd lot will be added with same opening. Ms. Lauer mentioned reciprocal agreement may be needed. Mr. Holdrege said his surveyor is drawing easements which should be available with the final plat. Chairman Fatcheric questioned if there will be 2 driveways when curb cut is added off Armstrong Road. Mr. Holdrege said there will be one driveway. Mr. Mallore questioned the width. Mr. Holdrege said the existing driveway is approximately 15' wide.

Mr. White asked if the existing driveway is 40' on the western side of the parcel or if it is within 20' of proposed subdivision. Mr. Holdrege said the majority is on the 40' part. Mr. White understands that it is currently being subdivided for a family member but is concerned due to future sale of the property. Mr. White recommends an easement on the existing driveway or a future parallel driveway on the 20' flagpole portion if that part is sold. Mr. White also advised of

an existing utility pole, which does not show on the survey, and questioned its location in relation to the 20' flag lot. Mr. Holdrege said it is approximately 5' within that section. Mr. White asked if the utility pole would preclude construction of a driveway in the 20' flag lot, if necessary. Mr. Holdrege advised there would be an easement with a shared opening and no additional curb cut.

Mr. Curtin advised that there would be 2 flag lots abutting if this subdivision is approved, with the 2nd flag lot behind the one that has already been approved. Previous lots that have been approved with a shared driveway have been side-by-side, not front-to-back. Each parcel should own ½ of the frontage with a common access point with an REA and Maintenance Agreement, which would address repair, maintenance and snow removal. Mr. Curtin acknowledged that the 4.9 acre back lot could only be served by the 20' driveway and is concerned with the width, snow plowing, snow storage and accessibility, along with meeting the Town requirements. The parcels need to be treated as standalone lots and must function properly. Mr. Curtin also mentioned fire safety issues. Mr. Mallore advised that only one fire apparatus would be able to fit on a 15'-wide driveway and this would not meet safety standards. Mr. Holdrege suggested a possible easement so that both lots would share the existing 60' space. Mr. Curtin recommended an adequate roadway serving both parcels with one curb cut and an easement agreement for the shared land. Mr. Curtin also recommended a maintenance agreement which should be viewed by the Town. Mr. Holdrege understands.

Mr. Price agreed with Mr. Curtin's concerns. Mr. Price also advised that the New York State Fire Code mentions accessibility and turn-about requirements. Mr. Holdrege was not aware of the minimum driveway requirement. He may consider dividing it into two 30' sections with an easement agreement.

Mr. Curtin recommended the applicant to bring the Planning Board concerns to Tim Croyer (Project Surveyor) and draw up the reciprocal easement and maintenance agreements.

Chairman Fatcheric advised the applicant that he can proceed with a final plat (preliminary is not necessary), as long as the required information is included. Mr. Curtin concurred that the public hearing can be waived since this is a minor subdivision and the impact will be de minimis. Mr. Holdrege acknowledged that Armstrong Road is a County road. This will have to be referred to County Planning. Mr. Curtin recommended that the Sketch Plan be continued so that the Board, engineer and attorney comments can be incorporated before it is referred to County Planning.

Mr. Mallore moved to continue the Sketch Plan Application. Ms. Lauer seconded the motion and it was unanimously approved.

OLD BUSINESS:

OYA Camillus A LLC **TM # 006.-04-12.1**
6327 Van Alstine Road
Zoning Board Referral

OYA Camillus B LLC **TM # 006.-04-12.1**
6190 Van Alstine Road
Zoning Board Referral

Postponed to next meeting on 8/24/20 due to delay in preparation of updated information (applicants were not in attendance). Discussion proceeded among Planning Board members. Mr. White stated that an initial review of the application was complete and a lengthy comment letter was provided to applicant with necessary items to address and additional information needed. Mr. White advised Mr. Curtin that coordination may be needed with the ZBA to start the review process. ZBA is lead agency in this case. Mr. Curtin will contact ZBA attorney Susan Otto. Mr. White urged the Planning Board members to read the initial review letter and contact him with any questions.

Mr. Cesta commented that there is a lot of detailed information. Planning Board will work with Zoning Board, and Mr. Cesta recommended the Chairman to consider how to proceed in a quick and efficient manner. Chairman Fatcheric recommended for Mr. Curtin to forward an updated memo to ZBA Chairman Robert Feyl. Mr. Curtin agreed and recommended for the ZBA Chairman and members to be invited to the next Planning Board meeting.

Mr. White noted that a lot of documentation has been requested and the timeline for review depends on when the completed documentation is provided. Mr. Curtin also mentioned that the Board may want to consider an escrow from the applicant due to the lengthy amount of review time that will continue to be needed from the legal and engineering sides. Mr. White agreed and noted that the ZBA attorney would also be involved.

This application will be continued at the next meeting.

MINUTES
Ms. Lauer moved to approve the minutes from July 13, 2020 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

CORRESPONDENCE
A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $1000.50, $875.50 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
none

COMMENTS OF THE ATTORNEY
none

COMMENTS OF THE ENGINEER
none

COMMENTS OF THE BOARD

Mr. Cesta thanked Mr. White for his review work on the solar project and noted the timeline for the upcoming Planning Board and Zoning Board meetings.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:41 p.m. Mr. Dooher seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
August 24, 2020 - 7:00 pm

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

ABSENT:
none

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Mike LaFlair, 2nd Ward Councilor
Approximately 16 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Chairman Fatcheric and Engineer Chuck White explained the Zoom meeting process, and Mr. White confirmed that the meeting is being recorded.

NEW BUSINESS:

Cichowski Subdivision **TM # 006.-04-02.0**
6422 Van Alstine Road
Sketch Plan

Mr. John Legnetto of 108 Gulino Avenue, Camillus, applicant, appeared to present the application for sketch plan review. Mr. Legnetto intends to subdivide a 14.77 acre parcel at the corner of Van Alstine Road and Warners Road into 3 lots – two lots will be 5 acres each and one will be 4.77 acres.

Chairman Fatcheric noted that this property fronts a County road and the application will have to be referred to County Planning after the preliminary plan meeting.

Ms. Lauer asked if there will be rear access on Van Alstine Road or if all driveway access will be off Warners Road. Mr. Legnetto said the current plan is for 2 driveways on Warners Road with no intention for rear access at this time (it may arise in the future). Ms. Lauer questioned if the DOT has been contacted. Mr. Legnetto said not yet but he will contact them this week.

Mr. Mallore advised that his question regarding access from Van Alstine was already answered.

Chairman Fatcheric asked if access to Van Alstine for the 2nd lot already exists and if that parcel is being divided into two lots. Mr. Legnetto said it is currently one parcel and the 2 lots are being sold as 9.77 acres. Original parcel owner is keeping 5 acres. Chairman Fatcheric mentioned that the ditch on the map actively runs with drainage water annually, which may be a problem if driveway access is added off Van Alstine. Mr. Legnetto stated there is no real reason for lot 2 being a flag lot.

Mr. Price advised that the flag lot to Van Alstine Road may be considered a front yard, so the

building could have 2 front yards and the front setback would apply. Mr. Legnetto said this is an R3 district. Mr. Price noted there would be a 35' set back instead of 7' side yard setback. Mr. Price also noted that septic currently exists and acknowledged Mr. Legnetto will contact DOT regarding driveways.

Mr. Curtin asked if there might be future subdivision of Lot 2, noting that the flag lot will allow dual access and subdivision of that lot may lead to segmentation issues. Mr. Legnetto said there is no further intent to subdivide it. He stated that Lots 2 and 3 are being purchased by family members who intend to stay on the property for a long time. Mr. Curtin asked if the applicant will stipulate that there will be no further subdivision of Lot 2. Mr. Legnetto said yes.

Chairman Fatcheric mentioned to Mr. Curtin that public hearings can generally be waived in cases of minor subdivisions on this type of road and that the applicant could proceed with a preliminary plat so that the Board can refer this to County Planning. Mr. Curtin agreed that this would be appropriate. Mr. Curtin also advised that curb cut permits need to be obtained from DOT and asked the applicant about his timeline. Mr. Legnetto is aware that he needs to contact DOT as well as proceed with necessary tests for private sewer, and would like to do this as soon as possible. Mr. Curtin advised the applicant of everything needed for preliminary plan and stated that the Board can consider waiving the public hearing if all necessary items are received back from the County.

Ms. Lauer moved to close Sketch Plan Application. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare lead agency under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Howard Hanna – Doug's To-Go Fundraiser **TM # 040.-10-26.1**
5110 West Genesee Street
Temporary Site Plan Application

Mr. David Simmons, applicant, appeared to present the application for one-day hosting of Doug's To-Go Fish Fry on Thursday, September 17th from 11 a.m.-6 p.m. at the Howard Hanna office. Same fundraiser was held last year to benefit Golisano Children's Hospital. Trucks and trailer will again be lined up on parking spaces on Hinsdale Road side (there are 11-12 parking spots). Seating will be spaced out this year in front of the building (not West Genesee side). Trash receptacles will be placed near the buildings. There was no problem with traffic flow last year. There are over 100 spaces and the applicant has a reciprocal agreement with the neighboring church to use that parking lot, if needed, so there is sufficient room for overflow. There will be signage and banners at the site and they will come down at 6 p.m.

Mr. Mallore noted that the fundraiser went well last year and has no questions if everything is the same.

Mr. Klaben asked if overflow parking at the church was used last year. Mr. Simmons said Howard Hanna agents parked in the church lot and that the busiest time was between 4 and 5:30. Mr. Simmons also noted that there will be a bake sale like last year and County Health rules will be followed. Mr. Klaben asked if the church has been notified of potential overflow parking. Mr. Simmons intends to notify them soon.

Mr. Cesta noted that the fundraiser was a success last year and asked if there are any improvements to traffic exit on Hinsdale Road. Mr. Simmons said that exit signs were made for Hinsdale Road and West Genesee Street. Mr. Simmons is not aware of any exiting trouble last year and noted that orange cones were set up for precaution.

Mr. Price commented that there is no parking noted on the map. Mr. Simmons stated it will be the same as last year and noted the entrance on Hinsdale Road on the northwest side of the building. Mr. Price agreed that there were no problems last year but requested modification of the site plan to show the parking. Mr. Simmons will do so.

Mr. Curtin agreed with Mr. Price and stated that the location of the trucks and spacing of tables and receptacles should be noted. Mr. Curtin also noted that this is a limited site plan review when approved by the Planning Board, and Mr. Simmons can defer to Code Enforcement on details that the plan currently lacks. Code Enforcement can bring this back to the next meeting if sufficient details are not received. Mr. Simmons understands.

Mr. Mallore moved to declare lead agency status. Ms. Lauer seconded the motion and it was unanimously approved.

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

Mr. Klaben moved to make a negative declaration. Ms. Lauer seconded the motion, and it was unanimously approved.

Resolution # 76:

Mr. Mallore moved for approval of temporary site plan as submitted, subject to Code Enforcement review of additional suggested items noted above. Mr. Dooher seconded the motion and it was unanimously approved.

Town Board Referrals #1 and #2

Mr. Curtin explained Proposed Amendment #1 of Municipal Code Chapter 30-Zoning §1303 (C) on Town Board Resolution 102 and Proposed Amendment #2 of Municipal Code Chapter 30-Zoning §402 under Commercial Land Uses item P23–Outdoor Recreational Uses on Town Board Resolution 107. Mr. Curtin advised that sufficient back-up information was provided to augment the addition of new paragraph under the first proposed amendment. Mr. Curtin advised that the second proposed amendment is more inclusive than what currently exists and is a

significant departure from Code allowance, but it would benefit both the Town and its residents. Mr. Curtin opened discussion to the Board members:

Mr. Cesta: no questions or comments
Mr. Klaben: no questions or comments
Ms. Lauer: no questions or comments; gave positive recommendation
Mr. Mallore: gave positive recommendation
Mr. Dooher: no questions or comments; gave positive recommendation

Chairman Fatcheric informed Mr. Curtin that the Planning Board made positive recommendations on Proposed Amendment of Municipal Code Chapter 30-Zoning §1303 (C) on Town Board Resolution 102 and Proposed Amendment #2 of Municipal Code Chapter 30-Zoning §402 under Commercial Land Uses item P23–Outdoor Recreational Uses on Town Board Resolution 107. Mr. Curtin understands and will advise Town Board Supervisor Mary Ann Coogan accordingly.

OLD BUSINESS:

Twin Trees Pizza Shop **TM # 065.-04-11.1**
5401 West Genesee Street
Amended Site Plan (continuation)

Joe Mastroianni, engineer for the project, appeared to continue the application. Two additional items have been added to the original amended site plan. In regards to the first item, Mr. Mastroianni understands there was limited parking and advised that the angled parking along West Genesee Street was changed to parallel parking. There will be no loss in number of spots, and there will be additional 26' between parking and aisles. Mr. Mastroianni also showed the parking spaces that will be used for snow storage. In regards to the second item, Mr. Mastroianni showed designations for landscaping on site plan and explained the planting schedule and types. He also explained that tenants will put assorted plants on the island for summer months.

Ms. Lauer agreed with parking improvement and suggested that notice of necessary snow removal be placed on site due to its size.

Mr. Cesta also agreed with drive aisle improvement and recommended a contingency plan for employees to park elsewhere, especially in the winter.

Councilor LaFlair cited Ms. Lauer's comment on snow removal and asked if it is legal in Town of Camillus to remove snow from one parcel and place it on another one when necessary. Chairman Fatcheric said yes.

Based on additional items addressed at tonight's meeting, Chairman Fatcheric asked Mr. Curtin if the Board can continue with approval of parking, snow storage and landscaping on previous amended site plan with existing SEQR. Mr. Curtin said yes, with additional comments cited by Ms. Lauer designating snow storage area and removal of snow when needed.

Resolution # 77:

Mr. Mallore moved for approval of parking, snow storage and landscaping as stated above. Mr. Dooher seconded the motion and it was unanimously approved.

OYA Camillus A LLC **TM # 006.-04-12.1**
6327 Van Alstine Road
Zoning Board Referral
OYA Camillus B LLC **TM # 006.-04-12.1**
6190 Van Alstine Road
Zoning Board Referral

Mr. Glenn MacKay, project manager, Mr. Terry Rasmussen, director of development, Mr. Bryan Bayer, environment consultant and scientist with C&S Engineers, and Mr. Eric Kenna, department manager with C&S Engineers, appeared to continue with review of special permit application for site plan approval based on Zoning Board of Appeals (ZBA) referral. ZBA is lead agency in this case.

Mr. MacKay explained that this referral is for two 5 Megawatt community-distributed solar projects on Van Alstine Road. Details were provided at past Planning Board meetings. Mr. MacKay referred to the letter provided by Planning Board engineer Chuck White requesting changes and necessary information. Mr. MacKay advised that the majority of changes were made and he provided a summary to Mr. White with status of completed changes and expected timeline on remaining ones. Majority of changes were based on adherence to Department of Agriculture and Market requirements. Mr. MacKay also advised that submission of required materials to federal and state agencies is in progress. Mr. MacKay noted that there are not many physical changes to the site plan; most of the changes are the notes and details that have been added to the plans. Mr. MacKay provided screen shots of Camillus A project. There is not much change in the layout. Mr. MacKay explained addition of layers and buffer to the stream. Notes regarding Department of Agriculture and Market requirements were added to the design plan. Mr. MacKay noted that adjacent property information and image of topography were added to site plans. Storm Water/SWPPP plans are in progress and should be submitted in 2-3 weeks. Site access and trench details have been added.

Mr. Curtin advised Mr. MacKay that the ZBA referred this application to the Planning Board for site-specific commentary, and it will be referred back to the ZBA for public hearing and subsequent review and approval. Mr. Curtin requested an explanation for 2 separate applications, A and B, on property that is apparently owned by the same party. Mr. MacKay stated that the main reason is because the cap on the community solar program is 5 megawatts. Mr. MacKay explained that the best solution would be to have 2 adjacent smaller projects since everything would change if 5 megawatt capacity is exceeded and the completion time period would be extended. Mr. Curtin stated that a concern was raised regarding SEQR since there may be one project that is bifurcated, which could be segmentation, and he noted that Mr. MacKay's explanation was appropriate if these projects are independent but related (tie in to same distribution facility). Mr. MacKay said yes; the utility-owned equipment would be common. Mr. Curtin asked if there may be further expansion of the facilities. Mr. MacKay said no. Mr. Kenna noted that National Grid will have separate interconnection points for the projects and

there will be a subdivision with separate tax parcels. Mr. Curtin asked if the projects will be built simultaneously. Mr. Kenna believes so. Mr. Curtin questioned when the application for subdivision will be submitted. Mr. Mackay said right after the project is approved by ZBA, and Mr. Kenna explained that there is no reason to subdivide the land until the application to the ZBA is approved.

Mr. White questioned if the impacts on both projects will be cumulative or dealt with separately. Mr. Curtin mentioned it would depend on common infrastructure and if the projects are interconnected or standalone. Mr. MacKay mentioned that the projects are independent. In regards to SEQR, Mr. Kenna stated there will be no impact on state wetlands.

Chairman Fatcheric had spoken with the owner of Camillus Airport, who appeared to have little concern on the proposed project, and encouraged him to attend the ZBA public hearing. Per Chairman Fatcheric's request, Mr. MacKay shared the glare report and explained the process. Mr. Mackay has made a submission report to the FAA; he is waiting for a response and will conduct further analysis, if needed. He explained that a third party did a glare study with a number of vantage inputs and flight paths to nearby airports. The conclusion for the report on the A & B sites was no glare from any of the vantage points from the Camillus or Syracuse Hancock airports.

Mr. White received some materials regarding the project at the end of last week and is in the process of reviewing them. There are still some issues in process, which Mr. MacKay has acknowledged. Mr. White acknowledged that the dialogue will continue between OYA and the Planning Board, and the ZBA will be advised of the Planning Boards recommendations upon completion of the review process.

Mr. Cesta questioned the cost and funding for the decommissioning schedule. Mr. MacKay explained that the values will be held in a bond. Mr. Rasmussen added that the Town will be able to draw from those funds, even if it goes bankrupt, prior to decommissioning.

Mr. Curtin referred to the endangered species report, which states that the area may not be a primary nesting site for endangered species other than the Indiana bat and associated breeds. Mr. MacKay agreed and advised that the report will be submitted to DEC and US Fish and Wildlife, and OYA will proceed with necessary steps to protect the species. Mr. Bayer also advised that the Indiana bat was the only endangered species on record that appeared in the area. No other endangered species were identified as a concern.

Mr. White questioned the plans for trees that are removed. Mr. Rasmussen advised that the landowner will have first rights to the timber; forestry contractor will be hired and OYA will take care of timber, if needed. Mr. White asked if stumps will be removed. Mr. Rasmussen said no.

Chairman Fatcheric opened the questions/concerns to the ZBA.

Ms. Otto, Attorney from Melvin & Melvin representing the Town ZBA, mentioned that the ZBA members have not had the benefit of reviewing all of the studies as yet. She questioned how the applicant will treat the impact of cumulative effects and how it would be mitigated to the two projects. Mr. MacKay noted that the projects will be independent. Mr. Rasmussen clarified that it would be a whole new world on the interconnectivity but would not be very different on the municipal process and SEQR process. Ms. Otto questioned the environmental impact. Mr. Rasmussen advised that the approval and assessment processes will be the same for 10 megawatt project as they would be for two separate 5 megawatt projects. Ms. Otto asked if there may be any environmental impact that the Town should be aware of since this is two separate projects as opposed to one combined project. Mr. Bayer stated the cumulative effects pertain to two actions that are in the same vicinity, and that the projects will be mitigated in total as they stand but there should no creation of excessive or significant impact as a result of these two projects. Ms. Otto asked where the reserve fund will be held. Mr. MacKay stated that they will be issued on a bond in the United States and held by the Town of Camillus.

ZBA Chairman Bob Feyl questioned if the wetland mitigation would affect Project A or Project B. Mr. MacKay believes it will be both. Chairman Feyl asked if it is a federal wetland mitigation issue. Mr. Bayer advised that permanent impacts will not exceed the federal threshold. The only applicable permanent impact visible from the solar arrays would be on the access roads, and the only form of mitigation that would be required would be restoration of any disturbed surfaces that may occur during construction. No mitigation has been cited on the wetland delineation report. Chairman Feyl mentioned access to the site on Van Alstine Road, which is a country road with a 5-ton limit, and advised that there must be a delineated entry and exit to the site and that they must adhere to the weight limit. Mr. Rasmussen will discuss this with the Town Highway Department and will enter into a road-user agreement, if necessary. Chairman Feyl mentioned that the Town Hall has received emails with concerns/issues and questioned how the projects can be separated. Chairman Fatcheric advised that this would be addressed at the ZBA Public Hearing. Ms. Otto questioned if the parcel is only one tax map number. Mr. MacKay verified that it currently is. Ms. Otto advised that the projects should be distinguished in the legal advertisement; also, it is possible for two separate hearings to be held. Chairman Feyl questioned the timeline and asked if the projects will be constructed simultaneously. Mr. MacKay stated that the construction plan is not final but projects are normally constructed parallel. Mr. Curtin cited that the visual impact of the project is partially being dealt with by the Planning Board's review in concert with the ZBA, and recommendations will be provided to the ZBA.

Mr. White summarized that the ZBA is at the forefront in this case and the Planning Board will provide recommendations. Mr. White suggested that the ZBA begin the SEQR process due to the complexity (coordinated review, multiple applications, ZBA's intent to be lead agency. Chairman Feyl advised that additional ZBA meetings can be added to the schedule, if needed. Chairman Fatcheric questioned Mr. White on the number of Planning Board meetings required to address all of the engineering concerns. Mr. White believes that it will be more than one meeting since the applicant might not provide necessary documentation for 3 or more weeks. Chairman Fatcheric mentioned that the length of time the Planning Board is reviewing this

application is based on when the required material is provided. Mr. White understands and will continue to review documentation upon receipt and provide comments. Ms. Otto asked if the ZBA should begin to notify the involved agencies and interested parties when lead agency status is declared. Mr. White mentioned that it is up to the ZBA and that key materials are on file for the projects (EAFs, site plans, many relevant documents). Visual assessments are pending input from the Town. Applicant is currently working on the SWPPP reports. Mr. Kenna mentioned that the delay on the SWPPP reports is due to problems faced by the survey crew because of the area. Ms. Otto asked if there are any additional agencies or interested parties other than the 11 ones cited in the letter on 8/10/20. Mr. White said that no additional agencies have been identified at this time.

Mr. Curtin recommended that a professional fee be established due to the extraordinary amount of time needed for Planning Board and ZBA legal and engineering review of the projects. Mr. Rasmussen agreed and questioned the initial amount, advising that additional funds will be sent if needed. Mr. Curtin moved for an initial deposit of $10,000.00, which will be used by the Planning Board and ZBA counsel and Engineer as needed. Chairman Feyl requested that the attorneys and engineer submit a separate, individual bill for services related to OYA. Mr. Curtin confirmed that itemized bills are already provided by both he and Mr. White.

Resolution #78:
Mr. Klaben moved to establish $10,000.00 a preliminary Professional Fees. Ms. Lauer seconded the motion and it was unanimously approved.

This application will be continued at the next meeting.

CORRESPONDENCE
A voucher was received from Curtin Law Firm for legal services in the amount of $2,550.00, $0.00 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
Mr. LaFlair thanked the Board for their challenging work.

COMMENTS OF THE ATTORNEY
none

COMMENTS OF THE ENGINEER
none

COMMENTS OF THE BOARD
Mr. Cesta commented on possible return to the Municipal Building for meetings next month, mentioning that he understands that the work is getting completed by Zoom meetings but the Board may want to consider returning to the Town Hall.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 8:21 p.m. Mr. Dooher seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
September 14, 2020 - 7:00 pm

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

ABSENT:
None

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Mike LaFlair, 2nd Ward Councilor
Approximately 16 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Chairman Fatcheric and Engineer Chuck White explained the Zoom meeting process, and Mr. White confirmed that the meeting is being recorded.

NEW BUSINESS:

Jed Rotella **TM # 023.-02-33.3**
180 Par Place/2504 West Genesee Turnpike
Site Plan Review for Special Use Permit

Mr. Jed Rotella, applicant, appeared to present the site plan review for special use permit. Mr. Rotella showed screen shot with four pictures: two of them are the existing building, one is the intended addition, and one is the rear side of the new structure.

Chairman Fatcheric asked if the new addition will be for cold storage. Mr. Rotella said yes, it will be for mowers, carts, etc., and winter space.

Mr. Curtin asked if the new addition structure will match the existing one. Mr. Rotella stated it will be the same structure, color and siding. Mr. Curtin questioned the roof material. Mr. Rotella stated it will be black asphalt shingles. Mr. Curtin asked if the only light will be the one over the doorway. Mr. Rotella said yes. Mr. Curtin inquired if the floor will be concrete. Mr. Rotella said yes.

Mr. Curtin confirmed that as per the Planning Boards request, he will send the referral back to the ZBA stating that no site specific issues were identified.

Ms. Lauer moved to refer this back to the ZBA as stated above. Mr. Dooher seconded the motion and it was unanimously approved.

Waterbridge Extension **TM # 006.1-01-23.0**
305 Arch Stone Way
Amended Final Plat Application

Mr. John Szczech, developer of the property, appeared to present the amended final plat for Lot 13 of the Waterbridge Extension off Devoe Road. Lots 9-13 had a 75' set back. Permit was issued for Lot 13 with a 50' set back, which meets Town Code, and amendment is being requested for tract map.

Mr. Price has no objection to moving the lot line forward.

Mr. Curtin concurred that the amended lot is an appropriate solution since it meets and exceeds Town Code requirements.

Resolution # 79:
Mr. Dooher moved for approval of amended final plat as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

5407 West Genesee Street (former Rio Grande Restaurant) TM #065.-04-10.0/1
Site Plan Application
Tom Ditullio, architect of the applicant, appeared to present the application for the property formerly occupied by Rio Grande and Friendly's restaurants. Mr. Ditullio presented a site plan of the entire plaza, showing location of former Friendly's restaurant. Applicant intends to move The Second Chance Diner, currently located on Bennett Road. Mr. Ditullio showed the existing parking and floor plan and noted where covered outdoor patio space will be added for outdoor seating. Size is approximately 20' wide by 56' long. Mr. Ditullio showed the L-shaped area. Roof will be expanded for coverage. Mr. Ditullio explained seating capacity based on square footage and is aware of 50% limit due to COVID regulations. Mr. Ditullio showed the front elevation from West Genesee Street. There will be 16"-diameter round tubes sunk in parking lot to hold wood piers. Metal roofing will be used with dark grey color, and vertical metal siding will be used with light grey color. Brick and trim around windows will also be painted. 6'x6' timbers are being added between concrete piers for safety on access drive that egresses from parking lot. Mr. Ditullio explained the difference in elevation between concrete slab area and drive area. Outdoor seating is intended to be available for 3 seasons of the year. Mr. Ditullio showed the building's elevation from west to east. He is working with Code Enforcement regarding signage and will go before the ZBA. Mr. Ditullio also showed colors that will be used and advised that color testing was done on the building.

Mr. Cesta asked if space or patio heaters will be used inside the 3-season area. Mr. Ditullio said that electric radiant heaters will probably be used, but they are still not sure. The building code and fuel gas code do not allow use of propane or gas-fired heaters inside. Mr. Cesta advised that the extra seating will jut out into the parking area and drive aisles, and commented that there should be a sufficient amount of space between the 6" timbers and the structure. Mr. Cesta questioned if the directional traffic will be re-routed. Mr. Ditullio showed the 19" egress path and explained location of the timbers. Concrete curb should stop vehicles if needed, and the building will be the barrier. Mr. Cesta asked if there will be guard rail in front of the structure. Mr. Ditullio said no; the concrete slab will be 4" into the drive area. Mr. Cesta mentioned safety concerns and also asked if the original walk-up ice cream window will be re-opened. Mr.

Ditullio advised that the window has been closed off and they have no intention of opening it at this time. It may be used as a recessed area for decorations or filling the coolers with food, if needed. Mr. Cesta questioned if there will be sufficient space in the back area for grease disposal container, recycling bin and dumpster, and also suggested screening from the western side. Mr. Ditullio plans to screen that entire area; he has spoken with the owner and they may relocate the dumpster to the bottom corner of the parking lot and put a fence around it. Mr. Cesta advised that this should be noted on the plan when it is brought for approval. Mr. Eddie DePalma said that the dumpsters will be moved across the parking lot to a new location. Mr. Ditullio understands the concerns and will revise what is needed on the plan.

Ms. Lauer asked if the seating will be routed around in one direction and if the exit will be at the rear from the kitchen. Mr. Ditullio said yes and the back area will be used for kitchen prep and storage purposes. Area will be wide enough for exit access. Ms. Lauer mentioned that the dumpsters will have to be relocated and questioned if parking will be shown on the map. Mr. Ditullio said the proper number of spaces and notations will be included. Ms. Lauer asked if the parking area will be restriped. Mr. Ditullio does not believe so but the owner may eventually restripe the plaza. Mr. DePalma stated that the lot in front of the building will be restriped. Ms. Lauer questioned the structure of the timbers. Mr. Ditullio said concrete bollards are on the posts and in between the wood timbers, and explained the size, spacing and angling.

Mr, Klaben asked for clarification that the concrete pier between the seating and parking is a barrier, not a sidewalk. Mr Ditullio said correct and advised that the concrete sidewalk will be extended 4" beyond the new patio, noting the concrete piers. There will be no sidewalk in the area. Mr. Ditullio explained the driving lane and the space being removed from parking to add 6" to curb area for venue stoppage. Mr. Klaben is concerned that the driving lane could be used as a cut-through and there may be a blind spot for people exiting to the parking area, and noted that there should be a directional or crosswalk to slow any cars. Mr. Ditullio stated that there is a 45º angle and that a crosswalk and stop sign can be added.

Mr. Mallore would like to see the driving pattern since it appears that the patio is farther out from the east entrance. Mr. Mallore favors the color selections and will ask more questions when he sees the plan with parking details. Mr. Ditullio understands and noted that he was told that the far west ingress/egress is a double lane 25' wide entrance and the exit is 19' wide to the east. They will take a look at the entrance and exit areas and determine if crosswalks, signs and posts are needed.

Chairman Fatcheric questioned if 2 parking spots will be lost. Mr. Ditullio said yes, there are currently 50 spots and 2 handicapped spots with an additional 79 spots by the bank. He noted that there are plenty of spots available and will remove additional ones if needed. Chairman Fatcheric asked if there will be outdoor lighting on new addition. Mr. Ditullio will have outdoor lighting and is looking at an industrial type similar to the sign, stating it will be a sufficient amount.

Mr. Price noted that the building is already painted and asked about the canopy. Mr. Ditullio showed the canopy over the door on the front elevation, but he is not sure of the front yard setback and will omit the canopy if necessary. Mr. Price reserved comment and will look into that issue. Mr. Ditullio assumed that this would have to be advertised before the Board can vote on it and does not want to compromise any legalities. Chairman Fatcheric does not believe that an advertisement is needed for the Planning Board; however, based on comments so far, a complete site plan is needed addressing issues that have been raised. Mr. Ditullio understands and mentioned to Mr. Price that the floor plan may need to be modified due to the occupancy count and COVID regulations. Mr. Price referred to zoning issues and mentioned that the parking would increase due to increase in number of people in the building but it appears that there would be plenty of parking spots. Mr. Price is concerned with the drive lanes and noted that this must be reviewed. Parking and front yard setback must be shown on revised plan. Mr. Ditullio understands and agrees.

Mr. White is quite concerned that the new covered area will impact the drive lane, which may be a one-way circulation pattern. Mr. White reiterated that 2 parking spaces will be lost and is concerned that parking spaces to the west will also be affected by the impact of the drive aisle. Significant changes are needed due to the parking and drive lane issues and relocation of dumpsters. More details are needed before engineering recommendations can be made. Pedestrian circulation routes must also be shown, along with access/egress points, ADA-compliance, roof drainage point for prevention of icing issues in the parking area. Mr. Ditullio advised that there is a catch basin in the parking lot to avoid surface water. Mr. White understands but advised that it would be appropriate to address all issues on a revised site plan.

Mr. Curtin requested Mr. Ditullio to obtain a letter from Mr. Todd Oudemool authorizing him to make submission on behalf of 42nd Associates. Mr. Curtin confirmed that full capacity of the building would be approximately 150 and reiterated that necessary parking spaces must be shown on the plan. Parking spaces will be coming from areas to the west and south which are shared with the bank, and calculations must be based on both the bank and the new facility usage. Safe pedestrian accessibility must also be included, and applicant must show the Board how pedestrians can get to the building, around it and in the front door. Mr. Curtin suggested possible sidewalk and crosswalk. Mr. Curtin also referred to detailed lighting and questioned the type of construction materials other than what is shown on elevations. The new area will not be insulated since it is not a four- season facility. Mr. Curtin referred to the slab-on grade and exposes beams on exterior and requested more detail showing materials. Mr. Curtin also mentioned that some heating will be provided and questioned if window openings will be enclosed. More detail was requested on the exterior to show length of time the facility can be used as a three-season operation. Mr. Curtin noted that landscaping on the existing site plan will not be disturbed by what has been mentioned; however, applicant must show bollards if they are introduced for safety purposes. Mr. Curtin stated that a parking plan and driving circulation plan are absolutely critical to show how the site will function, and also mentioned need to show enclosed dumpsters. Mr. Ditullio understands and will proceed with a plan that is more complete. Mr. Ditullio asked if additional calculations of adjacent buildings besides the bank are needed. Mr. Curtin said that the area is 1.97 acres and includes the bank with a functional ATM

but is not sure what other uses are there at this time. Mr. Ditullio will look into it and determine the calculations, along with adjusting the proposed plans to address items mentioned at tonight's meeting.

Mr. Cesta suggested that Mr. Ditullio and Mr. DePalma speak with Mr. Oudemool regarding the entrance/exit sign on West Genesee Street since it does not appear that he would be required to maintain it in its current configuration, and it does not appear to function well. Mr. Cesta recommended a better directional for traffic. Mr. Ditullio is aware and has previously considered that issue.

This application will be continued at a later meeting.

OLD BUSINESS

Holdrege Subdivision **TM # 007.-02-11.4**
3386 Armstrong Road
Sketch Plan (continuation)

Mr. Bob Holdrege, applicant, appeared to continue with the application for sketch plan review, which was originally presented at the 8/10/20 meeting. Mr. Holdrege presented a new map with a flag lots split and 30 feet of "right of way" for each lot. A 35' building setback was marked on the map, along with easements.

Mr. Price mentioned that Lot 6-A is existing with a house but the front yard setback is not shown on the northerly line. Mr. Holdrege believes that the original survey showed the 35' setback and will have his surveyor mark the lot.

Mr. Curtin had reviewed the driveway agreement prepared for the applicant by Mr. Armani and submitted a letter dated 8/13/20 to Mr. Armani advising that the terms are satisfactory and the Planning Board's only requirement is for the agreement to be signed and recorded, with a recorded copy delivered to the Clerk.

Mr. Cesta moved to close Sketch Plan Application. Mr. Mallore seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare lead agency under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Dooher moved to make a motion to refer to County Planning. Mr. Mallore seconded the motion, and it was unanimously approved.

Cichowski Subdivision **TM # 006.-04-02.0**
6422 Van Alstine Road
Preliminary Plat Application (continuation)

Mr. John Legnetto, applicant, appeared to present the preliminary plat application. Mr. Legnetto advised that there have been no major changes on the finalized survey other than the proposed driveway on the northeast corner. Mr. Legnetto has spoken with the County regarding the existing driveway and it appears it will be approved (he is waiting for confirmation letter).

Ms. Lauer asked if the existing driveways are being kept in Lots 2 and 3. Mr. Legnetto said correct.

Mr. Price advised that Warners Road is an arterial road by Zoning and the front yard setback would be double the normal setback (normal setback is 35'). Correct front yard setback would be 70'. Mr. Legnetto stated that it can be changed on the map. Mr. Price mentioned the intermittent stream on the Van Alstine Road portion on Lot 2, which can be considered at future meeting.

Mr. Curtin referred to the 60' strip on Lot 2 mentioned by Mr. Price, which is appended to the rear of Lot 1, and asked if it could be blocked off and added to Lot 1. Mr. Legnetto said it could be but mentioned the field and hedgerow between Lots 2 and 3 and advised that a potential driveway may be considered in the future. He understands that engineering work would be necessary due to the stream. Mr. Curtin mentioned that the applicant should add a note advising that the 60' is not for residential access due to possible re-subdivision of Lot 2 in the future. Mr. Legnetto said there is no intent for any future subdivision of Lot 2. Chairman Fatcheric agreed with Mr. Curtin on the possible County concern of the flag lot issue. Mr. Curtin reiterated that the applicant should be prepared to reconfigure the map with Lot 1 as owner of the 60' strip. Mr. Legnetto understands and will speak with the owner and other potential buyer but would like to proceed with the County referral as is.

Mr. Mallore moved to declare lead agency under SEQR. Mr. Dooher seconded the motion and it was unanimously approved.

Ms. Lauer moved to make a motion to refer to County Planning. Mr. Dooher seconded the motion, and it was unanimously approved.

OYA Camillus A LLC & OYA Camillus B LLC **TM # 006.-04-12.1**
6327 Van Alstine Road
Zoning Board Referral

Mr. Glenn MacKay, project manager, Mr. Terry Rasmussen, director of development, Mr. Bryan Bayer, environment consultant and scientist with C&S Engineers, and Mr. Eric Kenna, department manager with C&S Engineers, appeared to continue with review of special permit application for site plan approval based on Zoning Board of Appeals (ZBA) referral. ZBA is lead agency in this case.

Mr. Mackay stated that the referral's intent is so that the A and B projects can be added to an upcoming ZBA meeting in order to commence SEQR. They are continuing to work with

Engineer Chuck White. Mr. Mackay understands that the Town may need extra time to review the sizable list of items on the latest submission, and he opened the door to the Planning Board and ZBA for any items to discuss at this meeting.

Chairman Fatcheric deferred to Mr. White since he is handling the majority of work. Mr. White advised Mr. Mackay that the documents submitted are being reviewed. A second comment letter is being assembled to address open comments from the initial review and additional questions or information requests based on revised submission. Mr. White acknowledged that a draft Storm Water Pollution Prevention Plan (SWPPP) was received today from Eric Kenna and circulated to the Planning Board. Mr. White noted that it will be entered into the review queue. Mr. White also questioned if the intention is for the report to be a draft subject to change, if significant changes are anticipated, or if it is a draft pending comment/review from the Town of Camillus. Mr. Mackay said it is pending review, any minor changes and specifically is not issued for construction. Mr. White understands and advised Chairman Fatcheric that he will wrap up any questions/comments on recently received documents and share them with the Planning Board and ZBA, as well as the applicant, in order to keep the communication process moving. Mr. White will continue review of the SWPPP and anticipates that a letter will be issued with any specific questions/concerns. Chairman Fatcheric questioned the timeline and asked if the Planning Board will be able to wrap this up in 2 weeks and make a referral to ZBA at the next meeting. Mr. White said that it should not be an issue pending no major changes, and he intends to issue comments to the Planning Board, ZBA and applicant by end of this week.

Mr. Cesta questioned if the area where the panels are installed is mowed and drilled into, or if the soil is stripped when the site is prepared. Mr. Mackay said it is primarily mowing and installation, with grading only if required.

Mr. Price mentioned the urban heat island effect, noting that 60 acres will be covered with black material over area that was previously green, and questioned the heat impact of solar panels and if it would be mitigated. Mr. Mackay is aware of this effect and advised that the efficiency of the panels is designed to absorb the majority of heat. Mr. Mackay also noted that the type of panel being used can enter light on both sides, which has not been an issue. Mr. Rasmussen added that very little of the 60 acres will be covered with panels and that single access trackers are used, noting the rows and applicable distance which leaves more green space than paneled space in the fenced-in
area. The heat island effect is more concerned with 100 or 200-watt solar projects. Mr. Price understands.

Mr. Curtin referred to correspondence between himself and ZBA attorney Susan Otto concerning SEQR, noting that the Town Board may apparently be taking Lead Agency status on this application. Chairman Fatcheric advised that the Town Board declared Lead Agency on an entirely separate solar project on Town-owned property. The ZBA is in full control of this project and will be declaring Lead Agency. Mr. Curtin understands and will work with Ms. Otto in concert with the ZBA. Ms. Otto asked for clarification that the ZBA will be Lead Agency. Chairman Fatcheric and Mr. Curtin said that is correct. Mr. Curtin reiterated that the Planning

Board will work in concert with the ZBA in developing the SEQR findings and focusing on site specific items, so that a joint document can be prepared and submitted to the ZBA.

Ms. Otto asked the applicant if all owners of related property on the deed were notified and signed off on the project, noting that there have not been any forthcoming letters of consent. The ZBA is requesting these letters before proceeding. Mr. Mackay will provide the letters by the end of the week. Ms. Otto said that is acceptable. Ms. Otto also advised that the ZBA will have to notify 11 agencies but she has only received sufficient information to mail to 2 of the agencies. The ZBA also needs hard copies of the letters. Mr. Mackay believes 18 copies were sent last week and he will look into it. Ms. Otto repeated that only 2 sets were received. Ms. Otto also noted that she had spoken with Eric Kenna regarding an address that did not match anything on record and questioned the nonexistent address and its genesis. Mr. Mackay will go to the County and have a new address created. Ms. Otto noted that the ZBA will be prepared to declare Lead Agency at its next meeting pending receipt of written knowledge and confirmation of the project by each owner and subject to comments by ZBA and its Chairman Bob Feyl along with any other comments.

Chairman Feyl agreed with Ms. Otto and noted that the biggest item is confirmation of the consent of all owners of related properties. Mr. Mackay will provide individual letters signed by all parties by the end of the week. Chairman Feyl also questioned the route and believes the Highway Superintendent needs to be involved due to any possible damage. Chairman Feyl noted the 4-ton limit and reiterated that the Highway Superintendent should be contacted. Mr. Rasmussen advised that road user agreements have been entered into on past projects as condition of approval with bonding agreement with the Town to cover any damages. Chairman Feyl agrees that there should be a reparation agreement in order to fix any possible road damage.

This application will be continued at the next meeting.

MINUTES

Ms. Lauer moved to approve the minutes from July 27, 2020 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the minutes from August 10, 2020 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Ms. Lauer noted that the 2nd line under the first order of business on the 8/10/20 minutes needs to be changed to Mr. Holdrege. Ms. Sauer agreed to make that correction. Mr. Mallore moved to approve the minutes from August 10, 2020 subject to this change. Mr. Cesta seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $6,152.75, $5,902.75 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

SEPTEMBER 14, 2020 REGULAR MEETING BY ZOOM

COMMENTS OF TOWN OFFICIALS

Mr. LaFlair referred to a phone call he received from a resident and a letter that was submitted to Clerk Colleen Sauer regarding issue to be addressed concerning view shed and reflection. Chairman Fatcheric confirmed and advised that the ZBA will have a Public Hearing on the entire project for all interested parties to voice any concerns.

COMMENTS OF CODE ENFORCEMENT

Mr. Price mentioned an email relating to OYA Solar and SOCPA. Chairman Fatcheric advised that the project would not need to be referred to County Planning since it is not within 500' of a State or County boundary. The County would be included as one of the notified parties from Lead Agency, but County comments are not required for the project. Mr. Curtin confirmed accuracy of that statement. Mr. Bryan Bayer noted that an Agricultural Data Statement was required since property is within 500' of a property within an agricultural district and asked if it should be included in County review. Chairman Fatcheric believes that the Ag Data Statement is for Town record. Mr. Bayer advised that the statements are usually included in County reviews and asked Mr. Curtin to look into it. Mr. Curtin will do so.

COMMENTS OF THE ATTORNEY

none

COMMENTS OF THE ENGINEER

none

COMMENTS OF THE BOARD

Mr. Cesta commended everyone on a very productive meeting.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 8:27 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
September 28, 2020 - 7:00 pm

PRESENT:	**STAFF PRESENT:**
John Fatcheric, Chairman	Chuck White, Engineer
Chris Cesta	Paul J. Curtin, Jr., Esq.
Tracy Lauer	Tom Price, Code Enforcement Officer
Don Klaben	
ABSENT:	**GUESTS AND MEMBERS OF THE PUBLIC**
George Dooher	Mike LaFlair, 2nd Ward Councilor
Jason Mallore	Approximately 14 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Chairman Fatcheric and Engineer Chuck White explained the Zoom meeting process, and Mr. White confirmed that the meeting is being recorded.

NEW BUSINESS:

Michael Durant (Southview Manor Apartments, LLC) TM # 027.-01-04.1
2660 West Genesee Turnpike
Amended Site Plan

Mr. Michael Durant, applicant, appeared and presented the amended site plan for addition of storage sheds in the 16' x 80' space in front of the building and 20' x 29' space in back of the building. Current units in the building are small with average size of 450 square feet. Sheds are being added to alleviate congestion and to provide additional storage space for tenants. Abandoned pool area will be landscaped and added to outdoor space for tenant use.

Mr. Price advised that accessory buildings must be behind the rear line of primary/principal buildings based on zoning ordinance. Sheds in front of the building would have to be relocated or the applicant would need a variance. Required setback from the road must also be 35'. Mr. Durant stated they are 40' from the line. Mr. Price asked if they are perpendicular to the line. Mr. Durant said it runs at an angle and explained that the spacing ranges from 40' to 30'. Mr. Durant intends to start with one unit in front of the building and one in back to determine demand. Mr. Price reiterated that a variance is needed for the front one.

Mr. Klaben and Ms. Lauer both noted their only concern is location of the front sheds.

Mr. Cesta mentioned that the units will be attractive and noted that the New York State right-of-way should be addressed. Mr. Cesta also questioned if the shed area would be leveled based on the elevation drop. Mr. Durant said the grade would be the same as leveled based on the elevation drop. Mr. Durant said the grade would be the same as existing parking lot.

Chairman Fatcheric asked if lighting, power or utilities will be in the storage sheds. Mr. Durant said no and confirmed the sheds will be for cold storage in the 4' x 8' spaces. Sheds will not be large enough for vehicle storage.

Mr. Curtin reiterated issues mentioned by Mr. Price, noting the need for a variance. Mr. Curtin suggested relocation of the sheds as opposed to a variance.

Chairman Fatcheric advised that Mr. Durant that would either need to go to the ZBA for a possible variance or eliminate the front storage. Mr. Durant questioned if he would need to re-submit an application for only the back unit. Chairman Fatcheric deferred to Mr. Curtin. Mr. Curtin advised that this application can be considered tonight if the amendment is for omission of the front sheds. Mr. Curtin also advised the applicant to consider alternative areas that are feasible in order to comply with the Code without need for a variance.

Mr. Durant noted that the area behind the front building cannot be used due to septic tanks. Mr. Durant requested approval of the rear unit and landscaping on this application.

Ms. Lauer questioned if the former pool area will be crushed stone and fire pits. Mr. Durant stated that the pool has been filled in for approximately 30 years. Metal edging will be added to existing concrete, then fabric and crushed material.

Mr. Curtin confirmed that the Board can proceed with SEQR and approval resolution. Resolution can be made subject to elimination of storage units in the northwest corner of this property contiguous to Route 5.

Ms. Lauer moved to declare lead agency status. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare this an unlisted action under SEQR. Mr. Cesta seconded the motion and it was unanimously approved.

Ms. Lauer moved to make a negative declaration. Mr. Klaben seconded the motion, and it was unanimously approved.

Resolution # 80:
Mr. Klaben moved for approval of Amended Site Plan as submitted under condition noted above for elimination of storage units. Ms. Lauer seconded the motion and it was unanimously approved.

OLD BUSINESS
Holdrege Subdivision **TM # 007.-02-11.4**
3386 Armstrong Road
Preliminary Plat Application
Final Plat Application

Mr. Bob Holdrege, applicant, appeared to present the preliminary and final plat applications. Chairman Fatcheric acknowledged that lead agency was declared at last meeting. Application was referred to County Planning and OCPB comments matched this Board's comments for two 30' lot frontages, which are shown on the map.

Mr. Curtin advised that the plan complies with comments made by this Board and SOCPA. Mr. Curtin also advised that the driveway maintenance plan prepared by the applicant's attorney meets this Board's standards and conforms to SOCPA comments. Mr. Curtin suggested that the Board could proceed.

Chairman Fatcheric noted that lead agency status was already declared.

Mr. Cesta moved to declare this an unlisted action under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to make a negative declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to waive the public hearing for a minor subdivision. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 81:
Mr. Klaben moved for approval of preliminary plat as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 82:
Ms. Lauer moved for approval of amended plat as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 83:
Mr. Klaben moved to assess Parkland fees for 1 lot. Ms. Lauer seconded the motion and it was unanimously approved.

Cichowski Subdivision **TM # 006.-04-02.0**
6422 Van Alstine Road
Preliminary Plat Application (continuation)
Final Plat Application
Mr. John Legnetto, applicant, appeared to present the preliminary and final plat applications. Chairman Fatcheric acknowledged that this was submitted to County Planning. OCPB commented that there would be no significant adverse or county-wide implication, and the only concern is for applicant to discuss driveways with DOT. Mr. Legnetto advised that the

driveways are currently labeled as agricultural and he will obtain a permit to change the labeling to residential when they are modified.

Mr. Curtin mentioned the potential for dual access on Warners Road and Van Alstine Road for Lot 2 and recommended that the applicant's statements at the last meeting regarding access not being added from Van Alstine and no further subdivision of Lot 2 should be added to the resolution. Lot 2 will be a 5-acre parcel with one access point on Warners Road. Chairman Fatcheric concurred. Mr. Legnetto acknowledged that there will be no further subdivision but mentioned that an agricultural driveway may be needed due to access for farm equipment to the 2 fields in the back of Lot 2. Mr. Curtin advised that the conditional recommendation would not preclude the applicant from installing a path for agricultural purposes. Mr. Curtin noted the odd configuration of Lots 1 and 2 and explained the recommendation. Mr. Price also mentioned that there may be a problem due to the stream that is located in that area but has no objections.

Chairman Fatcheric noted that lead agency status was already declared.

Ms. Lauer moved to declare this an unlisted action under SEQR. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Klaben moved to make a negative declaration. Mr. Cesta seconded the motion and it was unanimously approved.

Ms. Lauer moved to waive the public hearing for a minor subdivision. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 84:
Mr. Klaben moved for conditional approval of preliminary plat as submitted with proviso that there will be no further subdivision of Lot 2 and there will be no access to Lot 2 from Val Alstine Road other than for agricultural purposes, if feasible. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 85:
Ms. Lauer moved for conditional approval of final plat as submitted with same proviso noted above for preliminary plat. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 86:
Mr. Cesta moved to assess Parkland fees for 2 lots. Mr. Klaben seconded the motion and it was unanimously approved.

OYA Camillus A LLC & OYA Camillus B LLC **TM # 006.-04-12.1**
6327 Van Alstine Road
Zoning Board Referral

Mr. Glenn MacKay, project manager, Mr. Terry Rasmussen, director of development, Mr. Bryan Bayer, environment consultant and scientist with C&S Engineers, and Mr. Eric Kenna, department manager with C&S Engineers, appeared to continue with review of special permit application for site plan approval based on Zoning Board of Appeals (ZBA) referral. ZBA is lead agency in this case.

Mr. Mackay advised that they are in the process of reviewing a comment letter from Mr. White in order to provide revisions to the EAF prior to commencing SEQR. Revisions will be provided for the decommissioning plan; revisions are also in progress for various site plans, specifically notes and details, but none affecting the layout or shape of the array. The applicants have commenced the visual impact assessment to identify visual screening needs in order to provide photo renderings to the Town (these will also be added to the site plans).

Mr. Cesta commended Barton & Loguidice (B&L) and Mr. White for comprehensively addressing the topics faced by the Board and is anxious to have them reviewed and addressed by the applicant.

Mr. White thanked Mr. Mackay for his review and noted a helpful discussion he had with Mr. Kenna regarding specifics of the Storm Water Plan. B&L is in the process of reviewing these comments and will provide the applicant with a comment letter when the review is complete. Mr. White asked Mr. Mackay for a timeline on the visual assessment. Mr. Mackay deferred to Mr. Kenna regarding the schedule analysis but requested any additional points of interest from the Planning or Zoning Board to add to this analysis. Mr. Kenna advised that GIS and view shed mapping have been completed to show visibility, one with trees with assumed height of 35' and one without, and these can be shared now but intent was to use them as a guide. Mr. White agrees with this approach but believes it would be beneficial to have them shown now, if possible, so that a view can be seen from different angles. Mr. White noted that the Boards should identify any particular locations of concern or interest. Mr. Kenna presented screen with trees and screen with topography and 2-mile visibility from all angles. Average tree height is 35' and it is highly unlikely that the array will be visible beyond that tree height. However, Mr. Kenna advised that they could send someone to verify if the fields can be seen from various angles and from beyond the Thruway. Mr. Kenna advised the Boards to present any possible locations that should be included. Mr. White recommended Mr. Kenna to document any house or structure that may cause obstruction. Mr. Kenna stated that pictures will be taken from various spots. Mr. White urged both the Planning and Zoning Boards to forward any concerns to him and he will advise the applicant.

Mr. Curtin noted Mr. White's comprehensive and thorough comments, and is looking forward to the applicant's responses.

ZBA Chairman Feyl advised that this applicant will be on the agenda for their meeting on 10/6/20 in order to declare Lead Agency. Chairman Feyl said that the Highway Superintendent has requested a $30,000.00 bond to cover the road between Warners Road and the construction

site. Chairman Feyl also noted that extra ZBA meetings will be held for this application and advised the applicants that the ZBA will assist with issues regarding bats, trees, etc.

Councilor LaFlair asked the applicants to email him .pdf copies of the view sheds, and also asked if analysis of the view sheds will be done before the 10/6/20 meeting in order to potentially alert neighbors. Chairman Feyl stated that the sole purpose of the 10/6/20 meeting is to declare Lead Agency. The public hearing has not been set yet. There should be sufficient time for everyone before the public hearing is published. Mr. Kenna confirmed that they have an office in Syracuse and the photographs can be done soon.

Chairman Fatcheric reiterated that the applicant is looking for questions and/or comments from both Boards tonight or as soon as possible in order to avoid any unexpected questions that may arise in the public hearing. Chairman Feyl stated that a lot depends solely on recommendation of the Planning Board. Chairman Fatheric understands but mentioned that the ZBA members have been attending Planning Board meetings and any concerns should be addressed before the Planning Board can provide a comprehensive review.

Ms. Otto joined in comments of Mr. Curtin, Mr. White and members awaiting responses from the applicant to Mr. White's letter from 9/23/20, and acknowledged that no one wants to spring anything on the applicant, all neighbors' concerns should be addressed, and the ZBA is awaiting the Planning Board recommendations. Chairman Fatcheric understands Ms. Otto's statements. Ms. Otto is not aware of any background information that has not been disclosed. The applicant has provided consents of the owners of the property. There may be conditions to the granting of the special use permit, but there should be no surprises.

Mr. Kenna confirmed that a revised EAF will be provided before the 10/6/20 meeting.

Chairman Fatcheric asked Mr. Mackay if the forthcoming information will be provided to the Planning Board before the next meeting. Mr. Mackay expects the comment letter addressing all items to be submitted by the end of this week or early next week.

Mr. Curtin noted that the target date for the Planning Board to submit a recommendation to the ZBA should be at the second meeting in October.

This application will be continued at the next meeting.

MINUTES

Several Board members were not in receipt of the August 24, 2020 minutes, so they will be sent to members and considered at the next meeting.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for legal services in the amount of $1620.00, $0.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

SEPTEMBER 28, 2020 REGULAR MEETING BY ZOOM

COMMENTS OF TOWN OFFICIALS
none

COMMENTS OF CODE ENFORCEMENT
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 7:51 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
October 14, 2020 - 7:00 pm

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

ABSENT:
Don Klaben

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 13 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Chairman Fatcheric and Engineer Chuck White explained the Zoom meeting process, and Mr. White confirmed that the meeting is being recorded.

NEW BUSINESS:

Matteson Subdivision **TM # 010.-02-40.1**
6720 Van Buren Road
Sketch Plan

Ms. Sue Matteson, applicant, appeared to present the sketch plan application to divide the lot into 2 parcels. Ms. Matteson will own the 10-acre wooded portion, which will only be used for hunting purposes, and her brother will own the remaining portion which includes the existing house.

Ms. Lauer asked if there is access into the 10-acre portion. Ms. Matteson applied for a driveway permit on 9/23/20 and is awaiting a response, but advised there is a 15" pipe underground and no additional work is needed. Ms. Lauer questioned if a residence will be constructed on that portion. Ms. Matteson said no.

Chairman Fatcheric questioned if the shed on Lot 1 is used for storage. Ms. Matteson said yes, it will only be used for ATV, tools, trees stands and similar things. Chairman Fatcheric advised that the shed has been identified by Code Enforcement as "nonconforming" because there cannot be an auxiliary structure without a main structure, i.e. a home, and questioned if the shed can be moved to her brother's property. Ms. Matteson said it is a moveable shed but she is not sure of her brother's intent with the property. Chairman Fatcheric stated that the Planning Board cannot approve a lot that would be nonconforming. More input from Code Enforcement may be needed. Ms. Matteson will consider relocation of the shed.

Mr. Curtin questioned the origination of dual access on Lot 1 due to its location with the Cooper lot. Ms. Matteson's husband Terry explained that the entire the lot was originally owned by Ms. Matteson's mother, who was told by the surveyor to keep the 40-50' portion on the west side when the Cooper lot was sold. Mr. Curtin thanked Mr. Matteson for the explanation and advised that the current subdivision would normally not have been approved by the Planning Board due

to the odd strip of land. Ms. Matteson confirmed that it was done in the 1980's. Mr. Curtin asked if there was an access point on the strip of land and if it served a purpose. Ms. Matteson advised that it is a large ditch with no real access from the road and there is no genuine purpose (she believes her mother originally thought it could be used for access to the back lot, if needed). Mr. Curtin asked if the property is still owned by the Coopers. Ms. Matteson is not sure and advised that the property has been sold 2 or 3 times. Mr. Curtin asked if the applicant has approached the owner to possibly buy that portion and make the subdivision more manageable. Ms. Matteson will consider it. Mr. Curtin commented that the Board does not favor opportunities for dual access on a flag lot.

Chairman Fatcheric mentioned that the driveway on Lot 2 with the home may cross over the proposed subdivision line and asked if it could be corrected. Ms. Matteson said yes and noted that there will be a wider driveway and plenty of room on Lot 2. Chairman Fatcheric confirmed that there is ample space but questioned the property line. Ms. Matteson stated it cut 2' into the driveway. Chairman Fatcheric noted that this could be a point of contention.

Chairman Fatcheric advised that this application would need to be referred to County Planning due to its location on Van Buren Road, and the applicant would need to advise the Board if any changes will be made to the Sketch Plan. Chairman Fatcheric also asked Mr. Curtin if the Sketch Plan should remain open. Mr. Curtin said it depends both on how quickly the applicant wishes to proceed and on the comments from County Planning. Mr. Curtin suggested that the Sketch Plan remain open so that the applicant would have the opportunity to discuss with contiguous property owners, clean up the property lines and then bring an amended Sketch Plan. Ms. Matteson asked if the Board would deny the subdivision if the contiguous owners refuse to buy. Mr. Curtin said no and explained that it would be less problematic if the property lines are cleaned up, which should lead to a more favorable review by both the Town and County Planning Boards. The 60' strip of land appears to serve no particular purpose and has little value. It would be beneficial from a property standpoint for it to be located on the Cooper lot. Ms. Matteson advised that she only intends to use the property for hunting purposes.

Chairman Fatcheric explained that the Sketch Plan will remain open so that the applicant can approach the owners of the Cooper lot regarding the flag lot portion. Ms. Lauer noted that it may also be of interest to contact the nearby property owners of the Bigliardi lot due to the similar strip. Mr. Matteson stated that there will be no reason for the contiguous owners to buy that strip of property and asked if they can proceed with the Sketch Plan as is. Mr. Curtin confirmed that the applicant can move forward but there is a risk of possible negative OCPB comments that this Board would have to override after recommending the applicant to make a good faith effort to clean up the property line. Ms. Matteson will check with both of the contiguous property owners and advise the Board of their decisions.

This will remain open until the next meeting.

Edna L. Ryan Estate (Subdivision) **TM # 020.-03-20.1**
Newport Road

Sketch Plan

Mr. Bob Ryan, applicant, appeared to present the sketch plan application for division of his deceased grandmother's estate into 3 lots. Mr. Ryan's nephew, Chad Ryan, intends to merge Lot 1 with his property directly across on North Street. Mr. Bill Ryan will own Lot 2 and intends to keep it as separate property. Mr. Bob Ryan intends to merge Lot 3 with his property on 5678 North Street, which exists on both sides of Ryan Way (also known as North Street Extension). If Mr. Ryan can merge Lot 3 with his property and Chad Ryan can merge Lot 1 with his property, then Lot 2 would be the only separate new lot.

Chairman Fatcheric deferred to Mr. Curtin on the combination of lot line realignments and a subdivision. Mr. Curtin confirmed that lot line realignments can be requested on Lots 1 and 3, which would have to be independent and on separate applications. Mr. Ryan concurred that the property on Lot 1 is directly across the street from currently owned property. The balance of Lot 2 would be a minor subdivision and the public hearing can be waived. Mr. Curtin questioned the current owner of the property. Mr. Ryan advised it is still in his grandmother's estate and confirmed that this would settle the estate. Mr. Curtin asked if the fiduciary consents to the 3 intended lot owners. Mr. Ryan said yes. Mr. Curtin requested fiduciary consent for distribution of the land via lot line realignment on Lots 1 and 3 and subdivision on Lot 2. Mr. Ryan mentioned that there are 4 fiduciaries. Mr. Curtin summarized that the following are needed: 2 applications for lot line realignment, 1 application for minor subdivision, consent of all fiduciaries, mapping of property across North Street showing correlation.

Ms. Lauer asked if new driveways will be needed. Mr. Ryan said no. Ms. Lauer questioned if Lot 2 currently has one. Mr. Ryan said there are right-of-ways to Warners Road. Access exists, but there is currently no road and no plan for development.

Mr. Cesta questioned if existing zoning will be kept. Mr. Ryan believes the zoning is currently C-2 and advised that it can be changed if needed. Chairman Fatcheric advised that zoning would be done by the Town Board through legislation. The Planning Board is bound by how it is currently zoned.

Mr. Curtin commented that the portion of Lot 3 north of North Street should be noted as "not an approved building lot."

Mr. Dooher moved to close Sketch Plan Application. Mr. Mallore seconded the motion and it was unanimously approved.

Chairman Fatcheric deferred to Mr. Curtin. Mr. Curtin confirmed that subsequent applications would have to be referred to County Planning due to location of the property on Newport Road, which is a county road.

The application will be continued at a later meeting.

OLD BUSINESS

David P. Kurz **TM # 022.-02-14.1**
5723 Ike Dixon Road
Revised Sketch Plan

Mr. David Kurz, applicant, appeared to continue with the application for sketch plan review, which was originally presented at the 7/27/20 meeting. Mr. Kurz presented a revised map. The only change is loss of .8 acre on back line, mostly on the south part of the lot by the school. There is no change in road frontage and lots will still be > 2 acres. Mr. Kurz was advised by Code Enforcement Officer Tom Price to bring the revised sketch back to the Planning Board. Mr. Kurz also addressed the previous meeting's question regarding the driveway and advised that the Highway Superintendent looked at the area and will send a letter to the Board advising that driveways can be added to either lot.

Ms. Lauer commented that the distance from the school is approximately 729 feet.

Chairman Fatcheric advised that Sketch can be closed and the applicant can proceed with a preliminary and final application at the same future meeting.

Ms. Lauer moved to close Sketch Plan Application. Mr. Mallore seconded the motion and it was unanimously approved.

Hal DeBoer – Camillus Sportsmen's Club, Inc. **TM # 021.-04-12.0**
5801 DeVoe Road
Zoning Board Referral – modification of Special Use Permi

Hal DeBoer, applicant, appeared to continue with the Zoning Board referral for modification of a special use permit, which was originally presented at the 6/22/20 meeting. Chairman Fatcheric mentioned that the Town Board has modified legislation since the last meeting concerning prior items being addressed that were stalled due to non-allowance by Code Enforcement. Mr. DeBoer said that is correct. Mr. DeBoer advised that he has re-submitted a revised plan that shows parking and includes 2 designated spots for handicapped parking. Mr. DeBoer also confirmed that this would be the only outstanding item.

Mr. Mallore had no questions and approved the parking.

Mr. Curtin mentioned that Code Enforcement had noted the asphalt surface, along with parking concern, and asked if the entire area will be paved. Mr. DeBoer said that is correct. Mr. Curtin questioned the amount of area on the plan that will be paved. Mr. DeBoer said the area along the side of the building with handicapped parking. Mr. Curtin asked about the area across from that spot. Mr. DeBoer said it will not be paved. Mr. Curtin questioned how the parking spots will be delineated. Mr. Deboer noted the area that may have gravel surface. The asphalt area will have lines, the gravel area will not. Mr. Curtin asked about use in the winter. Mr. DeBoer said it will be a year-round facility and the whole area will be plowed. Mr. Curtin believes the Code may require that the entire area is paved. Mr. DeBoer confirmed it will mostly be oil and gravel, with

the handicapped area being asphalt. Mr. Curtin asked for that to be noted and deferred to the judgment of the Board.

Chairman Fatcheric advised that the site specific issues have been addressed and, if approved, the Planning Board can defer to Mr. Curtin for a letter to be composed and submitted to the ZBA with the site specific issues. Mr. Curtin concurred.

Mr. Dooher moved to allow Mr. Curtin to refer the site specific findings to the ZBA. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Curtin will send a letter to the Zoning Board of Appeals.

5407 West Genesee Street (former Rio Grande restaurant) TM #065.-04-10.0/1
Site Plan Application

Tom Ditullio, architect of the applicant, appeared to continue with the application for the property formerly occupied by Rio Grande and Friendly's restaurants, which was originally presented at the 9/14/20 meeting. Mr. Ditullio addressed a concern previously mentioned by Mr. Curtin and advised that a 4'-wide walkway was added from the parking lot south along the enclosed patio to the front door. Mr. Ditullio explained the drive areas, which would be 19' and 24', access drive and parking areas. Mr. Ditullio also advised that there is no significant photometric change from prior building except for addition of patio lights. Mr. Ditullio addressed prior Board concerns and advised of design changes related to asphalt, curb, structure and trim.

Ms. Lauer asked if the 19' drive aisle would be for access in both directions. Mr. Ditullio said it would be one-way. Ms. Lauer asked if it would be for entrance or exit. Mr. Ditullio said it is for exit. The 24' drive aisle would be for both entrance and exit. Chairman Fatcheric advised that addition of directional arrows on the site plan that show traffic flow and driving intention would be helpful.

Mr. Mallore mentioned the prior concern regarding parking spaces, noting that angled spots would be more user friendly on the east side by the 19' drive since it would be easier for vehicles to enter or exit the spots. Mr. Ditullio noted that there would be a loss of 1 parking spot but agrees with Mr. Mallore on the safety and circulation concerns. Mr. Edward Depalma, owner of Second Chance Diner, advised that signs are being removed because he has viewed traffic at the area and noticed that drivers do not heed the entrance/exit signs. Chairman Fatcheric apprised Mr. Depalma of the public health, safety and welfare, and advised him of the Code requirement for 12' drive aisle. Two-way traffic would not be possible in a 19' drive aisle. Mr. Ditullio agreed with Mr. Fatcheric and commented that angled parking is a visual clue to drivers. Mr. Todd Oudemool does not see a significant issue in the Board's recommendation but stated that there is no encroachment since the previously existing drive aisle had perpendicular parking spots to the walk-up area with no issue

Mr. Cesta commented on the positivity of the raised sidewalk with curbing for protection of pedestrians. Mr. Cesta also mentioned the sufficiency of parking spaces and believes it would be prudent to adjust the parking and traffic flow in the eastern drive aisle with angled parking spots. Mr. Cesta suggested addition of center line in the most western egress in order to delineate the entrance and exit points and asked if the applicant intends to restripe the entire lot. Mr. Oudemool advised that he spoke with Mr. Depalma and believes there is intention of restriping the existing lines and the Board's comments will be taken into consideration.

Mr. Curtin noted that directional arrows at both points of access and egress, a large arrow at the exit-only spot, and proper signage will be helpful.

Mr. Ditullio is aware of the Board's concerns and thanked them for the input.

Chairman Fatcheric recommended Mr. Ditullio to reach out to Code Enforcement Officer Tom Price before the plats are updated. Mr. Ditullio will reach out to Mr. Price and advise the Planning Board of any possible changes.

This application will be continued at a later meeting.

OYA Camillus A LLC & OYA Camillus B LLC **TM # 006.-04-12.1**
6327 Van Alstine Road
Zoning Board Referral

Mr. Terry Rasmussen, director of development, Mr. Bryan Bayer, environment consultant and scientist with C&S Engineers, and Mr. Eric Kenna, department manager with C&S Engineers, appeared to continue with review of special permit application for site plan approval based on Zoning Board of Appeals (ZBA) referral. ZBA is lead agency in this case.

Mr. Rasmussen commended Mr. White's engineering review of the project so far and advised that the only apparent open issues are related to storm water management, and responses were sent today by C & S Engineering. Mr. Rasmussen believes that all concerns have now been addressed.

Chairman Fatcheric questioned the view shed concern from last meeting. Mr. Rasmussen stated that work is in progress and will be presented to the ZBA. Mr. Bayer agreed with Mr. Rasmussen.

Mr. Cesta commended the applicants on addressing the Planning Board concerns and anticipates a positive recommendation when the engineering and view shed analysis are complete.

Ms. Lauer noted that it appears all answers have been provided to Mr. White and the only concern would be if Mr. White has anything further to address.

Mr. Curtin asked for comments from ZBA Attorney Susan Otto and ZBA Chairman Bob Feyl to ensure that the Planning Board has honed in on all possible site specific issues that would be needed by the ZBA.

Mr. White confirmed to Mr. Rasmussen and Mr. Bayer that Mr. Kenna's responses were received today. More time is needed for review. Mr. White deferred to the Planning Board on whether a visual analysis is important in advance of their recommendation. Mr. White agreed that the applicants have generally responded to comments from prior meetings, and noted that Mr. Rasmussen has provided design changes and updates, such as identification of lot acreages, sizes of intended subdivisions, project sizes, etc. Mr. White requested updated documents to capture the essence of the application from its start until the current status, which would be in the best interest of both the Planning and Zoning Boards. Mr. Rasmussen agreed and advised a permit package will be comprised with a final set of draft drawings.

Ms. Otto echoed Mr. White's comments and requested updated drawing and answers to specific questions posed in Mr. White's letter from October. Ms. Otto mentioned the information received today, noting that the applicant intends to speak with fire departments and emergency vehicle departments, and questioned if the applicant will speak with the Camillus Fire Department specifically on the short access drive. Mr. Rasmussen believes that Mr. Glenn Mackay, who is absent from this meeting, has attempted to contact that department and it will definitely be done. Ms. Otto advised that the Lead Agency letters have been submitted and the only response so far is from the New York State Department of Agriculture and Markets, which provided a list of mandatory guidelines including an environmental monitor on site. Mr. Rasmussen is aware of the guidelines related to preserving farmland during construction of solar projects and intends to follow them, including the environmental monitor. Ms. Otto questioned if there will be a letter of intent. Mr. Rasmussen is not sure if the project will be in an agricultural district and will provide one if it is. Ms. Otto believes it is, according to the New York State Department of Agriculture and Markets. Mr. Bryan Bayer advised that the notice of intent is typically handled by providing information to the NYSERDA who directly submits the information on behalf of the developer to Ag and Markets. Ms. Otto asked if that has happened yet in respect to this project. Mr. Rasmussen said it is done when application for funding is submitted, which cannot be done until site plan approval and negative declaration are received. Ms. Otto reminded the applicant of the letter received from the New York State Department of Agriculture and Markets this afternoon, and commented that she needs more time to review it in totality. Ms. Otto also asked if the conditions should be sent to Mr. Kenna tomorrow. Mr. Bayer thanked Ms. Otto, mentioned that similar letters have been received and are being worked on, and said it can be forwarded to Mr. Kenna. Ms. Otto mentioned that Letters of Agency were sent to 11 interested parties and reiterated that only one response was received. Mr. Rasmussen questioned the date of the letters in order to clarify the 30 day window for receiving comments. Ms. Otto said October 7th.

Chairman Feyl stated that Ag and Markets advised that the project is taking away Agriculture and questioned who would be responsible to contact the assessor in order to determine if there will be penalties for prior tax breaks. Mr. Rasmussen has encountered that issue on several other

sites, advied it will go to the tax assessor and they will pay 7 years of the agricultural exemption based on the amount of land taken from agricultural production. Chairman Feyl asked who would be responsible for the subdivision of the farmland. Chairman Fatcheric advised that the applicant would submit the application to the Planning Board. Chairman Feyl stated that has not been done yet. Mr. Rasmussen advised that they were waiting for the bulk of comments in order to address any changes, and that it will be submitted soon. Chairman Feyl advised that he has received numerous emails from a concerned citizen, Mr. Gomes, and asked if they have contacted him directly. Mr. Rasmussen said this has been identified by Mr. Mackay but he is not sure if the citizen has been contacted; the view point from that property will be included in the visual assessment. Mr. Bayer added that they are waiting for final comments on view points for photographs in order to submit the view shed analysis. Chairman Feyl believes that only Mr. Gomes has questioned the solar array. Chairman Fatcheric noted that a preliminary map showing basic views was submitted early in this site plan review and does not believe the Planning Board has found any questionable points/sites. The public hearing will be held by the ZBA and there may be other concerned citizens, which would be a ZBA issue. Mr. White is also not aware of any contentious issues other than the items addressed now. Chairman Fatcheric affirmed that pictures were shown from different roadways and is not sure what else is being requested. Mr. Rasmussen understands and will use existing view points along with ones from potential neighbors to compose the view shed analysis. Chairman Fatcheric believes that to be reasonable and fair. Ms. Otto requested legible, full-size, hard copy reproductions of plans and drawings to be delivered to her office so that she can distribute them to ZBA members. Mr. Rasmussen questioned the quantity. Ms. Otto said 7 copies.

Mr. Curtin advised that the applicant was going to have someone take a variety of photographs in order to depict the possible view shed on full development, since that is a site specific issue, and provide any modifications/changes to the plan or possible screening if anyone is adversely affected in anticipation of the ZBA public hearing so that this information would be available to the ZBA members and general public. Mr. Curtin recollected that a fully developed visual plan should have been developed since the last meeting and does not agree with the applicant. Mr. Curtin would like to see this visual plan included with the bundle that the Planning Board reviews in order to make recommendations and pass the information to the ZBA and include it in the public hearing. Chairman Fatcheric agreed with Mr. Curtin but recalls seeing Google slides that the applicant initially provided and asked for comments. Mr. Curtin mentioned that the slides were very cursory and the applicant committed to provide a more detailed view. Ms. Otto agrees with Mr. Curtin. Mr. Rasmussen said it should not be a problem. A preliminary analysis of possible views has been done and they will add view sheds. Ms. Otto advised that, from her perspective as well as the ZBA, this should be more fact-specific and not preliminary. The correct number of acres and answers to all engineering questions/concerns should be provided. Mr. Rasmussen said that is reasonable and they will get it done.

Mr. White asked Mr. Rasmussen to indicate a time line for when the revised package will be available. Mr. Rasmussen advised that the view shed analysis is the determining factor, and he will meet with Mr. Bayer tomorrow morning and get back to Mr. White.

This application will be continued at the next meeting.

DISCUSSION

Chairman Fatcheric deferred to Chairman Feyl on his concern regarding the **Camillus Sportsmen's Club, Inc**. Chairman Feyl stated that the past actions and future intentions of the Camillus Sportsmen's Club are not allowed. Chairman Fatcheric does not agree. Chairman Feyl mentioned the Town Board has changed and rewritten the Code in order to allow the past and future actions to be allowed, but the ZBA does not have an accurate survey. Chairman Feyl is hoping that the Planning Board will intervene and request an accurate survey, giving the example that the indoor shooting range is already there and approved but is not allowed. The most recent survey on file is from 2014 but is not accurate. Ms. Otto referred to a conversation she had with Mr. Dirk Oudemool or Mr. Curtin that there is undocumented activity occurring at the site. An updated survey is needed to show all improvements and their locations. Mr. Curtin advised that the request for a complete, up-to-date survey can be included in his referral on behalf of the Planning Board to Ms. Otto and the ZBA. The main issue relates to uses on the property that were not previously applied for. Chairman Feyl agreed. Mr. Curtin will include the survey in his recommendation to the ZBA, if approved by the Planning Board, and the applicant will receive a copy. Chairman Fatcheric asked Mr. Curtin if a resolution should be granted to modify the recommendation to the ZBA. Mr. Curtin agreed.

Resolution # 87:

Mr. Cesta moved to allow Mr. Curtin to request a required updated survey from the applicant in his referral of the site specific findings to the ZBA. Mr. Dooher seconded the motion and it was unanimously approved.

MINUTES

Mr. Cesta moved to approve the minutes from August 24, 2020 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from September 14, 2020 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $13,003.00, $12,753.00 of which is recoverable (approximately $9007.00 of the recoverable amount is for the OYA project). Mr. Mallore moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

Chairman Fatcheric noted that the original $10,000.00 retainer for **OYA** will be exhausted. Mr. Curtin recommended that the Planning Board consider increasing the retainer amount by another $10,000.00. Mr. White concurred.

Resolution #88:

Ms. Lauer moved to increase the Professional Fees retainer by $10,000.00. Mr. Cesta seconded the motion and it was unanimously approved.

COMMENTS OF THE ATTORNEY
none

COMMENTS OF THE ENGINEER
none

COMMENTS OF THE BOARD
none

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 8:28 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
October 26, 2020 - 7:00 pm

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

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 13 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Chairman Fatcheric and Engineer Chuck White explained the Zoom meeting process, and Mr. White confirmed that the meeting is being recorded.

NEW BUSINESS:

Benderson Development – Fairmount Fair Plaza TM # 048.-01-01.1
3501-3577 West Genesee Street
Site Plan Application

Mr. Matthew Oates, applicant, appeared to present the site plan application for proposed addition of 5075 square foot building expansion next to Michael's. Mr. Oates showed a map of the plaza and identified the location. Applicant has obtained tenant consent for construction, which was not acquired when original project was approved in February/March 2016. Design including square footage, lay up and elevation has not changed. If approved, construction will begin next Spring. Sign band will match the building. Building frontage will have brick piers, and there will be glass store front and aluminum awning carrying over to the side of the building.

Mr. Cesta noted that it appears there are no changes to the original project but asked if new store will have eastern entrance. Mr. Oates showed pictures of the proposed building with a possible door on the eastern side. This would be at the tenant's discretion, and the sidewalk would be extended if an eastern door is added. Mr. Cesta questioned the substantial park area with benches on the eastern side. Mr. Oates showed existing buildings and park lanes, and specified that the landscaping was added due to building layout and lack of space for additional parking.

Ms. Lauer verified that this application matches the previous one and approves of the new addition and appearance.

Mr. Klaben also saw no changes from the previous model and agrees with the other Board members.

Mr. Mallore was also in agreement with other Board members and wished the applicant good luck with the addition.

Mr. White acknowledged that he was not on the Planning Board during the previous application and questioned the actual setback from the southeast corner of the building, noting that it appears

to be tight on the sidewalk. Mr. Oates said it will be 2½ feet at the corner. The architect will bump it out to expand and there will be a 5-foot sidewalk. Mr. White questioned the location of the 2½ feet. Mr. Oates clarified that it is from face of curb to face of building. Mr. White mentioned that the minimum width for ADA compliance is 3 feet and noted that the southeast corner would not be compliant. Mr. Oates agreed and stated that the ADA parking would be in front of the building. Mr. Oates showed front parking area, the front sidewalk, and the area for the rear entry door. Mr. White asked for location of nearest ADA-compliant spaces on a Google map. Mr. Oates outlined the current section of ADA spaces in the lot and also showed the area for the proposed sidewalk, advising that additional spaces can be added.

Mr. Curtin noted that the site plan appears to be functional except for the addition of the handicap spaces. Mr. Curtin recalled the significant amount of time spent during the previous application on pedestrian safety, accessibility, stop bars, etc., and asked Mr. Oates to provide a review. Mr. Oates showed the crosswalk that is being added, along with the addition of the 2-way and 3-way stop bars and the directional sign to assist with traffic control. Mr. Oates also showed the traffic patterns, pedestrian access and improvements.

Mr. White questioned if the stop bar change on the eastern side of Michael's is identifiable as a pedestrian crossing zone. Mr. Oates advised that it will be striped as shown on the plan and will match other crossing zones. Mr. Oates also mentioned that an additional stop bar can be added.

Mr. Price recollected Mr. White's reference to accessibility on the back corner and noted that it is an inaccessible walkway and should be reanalyzed. Mr. Oates showed the elevations and the pier and advised that they could either reduce the depth or pull it back to create more width. Mr. Price noted that only an additional amount of approximately 6 inches is needed. Mr. Oates said slight modification will be provided. Mr. Price mentioned the traffic confusion in that area and is not sure if the modification will make it better or worse. Mr. Oates believes that adding the stop bar and providing more activity will slow traffic and prompt drivers to be more cautious.

Chairman Fatcheric advised Mr. Curtin of the original approval in 2016. Mr. Curtin clarified that this would be considered a new application.

Mr. Mallore moved to declare lead agency status. Mr. Dooher seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to make a negative declaration. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 89:

Mr. Mallore moved for approval of site plan as submitted with modification of the pier at southeast corner of proposed building, addition of 5-6 inch space for handicap accessibility,

addition of handicap parking north of new proposed entrance and addition of stop bars as indicated at the east and west sides of the proposed building. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Cesta questioned if the Town of Geddes must be notified of the change/renewal due to the proximity. Mr. Curtin advised that the Town of Geddes signed off on the previous application and the minor modifications are not significant; however, Mr. Curtin will send a letter to the Town and advise that the application has been renewed and approved with trivial changes.

OLD BUSINESS

Matteson Subdivision **TM # 010.-02-40.1**
6720 Van Buren Road
Sketch Plan (continuation)

Ms. Sue Matteson, applicant, appeared to continue with the sketch plan application to divide the lot into 2 parcels. Ms. Matteson will own the 10-acre wooded portion which will only be used for hunting purposes, and her brother will own the remaining portion which includes the house.

Chairman Fatcheric advised that Code Enforcement has revisited the shed issue and determined that it can remain on the 10-acre portion. Chairman Fatcheric asked Ms. Matteson if the adjacent neighbors have been contacted. Ms. Matteson approached both neighbors and ascertained that they are not interested in purchasing the flag lot portion discussed at the last meeting.

Mr. Price clarified that the shed is allowable. It is on the 10-acre portion, which would classify the land as agricultural, and the applicant clarified that it will be used as a principal building for gardening and hunting purposes.

Mr. Dooher moved to close Sketch Plan Application. Mr. Mallore seconded the motion and it was unanimously approved.

Ms. Lauer moved to make a motion to refer to County Planning. Mr. Klaben seconded the motion, and it was unanimously approved.

5407 West Genesee Street (former Rio Grande restaurant) TM #065.-04-10.0/1
Site Plan Application (continuation)

Tom Ditullio, architect of the applicant, appeared to continue with the application, which was originally presented at the 9/14/20 meeting, for the property formerly occupied by
Rio Grande and Friendly's restaurants. Chairman Fatcheric acknowledged that the new property will be for the Second Chance Diner. Mr. Ditullio showed a revised plan and summarized that the only outstanding issues were conversion of the parking aisles to angled parking and addition of directional flow arrows to establish the one-way drive. Mr. Ditullio mentioned that he had contacted Mr. Price regarding the zoning ordinance for parallel or perpendicular parking and said he was assured the parking would be acceptable per the Board's approval. Chairman Fatcheric

inferred that the Code allows the angled parking to be approved upon proper presentation to the Planning Board. Mr. Price agreed.

Mr. Cesta commended the applicant but advised him to properly monitor the traffic flow due to the possibility of busy traffic. Mr. Cesta also mentioned the in-and-out arrow on the western entrance and suggested that the applicant consider a center stripe for better delineation of traffic in both directions, along with possible repairs in the shoulders of the parking lot entrance.

Ms. Lauer asked Mr. Ditullio to mark the snow storage and also suggested keeping it away from West Genesee Street. Mr. Ditullio assumed that most snow storage will be on the further western side and that most snow removal will be done at night, depending on weather conditions. Mr. Ditullio also mentioned that sidewalks will not be covered due to handicap parking and reiterated that snow storage will be in the westerly area.

Mr. Price questioned if the proposed addition will be year-round, which would require full insulation and full heating, or seasonal. Mr. Ditullio said it will be seasonal at this time with metal siding on both the inside and outside of the building and no insulation.

Mr. Curtin asked if there is signage for the existing or proposed exit-only lane. Mr. Ditullio said yes, an exit only sign is present across from the handicapped parking, as well as an in-and-out sign on the western access (both existed for the former Friendly's). Mr. Price noted that both signs are very old and low to the ground, which may reduce visibility when there is snow. Mr. Price suggested higher signs that are more visible, although it is not a DOT requirement. Mr. Curtin agreed with the enhancement. Mr. Ditullio advised that the signs can be replaced in accordance with the zoning ordinance. Mr. Cesta recommended the applicant to decommission the entrance and exit signs because they do not function well, and stated that the exit-only lane should be right-turn only. Mr. Curtin respects Mr. Cesta's comments, particularly the right-turn only at the eastern exit lane. Mr. Curtin indicated the public safety issue, noting that the area should be enhanced with arrows on the ground and better signage.

Chairman Fatcheric agreed with Mr. Curtin on having the signage raised and updated, also citing that there were not many issues at the site for previous tenants and the parking areas are mainly used by repeat patrons familiar with the site. Chairman Fatcheric noted that the only open issues are the entrance and exit signage and the snow storage area, which would both have to be included on an updated plat. Mr. Ditullio agreed with Chairman Fatcheric and will provide the proposed entrance and exit signs. Mr. Ditullio asked Mr. Price if the right-turn only signage could be placed at the designated area due to the property boundary. Mr. Price advised that the County DOT and the Planning Board would deal with directional signs. Code Enforcement would deal with the onsite signage. Mr. Ditullio is aware that the signs have to be approved by the DOT and asked if they can request the County to put them in. Mr. Price is not sure of that process but mentioned there would probably be a fee and advised Mr. Ditullio to talk to the County.

Mr. Curtin concurred that the Board can proceed with conditional approval subject to

modifications for the signage and the painting of directional arrows on the ground. All Board members agreed with the conditional approval.

Mr. Cesta moved to declare lead agency status. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare this an unlisted action under SEQR. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 90:
Ms. Lauer moved for conditional approval of amended site plan as submitted and as noted above, with the signage component being submitted to Town Code Enforcement Officer (this includes entrance and exit signage, directional arrows and snow storage areas). Mr. Cesta seconded the motion and it was unanimously approved.

OYA Camillus A LLC & OYA Camillus B LLC TM # 006.-04-12.1
6327 Van Alstine Road
Zoning Board Referral (continuation)
Mr. Glenn MacKay, project manager, Mr. Terry Rasmussen, director of development, Mr. Bryan Bayer, environment consultant and scientist with C&S Engineers, and Mr. Eric Kenna, department manager with C&S Engineers, appeared to continue with review of special permit application for site plan approval based on Zoning Board of Appeals (ZBA) referral. ZBA is lead agency in this case.

Mr. MacKay provided status on the documents for both project sites and advised that it was determined by design and grading plans that some of the solar panels, primarily on the B site (east of Van Alstine Road), have to be relocated. Changes on the A site will be minor. Updated SWPP and SEQR documents should be available by the middle of next week. Due to time issues, Mr. MacKay asked if a conditional recommendation could be made to the ZBA for sole purpose of calling for a public hearing. Chairman Fatcheric advised that both the Planning and the Zoning Boards are waiting for a detailed view shed to be provided. Mr. MacKay said it should be ready early next week. Chairman Fatcheric noted that the next Planning Board meeting will be November 9th; however, subject to review by Mr. Curtin and Mr. White, another meeting can be held if time is of the essence and Mr. White has had sufficient time to thoroughly review the submissions. Mr. White advised that he has not received any updated documents since the last meeting and cannot offer any comments/recommendations until he gets them. Chairman Fatcheric assumed that Mr. White would not be in favor of an additional meeting before the next scheduled one without ample time to review and give an opinion. Mr. White concurred. Mr. Curtin reiterated the Board's prior position, which is shared by the ZBA, for all site specific issues to be identified and dealt with appropriately so that recommendations can be made to the ZBA for its further consideration. These issues are still open. The ZBA has ultimate jurisdiction but the Planning Board still needs supporting documentation related to the site specific issues, impact on the general area and review of SEQR so that the ZBA can answer questions that may arise at the public hearing. Mr. MacKay understands. Mr. White questioned

when the revised documents will be provided. Mr. MacKay stated that revised site plans should be done within 24 hours, they will be passed to their consultant and C&S will upgrade the SWPPP and grading plans; therefore, revised documents will be provided by early to middle of next week. Mr. MacKay concurred that this would include the visual assessment.

DISCUSSION

Chairman Fatcheric advised the Planning Board that Art with the **Rocklyn Group** has offered an invitation for them to tour the **Tumblerock Apartments**, which are almost complete and are being leased. Chairman Fatcheric saw them today and noted they are impressive. Office is on site and members can contact Art if interested in a tour.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for legal services in the amount of $1350.00, $450.00 of which is recoverable. Mr. Klaben moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

Mr. LaFlair appreciated Mr. Curtin's comments for due diligence on the OYA documents, and advised Board members that he had met with neighbors, which promulgated the emails that were sent. Mr. LaFlair also noted that he spoke with Mr. MacKay and there will be an on-site meeting after the documents are finalized in order to ensure that things are in agreement as well as to address concerns received from 6-7 neighbors prior to the public hearing.

COMMENTS OF CODE ENFORCEMENT

none

COMMENTS OF THE ATTORNEY

none

COMMENTS OF THE ENGINEER

Mr. White had no specific comments but wished everyone a Happy Halloween.

COMMENTS OF THE BOARD

Mr. Cesta had no comments but advised Mr. White that he will be over for candy on Saturday.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:52 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
November 23, 2020 - 7:00 pm

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

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 10 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Chairman Fatcheric and Engineer Chuck White explained the Zoom meeting process, and Mr. White confirmed that the meeting is being recorded.

OLD BUSINESS
OYA Camillus A LLC & OYA Camillus B LLC **TM # 006.-04-12.1**
6327 Van Alstine Road
Zoning Board Referral (continuation)
Mr. Glenn MacKay, project manager, Mr. Terry Rasmussen, director of development, Mr. Bryan Bayer, environment consultant and scientist with C&S Engineers, and Mr. Eric Kenna, department manager with C&S Engineers, appeared to continue with review of special permit application for site plan approval based on Zoning Board of Appeals (ZBA) referral. ZBA is lead agency in this case.

Mr. MacKay addressed the recent letter provided by Engineer Chuck White, which has a positive recommendation to the ZBA, and advised that they will proceed with finishing up the open items regarding SWPPP, EAF and decommissioning plan, along with improvements of the visual plan.

Mr. Cesta stated that the benefits and merits for the community should be mentioned in the plan in order to appeal to the general public, such as promoting the progressiveness of Camillus by hosting the site and welcoming renewable energy. Mr. Cesta also noted the shelf life of 25 years or less for this type project and remarked that the site could revert back to forest or farm land. Mr. Cesta wished Mr. Mackay luck with the project.

Ms. Lauer is looking forward to the visual simulations.

Chairman Fatcheric mentioned the visual impact statement, glare reports and neighboring properties and asked Mr. MacKay to elaborate due to possible negative impact of the glare. Mr. MacKay advised that this is a common concern of municipalities and OYA has a 3rd party consultant to complete a study using software focusing on glare reports and flight paths. Mr. MacKay also mentioned that most of the reflective light is toward the sun.

Mr. White referred to the engineering review and hopes to see comments for items that need to be addressed. Mr. White also noted that the ZBA will set the public hearing, giving the public

the opportunity to address this project which may change its directive.
Mr. White additionally mentioned Mr. Eric Kenna's reports regarding potential future subdivisions and noted that the Planning Board is not at the position to address that issue yet. Mr. White recommended for the Planning Board and ZBA to clear the next steps of SEQR and public hearing before focusing on subdivisions.

Ms. Susan Otto thanked the applicant for his thoroughness in providing information, mentioned the forthcoming information needed for the landscape plan, and asked for an approximate timeline of when documents should be received from Army Corps of Engineers so that they will be available to the public. Mr. MacKay said that the visual simulations should be available next week; however, OYA has been prodding DEC, Army Corps of Engineers and U.S. Fish and Wildlife but documents involving agencies may not be provided until next year. Ms. Otto advised Mr. Mackay that a critical component of the SEQR concerns construction of the project and non-disturbance of the federally protected water bodies, which should be included in the Army Corps of Engineers analysis. Mr. Mackay understands.

Chairman Bob Feyl invited Mr. White to attend the ZBA meeting with public hearing, which may be held on December 5th (not definite). Mr. White accepted the invitation later in the meeting and asked Chairman Feyl to provide the date when it is scheduled. Chairman Feyl mentioned decommissioning and believes it should be 100% upfront, not incremental percentages each year. Chairman Feyl requested a more definitive description of tree planting, along with delineation of staging and stockpiling areas. Chairman Feyl also advised that a hard copy of the road use agreement must be provided and the Highway Department is requesting a $30,000 bond. Chairman Feyl said the transportation route was not included in the hard copy of documents. The ZBA meeting is next week but the Board will need more time to review and will not be able to provide a response to all items before January or February since they need concrete answers. A special meeting can be held in January if OYA can meet the criteria. Mr. MacKay thanked Chairman Feyl for the detailed list and clarified that most items were noted on the most recent letter, which will be highlighted, and others like stockpiling and road use agreement will not be available until detailed design has begun. Mr. MacKay also agreed to the $30,000 bond and noted that purchase orders are needed before the transportation route can be finalized and that is not possible until the site plan is approved. Mr. Mackay understands the tree planting and landscaping plan questions and will provide improved visual copies. Chairman Feyl and Mr. Mackay discussed the detailed letter dated November 10th and Chairman Feyl clarified more information is needed based on the review letter provided by Mr. White on November 19th.

Ms. Otto mentioned that OYA A and OYA B will be owners during construction of the project and asked if that will continue after the project is complete. Mr. MacKay said yes. Ms. Otto stated that the project owners and OYA Solar should be bound for responsibility and requested a lease agreement with the owners' signatures and provisions regarding decommissioning/abandonment along with any issues relevant to the ZBA. Mr. Mackay understands.

Mr. White stated that the applicant has other nearby sites, Baldwinsville and Cortland for example, and asked if there are any close projects that are currently under construction. Mr. MacKay said that there is one in Constable, NY. Mr. White had thought there was a closer one.

Mr. Curtin commented that the Planning Board cannot currently do much more, and documentation has been developed that will greatly assist the ZBA. Mr. Curtin will provide a drafted motion incorporating all that has been submitted and revised so a referral can be made back to the ZBA. The Planning Board cannot approve or disapprove the project but will make recommendations. Mr. Curtin will mention the outstanding items in the letter, which would stop the Planning Board engagement and allow the ZBA to proceed with obtaining SEQR and moving forward. All will still be subject to the applicant's comfort level, Mr. White's comments and outstanding issues to be addressed, and the Planning Board will retain limited jurisdiction because the applicant will come back for subdivision approval if a special use permit is granted.

Mr. White agreed with Mr. Curtin. Mr. White shared the screen and Mr. Curtin read his Resolution letter verbatim.

Resolution # 91:

Ms. Lauer moved for approval of the Resolution letter. Mr. Klaben seconded the motion and the Board was polled:

YES: Chairman Fatcheric, Ms. Lauer, Mr. Cesta, Mr. Dooher, Mr. Klaben, Mr. Mallore

NO: None

ABSTAIN: None

TOWN OF CAMILLUS
PLANNING BOARD

APPLICATION OF
OYA CAMILLUS A, LLC and OYA CAMILLUS B, LLC
FOR SPECIAL USE PERMIT

November 23, 2020

RESOLUTION ISSUING SPECIAL USE PERMIT

Motion by Member TRACY LAUER
Second by Member DON REGAN

RESOLUTION made this 23rd day of November, 2020, by the Planning Board of the Town of Camillus regarding a referral made by the Town Zoning Board of Appeals in connection with applications for Special Use Permits by "OYA Camillus A, LLC and OYA Camillus B, LLC" for the development of Solar Farms at 6327 and 6190 Van Alstine Road, Tax Parcel 006.-04-12.1.

WHEREAS, the Applicant has appeared before the Planning Board in response to the mandated referral by the Town ZBA in order to present a detailed plan of development of the subject property for two (2) solar energy farms; and

WHEREAS, the scope of the Planning Boards review of said project is limited to providing an advisory opinion to the Town ZBA for its further consideration, regarding specific site specific issues or concerns that may be identified by the Planning Board; and

WHEREAS, the Planning Board has requested that members of the ZBA and its attorney, Susan Otto, participate in all meetings undertaken with the Applicant in order to ensure that the referral receive a thorough review prior to such time that the Planning Board makes any recommendations; and

WHEREAS, on or about July 13, 2020 the Applicant made its first appearance before the Planning Board at which time the applicant outlined the nature and scope of the proposed project; and

WHEREAS, the Planning Board has been working closely with the Applicant, its engineers and design professionals in order to develop a body of information, that is site specific, that the Planning Board can use and employ in its recommendations to the ZBA; and

WHEREAS, the Applicant has been responsive to all questions and/or concerns raised by the Planning Board and has provid information, data and other planning materials so required, however, there remain several open issues that require attention in order that the record for review by the ZBA is deemed complete and may be so relied upon by the ZBA in its further deliberations; and

WHEREAS, the Planning Board, its Engineer and its attorney shall continue to work with the Applicant to resolve outstanding and open matters, however, it is of the opinion that the matter may be referred back to the ZBA together with the project documents developed heretofore so that the ZBA can begin its SEQRA process as well as set a date for a Public Hearing; and

NOW, THEREFORE BE IT RESOLVED that Planning Board hereby determines that the Applicant has addressed the site-specific issues raised, with the exception of those contained in a letter from Charles White, P.E., Planning Board Engineer dated November 19, 2020, which letter is attached hereto and made part of this referral.

BE IT FURTHER RESOLVED, that subject to the site-specific issues that have been raised and/or addressed by the Applicant, that the project is now ready for the ZBA's review for the issuance of a Special Use Permit. In so doing, the Planning Board does not recommend either approval or denial of the subject applications but only their further consideration as is in the scope of jurisdiction of the ZBA.

BE IT FURTHER RESOLVED, that all submissions presented to the Planning Board or developed during the course of its review are hereby incorporated by reference and in turn referred to the Town ZBA for its further consideration.

BE IT FURTHER RESOLVED, that the Planning Board Secretary is hereby directed to file a copy of this resolution with the Town Clerk.

This Resolution was voted upon as follows:

Roll call Vote on Resolution:	Vote		
	Yes	No	Abstain
John A. Fatcheric, II	X		
Christopher Cesta	X		
Donald Klaben	X		
George Dooher, Jr.	X		
Jason Mallore	X		
Tracy Lauer	X		

Resolution Declared:

Adopted X
Defeated ____

Resolution Certified by:

CHAIRMAN

11/23/2020

Town of Camillus Planning Board Clerk — Date

NOVEMBER 23, 2020 REGULAR MEETING BY ZOOM

MINUTES

Mr. Cesta moved to approve the minutes from September 28, 2020 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the minutes from October 14, 2020 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the minutes from October 26, 2020 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $2871.75, $2746.75 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 Curtin Law Firm for legal services in the amount of $2400.00, $450.00 of which is recoverable. Mr. Dooher moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments but wished everyone a Happy and safe Thanksgiving.

COMMENTS OF THE ENGINEER

Mr. White seconded Mr. Curtin's wishes.

COMMENTS OF THE BOARD

Mr. Klaben echoed the Holiday wishes.

Mr. Mallore wished everyone a Happy Holiday.

Mr. Dooher wished everyone a Happy Thanksgiving.

Ms. Lauer said Happy Thanksgiving.

Mr. Cesta commended the Town of Camillus for the billboard sign that was erected in the village to promote local business. Mr. Cesta is thankful that his area is not in the orange zone and also wished everyone a Happy Thanksgiving.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:33 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

NOVEMBER 23, 2020 REGULAR MEETING BY ZOOM

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
December 14, 2020 - 7:00 pm

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

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
2 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Chairman Fatcheric and Engineer Chuck White explained the Zoom meeting process, and Mr. White confirmed that the meeting is being recorded.

OLD BUSINESS
Matteson Subdivision **TM # 010.-02-40.1**
6720 Van Buren Road
Preliminary Plat Application
Final Plat Application
Ms. Sue Matteson, applicant, appeared to present the preliminary and final plat applications. Ms. Matteson presented the sketch plan at previous meetings advising that she will own the 10-acre wooded portion to be used for hunting purposes only, and her brother will own the remaining portion which includes the existing house.

Chairman Fatcheric acknowledged that the application was referred to County Planning. There is no need to override the County comments since there were no significant adverse, intercommunity or county-wide implications and OCPB comments matched this Board's comments regarding the driveways being located on specific properties and not crossing lot lines.

Mr. Price advised that animals cannot be placed in the shed, just farm equipment and objects related to the land.

Mr. Curtin replicated the fact that the OCPB comments matched this Board's comments relative to the driveways being a condition of subdivision approval, and he suggested that the driveway on Lot 2 be fully relocated to Lot 2 with adequate spacing from the property line.

Chairman Fatcheric noted that lead agency status was already declared.

Ms. Lauer moved to declare this an unlisted action under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration. Mr. Dooher seconded the motion and it was unanimously approved.

Ms. Lauer moved to waive the public hearing for a minor subdivision. Mr. Dooher seconded the motion and it was unanimously approved.

Resolution # 92:
Mr. Klaben moved for approval of preliminary plat as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution # 93:
Mr. Dooher moved for conditional approval of amended plat as submitted and as paraphrased by Mr. Curtin. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 94:
Mr. Klaben moved to assess Parkland fees for 1 lot. Mr. Cesta seconded the motion and it was unanimously approved.

Rolling Meadows Section 3 **TM # 023.-01-09.1**
Scenic Drive
Amended Final Plat Application
John Szczech, applicant, appeared to present the application for Section 3 amended final plat approval on Lot 65, which is a flag lot. Mr. Szczech explained that the area would be split into Lot A1, which is approximately 7.2 acres, and would be conveyed to Eric and Ruthann Moore to be combined with their existing lot. Mr. Szczech showed the residual lot 65A, which is surrounded by cell tower and water tower.

Mr. Klaben asked if the Moores will be taking both Lots A and A1. Mr. Szczech advised that Lot A was added to the tract map in error by the surveyor and showed the area that will be included on the screen.

Mr. Price advised the applicant to add the front yard setback line to Lot 65A.

Mr. White referred to the Town Board acceptance of the new easement on the southerly side of Lot 74 and asked if that easement would be shown on this map. Mr. Szczech agreed that it should and will add it.

Mr. Curtin questioned what the Moores currently own. Mr. Szczech explained the location of the Moores' property and Mr. White highlighted it on the screen. Mr. Curtin asked if it will merge into that piece. Mr. Szczech said correct. Mr. Curtin asked if it would also be a lot line adjustment. Mr. Szczech thought it would be correct to amend the map. Mr. Curtin recommended that if the intention is to merge all of Lot A1 into the existing piece, with Lot 65A remaining as building lot, then the Board should consider approval of the resubdivision of Lot A1 with the condition of an application for lot line adjustment and merging it into the contiguous property immediately to the west. Mr. Szczech advised that he should only need to submit a merger letter to the assessor, and a lot line realignment would not be needed if the Moores buy both parcels. Mr. Curtin advised that it can be done either way. Mr. Curtin explained that the

Board's consideration of the current application would be conditioned upon new Lot A1 being merged into the Moore property, which can be done by lot line realignment or by an application for merger, with proof being filed with the Planning Board clerk. Mr. Szczech understands and advised that a letter will be sent to the Assessor and the Board.

Chairman Fatcheric asked for clarification on whether the Board can continue with the amended final plat application. Mr. Curtin advised that the Board can continue based upon the conditions previously mentioned, and summarized the Board's consideration of the application with approval dependent on condition of merger.

Resolution # 95:
Mr. Klaben moved for conditional approval of amended final plat as submitted and noted. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Szczech and Mr. Curtin both stated that the easement will be shown.

MINUTES
Ms. Lauer moved to approve the minutes from November 23, 2020 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION
Chairman Fatcheric advised the next meeting will include the 2021 Organizational structure and suggested that Mr. Dooher submit a request to the Town Board for reappointment.

CORRESPONDENCE
A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $4589.59, $4464.59 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

COMMENTS OF CODE ENFORCEMENT
Mr. Price wished everyone a Merry Christmas and blessed New Year.

COMMENTS OF THE ATTORNEY
Mr. Curtin White had no specific comments but wished everyone a Merry Christmas.

COMMENTS OF THE ENGINEER
Mr. White also offered similar Merry Christmas wishes to everyone.

COMMENTS OF THE BOARD
Mr. Klaben wished everyone a Merry Christmas and Happy Holidays.
Mr. Mallore wished everyone a Happy Holidays.
Mr. Dooher wished everyone a Merry Christmas and Happy New Year.
Ms. Lauer wished everyone a Happy Holidays, noting good riddance to 2020.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:23 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS ZOOM MEETING
PLANNING BOARD MINUTES
December 28, 2020 - 7:00 pm

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

STAFF PRESENT:
Chuck White, Engineer
Paul J. Curtin, Jr., Esq.

GUESTS AND MEMBERS OF THE PUBLIC
Mike LaFlair, 2nd Ward Councilor
Approximately 3 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Chairman Fatcheric and Engineer Chuck White explained the Zoom meeting process, and Mr. White confirmed that the meeting is being recorded.

NEW BUSINESS:
OYA Camillus A LLC & OYA Camillus B LLC **TM # 006.-04-12.1**
6327 Van Alstine Road
Sketch Plan
Mr. Glenn MacKay, project manager, appeared to present the application for sketch plan review. It is a proposed subdivision for a 279 acre lot to be divided into 3 smaller lots. First lot will be 43.42 acres, second lot will be 59.48 acres and third lot will be approximately 176 acres. Purpose of the plan is for OYA to host the Camillus A and B community solar arrays. Mr. Mackay requested the Planning Board to review and provide comments on the plan and advised that the Onondaga County IDA, which will be managing the payment in lieu of taxes agreement, has requested a signed letter by the Planning Board stating that the proposed subdivision is acceptable.

Mr. White presented the subdivision plan on the screen and advised Mr. Mackay that he could share the host drive, if needed.

Chairman Fatcheric opened the floor to other Board members for questions/concerns and also advised that he has many questions regarding the subdivision layout, number of lots and proposed lines. Mr. Mallore referred the questions back to the Chairman. Chairman Fatcheric mentioned that the label of Parcel 1 and Parcel 2 on new Lot 2 appears to be unorthodox based on subdivision regulations because they are not contiguous and not opposite the road cut. Chairman Fatcheric also said that the boundary next to the Karasek home for new Lot 2, Parcel 2 on the western side does not meet the lot line and does not continue to the road. This farm has previously been before the Planning Board for many years and a main concern is segmentation under SEQR. Mr. Curtin joined in the conversation and added that the residual lands of Lot 1A appear to wrap from one side of Van Alstine Road to the other in an unconventional manner. There also appears to be no contiguity between the 2 new parcels on Lot 2. Mr. Curtin mirrored Chairman Fatcheric's concern regarding the Karasek residential lot and mentioned that Lot 1A

and Lot 2 appear to be questionable whereas Lot 3 looks acceptable. Mr. Curtin questioned if the applicant is trying to avoid a major subdivision and public hearing.

Mr. Mackay understood the concerns, noting that it could possibly be a matter of labeling. Mr. Mackay advised that the intention was not to avoid a major subdivision and he questioned the applicable quantity of lots. Chairman Fatcheric advised that a major subdivision would be four or more lots. Mr. Mackay stated that the lots showing on the screen as 1A to the north and 1A to the southeast will be relabeled as needed with the possible addition of Lot 4.

Chairman Fatcheric asked if the new lots 2 and 3 on the eastern side of Van Alstine Road were established to remain in a threshold for the solar project. Mr. Mackay advised that the preference would have been to have one project on each side of the road, but they mainly wish to avoid wet areas that exist on the westernmost portion of the property. The applicant's target is for a certain size or acreage for community solar array, and Lot 2 had to be divided with half on the western side and half on the eastern side in order to meet the target.

Mr. Curtin questioned if there can be one project on two separate tax parcels. Mr. Mackay believes so. Mr. Curtin noted that the plan does not include a Lot 1B and recommended for the lots to be renumbered with new Lot 2 on the eastern side of Van Alstine Road, new Lot 3 which currently shows as parcel 1 on the western side, and new Lot 4 which would abut that lot to the south. There would be 3 new lots separately identified, and the project can be on more than one tax parcel as the applicant goes forward. Mr. Curtin provided a further explanation of pieces of the land that are bifurcated by Van Alstine Road. Mr. Mackay questioned if the lots are contiguous where they border the Niagara Mohawk easement. Mr. Curtin asked if Niagara Mohawk owns the easement. Mr. White confirmed that Niagara Mohawk, which is now National Grid, owns it. Mr. White also noted that the residual land to the east of Lot 2 has access to Devoe Road. Mr. Curtin agreed, noted that it can be renumbered, and provided an explanation on how the land orientation can be cleaned up. Mr. White and Mr. Mackay agreed. Mr. Curtin also recommended that the A be removed from Lot 1A since there is no Lot 1B. Mr. White mentioned and Mr. Curtin agreed that the rest of Lot 1 could be hooked. Mr. Mackay questioned the other required implications for a subdivision of 4 or more lots, along with the public hearing. Chairman Fatcheric noted that a long form SEQR is required for a major subdivision, which Mr. Mackay has already completed. Chairman Fatcheric mentioned that a subdivision security agreement is not needed since there are no road networks included.

Mr. Mackay explained that there is a sliver of property next to the Karasek property because they wanted as much residual land as possible; however, Mr. Mackay noted that there will be no problem tying it into the top left corner of the residential parcel if needed. Chairman Fatcheric advised that it is poor planning to keep the line for the sake of the land owner's request, and that prior requests were given to landowners in different instances to move/migrate the line in order to make it a cleaner subdivision in the future. Mr. White noted that there is no layout of the solar arrays in the plan for Lot 2, pinpointed a line on Lot 2 and questioned if they are adamant on the line. Mr. Mackay said no and advised that they have given themselves a small buffer around the fence line in case any changes are required during construction.

Chairman Fatcheric opened the discussion to Board members.

Ms. Lauer thinks the changes look appropriate.

Mr. Cesta advised that it makes sense to straighten out the part by the Karasek property and asked if it is now a 4 lot subdivision. Mr. Mackay confirmed that it will involve 5 lots. Mr. Cesta asked if the applicant will only be using 2 of the lots. Mr. Mackay said no, they will be using 3 lots. Mr. Cesta requested an explanation of new Lot 2 and Lot 1A on the east side of Van Alstine Road. Mr. Mackay advised that new Lot 2 will contain half of one of the solar projects, which now shows as Lot 5 on the screen. The property that shows as 1A with an X through the A will remain as farming land and will be classified as residential.

Mr. White noted that the current annotations do not change the map. Mr. White also reiterated that there is currently no meets and bounds description for Lot 1, only for Lots 2 and 3, and recommended that these descriptions are provided for all lots, including residual land, if there will be a 4 or 5 lot subdivision. Mr. White mentioned a concern with possible changes in solar array layout, site layout, roadways, etc., which may lead to major changes in the current subdivision plan. Mr. Mackay agreed and said that the intention was for preliminary approval or helpful comments so that any changes could be made. Nothing will be filed as final until the solar projects have gained approval.

Chairman Fatcheric advised Mr. Mackay that the sketch plan will remain open and instructed him on the possible changes. Mr. Mackay understands.

Mr. Cesta moved to keep the sketch plan open. Mr. Klaben seconded the motion and it was unanimously approved.

As an aside, Mr. White noted that this project currently has 2 separate applications open (special use permit with the Zoning Board of Appeals and sketch plan application with the Planning Board), and questioned if there is now an open time line and if the Planning Board can approve the subdivision before the ZBA approval of the special use permit. Mr. Curtin advised that the Planning Board can approve the subdivision without the need to file maps with the County Clerk's office. The applicant would be responsible to file the maps, which cannot be done if the special use permit is not granted.

The application will be continued at a future meeting.

OLD BUSINESS

Edna L. Ryan Estate **TM # 020.-03-20.1**
Newport Road
Lot Line Realignment

Mr. Bob Ryan, applicant, appeared to present the lot line realignment application. Mr. White portrayed the map on screen and Mr. Ryan provided an explanation of the 3 highlighted areas: (1) green area shows that a linear 200-foot line was added on the side bordering North Street to make a lot to merge with Chad Ryan's property, (2) yellow area shows a.3.35 acre lot that will be transferred to Bill Ryan, and (3) blue area on north-side of National Grid sign will merge Bob Ryan's existing property with piece on north side of Ryan Way. Mr. Ryan provided an additional explanation of the piece of property that will be merged with Chad Ryan's lot. Mr. Ryan also advised that all 4 executors of the estate are in agreement with the lot line realignments.

Chairman Fatcheric advised Mr. Ryan that the only caveat will be a copy of all recorded deeds, and Mr. Curtin confirmed that is correct under protocol.

Ms. Lauer moved for lead agency status. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare this an unlisted action under SEQR. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Dooher moved to make a negative declaration. Mr. Cesta seconded the motion, and it was unanimously approved.

Resolution #96

Mr. Cesta moved to approve the lot line realignment as submitted, with copy of recorded deeds for records. Mr. Mallore seconded the motion and it was unanimously approved

DISCUSSION

2021 Organizational

Ms. Lauer moved to hold meetings on the second and fourth Mondays of the month at 7:00 p.m., with the exception of holiday weeks which will have the meetings on Wednesdays. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve Colleen Sauer as Planning Board Clerk. Mr. Mallore seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the Curtin Law Firm as Planning Board Attorney. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Dooher moved to approve Barton & Loguidice P.C. as Planning Board Engineer.

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

Mr. Cesta moved that the Planning Board recommend reappointing Mr. Dooher as alternate member. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Dooher moved that the Planning Board recommend reappointing Mr. Cesta to another term as Vice Chairman. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved that the Planning Board recommend reappointing existing Chairman John Fatcheric to another term as Chairman. Ms. Lauer seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for legal services in the amount of $1800.00, $900.00 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from the Onondaga County Planning Federation in the amount of $50.00 for the annual membership dues for all Board members. 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

Mr. Curtin had no comments but wished everyone a Happy and Healthy New Year.

COMMENTS OF THE ENGINEER

Mr. White also wished everyone a Happy New Year.

COMMENTS OF THE BOARD

No comments besides the Board members echoing the wish for a Happy New Year.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:37 p.m. Mr. Dooher seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

4

42nd Associates
Site Plan, 21, 26

A

Able-Smith Tent Party Rental
Temporary Site Plan, 39
American Promotional Events dba TNT Fireworks
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Anchini, Selena
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Arch Stone Way #305
Amended Final Plat, 80
Armstrong Road #3386
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B

B.M.R. Properties
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OCPB Review, 31
Site Plan, 31
Bank of America
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Barry, Dr. Joseph
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Site Plan, 3, 18
Benderson Development – Fairmount Fair Plaza
Site Plan, 106
Breed Road #5956
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C

Camillus Sportsmen's Club, Inc.
Discussion, 104
Zoning Board Referral, 44, 99
Channing Lane #9
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Chapel Drive #127
Revised Site Plan, 29
Christo, Andonis (Don)
Zoning Board Referral, 46
Cichowski Subdivision
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D

DeBoer, Hal
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DeVoe Road #5801
Zoning Board Referral, 44, 99
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Temporary Site Plan, 72
Dublin Development
Parkland Fees, 36
Durant, Michael
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E

Edna L. Ryan Estate
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Sketch Plan, 97

G

Gravante Subdivision
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Preliminary Plat, 24
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Gravante, Flora
Final Plat, 24
Preliminary Plat, 24
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H

Hambletonian Way #2555
Amended Site Plan, 53
Hambletonian Way #2568
OCPB Review, 18
Site Plan, 2, 13, 18
Hinsdale Road Group, LLC
Revised Site Plan, 32
Temporary Site Plan, 40
Hobbs, Ellen J.
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Holdrege Subdivision
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Sketch Plan, 67, 84
Holy Family Church
Revised Site Plan, 29
Howard Hanna

Discussion, 7
Temporary Site Plan, 72

I

Ike Dixon Road #5723
Revised Sketch Plan, 99
Sketch Plan, 60

K

Kane, John
Zoning Board Referral, 46
Knowell Road #101
OCPB Review, 18
Site Plan, 3, 18
Komuda, Anthony
Final Plat, 25
Preliminary Plat, 6, 25
Public Hearing, 9
Town Board Referral, 18
Kurz, David P.
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Sketch Plan, 60

M

M & M Hill Subdivision
Final Plat, 25
Preliminary Plat, 6, 25
Public Hearing, 9
Town Board Referral, 18
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Malibu Hills Estates
Final Plat, 4, 14
Malibu Hills Estates - Section 3
Final Plat, 20
Malibu Hills Estates - Sections 1 & 2
Final Plat, 19
Mansfield Drive, 110 and 112
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Matteson Subdivision
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Milback Custom Homes
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Amended Site Plan, 12
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Milton Avenue #3724
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N

Newport Road
Lot Line Realignment, 125
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O

OYA Camillus A LLC
Zoning Board Referral, 55, 63, 68, 75
OYA Camillus A LLC & OYA Camillus B LLC
Retainer Fee, 104
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Zoning Board Referral, 85, 92, 101, 110, 112
OYA Camillus B LLC
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P

Par Place #180
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R

Rio Grande Restaurant (former)
Site Plan, 81, 100, 108
Rocklyn 3800 LLC
OCPB Review, 30
Revised Site Plan, 30
Site Plan, 11
Rocklyn Group
Discussion, 111
Rockwell, Thomas X.
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Preliminary Plat, 13
Rolling Meadows - Section 3
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Sketch Plan, 2
Rolling Meadows Way
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Sketch Plan, 2
Rotella, Jed
Site Plan Review for Special Use Permit, 80
Ryan, Edna L. Estate
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Ryan, Edna L. Estate (Subdivision)
Sketch Plan, 97

S

Sanson Properties
Amended Site Plan, 53
Scenic Drive
Amended Final Plat, 120
Smyth, Christopher S.
Lot Line Realignment, 38
Southview Manor Apartments, LLC
Amended Site Plan, 89
Spectrum
Amended Site Plan, 47
Superior Waste Removal
Amended Site Plan, 5

T

Tacoma Road #2399
Amended Site Plan, 5
Target Corporation
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TNT Fireworks
Temporary Site Plan, 39
TOR Holdings LLC
OCPB Review, 18
Site Plan, 3, 18
Township 5
Revised Site Plan, 32
Temporary Site Plan, 40
Township Boulevard #120
Temporary Site Plan, 40
Township Boulevard #240
Revised Site Plan, 32
Towpath Inc.
Amended Site Plat, 5
Tumblerock Apartments
Discussion, 111
Twin Trees Pizza Shop
Amended Site Plan, 50, 61, 74

V

Van Alstine Road #6190
Zoning Board Referral, 55, 63, 69, 75
Van Alstine Road #6327
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Zoning Board Referral, 55, 63, 68, 75, 85, 92, 101, 110, 112
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Preliminary Plat, 84, 91
Sketch Plan, 71
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W

Walmart
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Town Board Referral, 18
Waterbridge Extension
Amended Final Plat, 80
wellNOW Urgent Care
OCPB Review, 30
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West Genesee Street #3501-3577
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West Genesee Street #3577
Amended Site Plan, 47
West Genesee Street #3657
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West Genesee Street #3800
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Revised Site Plan, 30
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West Genesee Street #5100
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West Genesee Street #5241
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West Genesee Street #5301
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Site Plan, 81, 100, 108
West Genesee Street #5413
Zoning Board Referral, 46
West Genesee Turnpike #2476
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West Genesee Turnpike #2504
Site Plan Review for Special Use Permit, 80
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Amended Site Plan, 89
Whiting, Laurie
Zoning Board Referral, 61
World of Wonder Child Care Center
Amended Site Plan, 53

Z

Zeck Builders, Inc.
OCPB Review, 18
Site Plan, 2, 13, 18