**TOWN OF CAMILLUS**
**PLANNING BOARD MINUTES**
**January 25, 2021 - 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**
Dirk Oudemool, Town Board Attorney
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:**

**Angus Road Subdivision** **TM # 023.-02-14.1**
**133 & 137 Angus Ranch Road**
**Sketch Plan**

Mr. John Szczech, developer of the subject property, presented the Sketch Plan. Two houses currently exist on the property. The purpose of the Sketch Plan is to create 2 separate lots, Lots 102 and 103, because two houses cannot be sold on one piece of property. Mr. Szczech advised that the property is currently zoned as RR; he is on the agenda for tomorrow's Town Board meeting to change the zoning to R1.

Mr. Curtin has reviewed the plan with Mr. John Petosa, counsel for Mr. Szczech. Mr. Curtin advised of his concern with the balance of the property and the right-of-way easement to Angus Ranch Road as it proceeds from the Shane Martin/Meagan Lauer property to Route 5. The roadway is perceived as fundamentally overdeveloped for the existing houses, and Mr. Petosa crafted an easement with responsibilities related to ongoing repairs/maintenance for the Martins. Mr. Curtin expressed his concern with segmentation under SEQR since this is seen as an odd subdivision with residual lots. Mr. Curtin previously explained this to Mr. Petosa and advised it needs to be addressed with details formalized since development is possible from the east or west side of Angus Ranch Road. Mr. Curtin mentioned that Mr. Dirk Oudemool, Town Attorney, had reviewed the easement language with Mr. Petosa. Mr. Szczech's intention is to not have any additional developments on the property and to leave it intact. Mr. Curtin previously advised Mr. Szczech that a conservation easement precluding any further development on the property should be added as a condition of the subdivision. Mr. Szczech agreed. Mr. Curtin and Mr. Szczech discussed a possible covenant that could be added to the land.

Mr. Szczech questioned if the preliminary and final plat can be presented at the same meeting. Chairman Fatcheric confirmed that it normally could be done and asked Mr. Szczech if the Town Board will be setting a Public Hearing for zoning change. Mr. Szczech advised that it was already set and will be held at tomorrow's meeting. Mr. Szczech also noted that it does not have to be referred to County Planning.

Mr. Oudemool mentioned his concern due to the remote location of the property from a public highway, along with the extreme depth and length of the road. Mr. Oudemool also noted his concern with the perpetuity when Mr. Szczech no longer owns the property. Mr. Oudemool prefers that a covenant to

run with the land appears in the deeds with an affirmative obligation for all occupants to participate and contribute, along with a mechanism for enforcement or way to resolve issues. Mr. Oudemool noted the large amount of road frontage without occupancy; he also mentioned that this property will be before the Town Board tomorrow night and advised of his intent for the Town Board to add a condition to the zone change with an appropriate agreement regarding future maintenance of the private roadway.

Mr. Curtin noted his previous conversation with Mr. Szczech and Mr. Petosa regarding the advent of a property owners association that would involve care and maintenance of the roadway. Mr. Curtin advised Mr. Szczech to compose a draft in recordable form for an easement that addresses the issues discussed at this meeting. Mr. Szczech agreed. Mr. Curtin confirmed that the Sketch Plan can be closed if Mr. Szczech proceeds with the easement and circulates it to the attorneys for review before proceeding to the next step.

**Resolution #1**
Mr. Mallore moved to close Sketch Plan Application. Mr. Cesta seconded the motion and it was unanimously approved.

**Szczech Farms Inc./John Szczech** **TM # 023.-02-14.1**
**(same property as sketch plan above)**
**133 & 137 Angus Ranch Road**
**Town Board Referral**
Mr. Curtin confirmed that the zone change request is appropriate and advised that a written response would have to be presented to the Town Board tomorrow morning.

Mr. Price asked Mr. Szczech if the zone change will just be on the proposed subdivision properties, with the general property remaining as RR. Mr. Szczech confirmed and advised that the Town Board did not want to change the entire property to R1.

Mr. Oudemool believes that the rest of the land will eventually be developed and is concerned with the impact it may have on the land. Mr. Curtin mentioned that Mr. Szczech intends to record a "conservation easement" on the property which includes restriction of further development.

**Resolution #2**
Ms. Lauer moved to make a positive recommendation to the Town Board for the zone change. Mr. Dooher seconded the motion and it unanimously approved.

**OLD BUSINESS:**
**OYA Camillus A LLC & OYA Camillus B LLC** **TM # 006.-04-12.1**
**6327 Van Alstine Road**
**Sketch Plan (continuation)**
Mr. Glenn MacKay, project manager, appeared to continue with the application for sketch plan review. The plan proposed at the last meeting for a 3 lot subdivision was changed to a 2 lot

one. Mr. Mackay shared the screen with the current plan, and showed that Lot 2 will contain the Camillus OYA B Solar Project and Lot 1 will contain the other OYA Solar Project.

Mr. Oudemool is not very familiar with the project yet to comment on it, but advised that he has to become involved now because of 3 Town Board concerns: 1) decommissioning and security, 2) curb cuts necessary for access, and 3) the issue of whether Van Alstine Road has the girth to handle the traffic it may endure during development. Mr. Oudemool also mentioned the possible concern regarding 2 lots with mixed use on the same lot. Chairman Fatcheric noted that the ZBA is doing a comprehensive and thorough review of the issues mentioned.

Chairman Fatcheric advised that the Planning Board can continue with closing the sketch. Mr. Curtin stated that the public hearing can technically be waived if there is no controversy that has been brought to the Ward Councilor and mentioned that the applicant will have a public hearing with the ZBA. Councilor LaFlair was not initially aware of any subdivision concerns but received a text during the meeting from a resident and suggested that the public hearing should not be waived. Mr. Curtin advised that the ZBA will have a public hearing in any event.

**Resolution #3**
Mr. Klaben moved to close Sketch Plan Application. Mr. Mallore seconded the motion and it was unanimously approved.

**Resolution #4**
Mr. Cesta moved to set the public hearing for February 8th at 7 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

## MINUTES

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

Mr. Klaben moved to approve the minutes from December 28, 2020 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

## DISCUSSION

Planning Board members and Clerk Colleen Sauer discussed raising the amount on the OYA professional fee retainer due to pending bills that surpass the current balance amount. Mr. Curtin recommended raising the retainer by $20,000.00 based on current bills and the fact that engineering will still be involved after the project leaves the Planning Board. Mr. White concurred.

**Resolution #5**
Mr. Klaben moved to increase the Professional Fees retainer by $20,000.00. 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 $1569.25, $1319.25 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 Curtin Law Firm for legal services in the amount of $525.00, $0.00 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**
Mr. LaFlair thanked everyone at the meeting for the continued work, patience and due diligence with the OYA project

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

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

**TOWN OF CAMILLUS**
**PLANNING BOARD MINUTES**
**February 8, 2021 - 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**
Dirk Oudemool, Town Board Attorney
Mike LaFlair, 2nd Ward Councilor
Approximately 8 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.

**PUBLIC HEARING**

**OYA Camillus A LLC & OYA Camillus B LLC** **TM # 006.-04-12.1**
**6327 Van Alstine Road**
Ms Lauer moved to waive reading of the legal notice of the Public Hearing as advertised. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Glenn MacKay, project manager, appeared and explained the size and use of the two lots involved in the proposed subdivision. Screens were provided showing current view and the lots that will host the solar projects. This application is solely for a 2-lot subdivision and is not involved with the solar array project. There were no questions or comments from Board Members, Attorney, Engineer or the audience.

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

**NEW BUSINESS**

**Matthew Aupperle** **TM # 017.-05-40.0**
**3534 Warners Road**
**Sketch Plan**
Mr. Matt Aupperle, applicant, presented the Sketch Plan for a 3-lot subdivision. Mr. Aupperle provided the location. It will consist of two buildable lots.

Ms. Lauer questioned if there will be two-family homes constructed on one of the lots. Mr. Aupperle confirmed and is aware that rezoning will be necessary. The land is currently zoned as R3. Ms. Lauer asked if public sewer exists on the lots. Mr. Aupperle is working with an engineer and advised that the nearby low pressure pump sewer will
be expandable to the future lots. Ms. Lauer asked if the current septic system will be
converted to public. Mr. Aupperle said yes.

Mr. Cesta commented that the site contains a wet area and suggested fill-in and site corrections with the natural water course. Mr, Cesta also recommended a possible curb cut on Warners Road and proper setbacks. Mr. Aupperle has been working on the grading and site drainage and advised that no additional fill will be needed. Mr. Aupperle also advised that the area was not deemed as a wetland by

the Army Corps of Engineers. Final grading will be needed but the area is draining sufficiently now. Mr. Aupperle has written approval from the County for the proposed driveways and permission to apply for curb cut.

Chairman Fatcheric mentioned the 50' setback requirement. Mr. Aupperle understands and confirmed that he is working with Engineer Bill Morse. There will be further discussion between the Planning Board Engineer and Attorney regarding this plan's capacity in relation to the nearby project. The proposed two-family houses are not allowed based on the current zoning. Possible rezoning would be a Town Board action.

Mr. White's wetland and drainage concerns were already addressed, and he requested documentation from the Army Corps of Engineers supporting that it is not a wetland area. Proposed grading and drainage on the site should also be identified. Mr. White also mentioned that connection to the adjacent low pressure sewer must be shown on the map. Mr. White questioned the sewer connection for properties facing Bennett Road. Mr. Aupperle understands and is considering an easement on the 3rd property facing Warners Road.

Mr. Curtin reiterated the zoning issue and mentioned that this Planning Board would not recommend R4 zoning to the Town Board. Mr. Curtin also advised Mr. Aupperle to provide Mr. White with additional documentation from Mr. Morse regarding low pressure sewer capacity and ability to handle 3 new connections. Mr. Curtin is concerned with grading and drainage plan for the new lots. Mr. Curtin mentioned that a copy of the County approval letter for curb cuts is needed. Confirmation that public water exists on the site is also needed.

Chairman Fatcheric confirmed that Sketch Plan will remain open and explained to Mr. Aupperle what he needs to provide.

Mr. Cesta moved to hold the Sketch Plan open. Ms. Lauer seconded the motion and it was unanimously approved.

**B.T.R. Properties, LLC** **TM # 015.-04-18.0**
**Horan Road**
**Town Board Referral – zone change application**
The Planning Board discussed the Town Board referral regarding a zone change from R4 to C3 for possible extension of parking area. Screen was provided with proposed area, which is currently asphalt.

Mr. Curtin advised that parking already exists on the applicable lot and asked if this would be an expansion. Chairman Fatcheric believes that the change would be for conformity. Current use is non-confirming to Town regulations.

Councilor LaFlair concurred that the parking lot already exists and this change would be for an expansion. Neighbors are comfortable with the expansion.

**Resolution #6**
Mr. Klaben moved for a positive referral back to the Town Board. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Curtin will send a positive referral to the Town Board.

**OLD BUSINESS**

**OYA Camillus A LLC & OYA Camillus B LLC** **TM # 006.-04-12.1**
**6327 Van Alstine Road**
**Preliminary Plat**

Mr. Glenn MacKay, project manager, appeared to present the Preliminary Plat application. Mr. MacKay had provided both the long form and short form versions of the SEQR, and Mr. Curtin presented the applicable questions and applicant's answers.

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

**Resolution #7**

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

**Kurz Subdivision (David P. Kurz)** **TM # 022.-02-14.1**
**5723 Ike Dixon Road**
**Preliminary Plat Application**
**Final Plat Application**

Mr. David Kurz, applicant, appeared to present the preliminary and final plat applications. A 3.71-acre lot and a 2.59-acre lot will be subdivided on the total area of approximately 34 acres. Septic approval has been obtained from the applicant's engineer and the County.

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

Mr. Cesta moved to declare this an unlisted action under SEQR. 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.

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

**Resolution #8**

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

**Resolution #9**

Ms. Lauer moved for approval of final plat as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

**Resolution #10**

Mr. Cesta moved to assess Parkland fees for 2 lots. Mr. Dooher seconded the motion and it was unanimously approved.

**DISCUSSION**

Chairman Fatcheric discussed the 4-hour training required annually for state compliance and mentioned the open registration for virtual training by the Association of Towns.

**COMMENTS OF TOWN OFFICIALS**

none

**COMMENTS OF THE ATTORNEY**
none

**COMMENTS OF THE ENGINEER**
none

**COMMENTS OF THE BOARD**
none

**ADJOURNMENT**
Mr. Cesta moved to adjourn the meeting at 7:46 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

**TOWN OF CAMILLUS**
**PLANNING BOARD MINUTES**
**February 22, 2021 - 7:00 pm**

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

**ABSENT:**
Don Klaben

**STAFF PRESENT:**
Rebecca Minas, Engineer
Paul J. Curtin, Jr., Esq.
Tom Price, Code Enforcement Officer

**GUESTS AND MEMBERS OF THE PUBLIC**
Mike LaFlair, 2nd Ward Councilor
Joy Flood, 3rd Ward Councilor
Approximately 2 other people

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

**PUBLIC HEARINGS:**
None

**OLD BUSINESS**
**Matthew Aupperle** **TM # 017.-05-40.0**
**3534 Warners Road**
**Sketch Plan (continuation)**
Mr. Matt Aupperle, applicant, presented the revised Sketch Plan with updated information on driveway approval, drainage plan, and letter from Army Corps of Engineers regarding wetlands.

Chairman Fatheric and Mr. Aupperle discussed design and location of the sewer connection. Mr. Aupperle has reviewed the sewer connection with Code Enforcement and will clarify the design with Engineer Bill Morse. Applicant must determine if parcel is in a sewer district.

Based on Mr. Cesta's question, Mr. Aupperle advised that this will now be a single-family residence (original plan was for 2-family one). Mr. Cesta suggested that Mr. Aupperle review the culvert, white pipes and possible drainage. Mr. Aupperle advised that an easement exists for the 12" drain pipe. Mr. Cesta asked if the location under Bennett Road will remain the same. Mr. Aupperle showed the existing drainage pipe and explained the new pipe on proposed lot.

Ms. Minas questioned if existing culvert is taking run-off from the road or driveway and asked for clarification on existing drainage and proposed intent of new drainage. Ms. Minas and Mr. Aupperle discussed the drainage, discharge points at the road and intent to change future discharge. Ms. Minas asked if existing house is tied in to the low pressure sewer system. Mr. Aupperle advised that it is currently on septic and will be tied in to the sewer system, and he explained the location of the septic and leach field. Ms. Minas advised the Board that it would be preferable for existing drainage conditions and contours to be superimposed with proposed ones on the plan. Ms. Minas also noted additional items to include on the map. Ms. Minas mentioned the discrepancy between location of sanitary sewer easement on the sketch plan and drainage map; Mr. Aupperle clarified the location. Ms. Minas said that the current 10'-wide easement is narrow and a 20'-wide one wide be preferable. Ms. Minas also noted that capacity must be shown for sewer to accept flow. Mr. Aupperle has discussed the sewer design with his engineer Bill Morse and there can be future expansion.

Mr. Curtin questioned the zoning of the property. Mr. Aupperle confirmed that it is currently R3 and it is not possible to change it to R4. Mr. Curtin asked if the 2-family structure will be removed from the plans. Mr. Aupperle has removed it from the most recent Sketch Plan. Mr. Curtin mentioned the sewer conditions and advised that the design must be shown. Mr. Aupperle understands.

Mr. Price confirmed that the lot size meets zoning for R3. Mr. Price explained the 40' yard setback needed for the rear yard on Bennett Road. Mr. Price and Mr. Aupperle discussed the size, location and elevations of the pond, along with the existing pipe. Mr. Price questioned if a basement will exist in the new house based on concern with groundwater. Mr. Aupperle intends to have a crawl space. Mr. Price mentioned the critical step of the sewer district issue and its relation to the low pressure septic system.

Chairman Fatcheric noted that this subdivision will have to go before the OCPB. Mr. Curtin concurred and explained the process. Chairman Fatcheric advised Mr. Aupperle to proceed with the preliminary plat in accordance with the regulations and to include original and proposed designs.

Ms. Lauer questioned the square footage that shows on the 2-family structure. Mr. Aupperle advised that it will change.

**Resolution #11**
Ms. Lauer moved for approval of sketch plan as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

**DISCUSSION**
After extensive discussion between Planning Board members and staff of proposed amendment of Chapter 30-Zoning, §402-Definitions of Principal Uses, item P25(a)-Small Restaurant, the Planning Board directed Paul Curtin to draft a letter to the Town Board with a positive recommendation including minor modifications of the language.

**CORRESPONDENCE**
A voucher was received from Curtin Law Firm for legal services in the amount of $1350.00, $600.00 of which is recoverable. Mr. Dooher moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $355.25, all of which is recoverable. Ms. Lauer moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved

**COMMENTS OF TOWN OFFICIALS**
Mr. LaFlair will follow-up with the Planning Board Engineer and Mr. Aupperle regarding the sewer district.
Ms. Flood will work with the Planning Board Attorney and Town Attorney regarding the Town Board wording.

**COMMENTS OF THE ATTORNEY**
none

**COMMENTS OF THE ENGINEER**
none

**COMMENTS OF THE BOARD**

Mr. Cesta commented to Mr. LaFlair that Mr. Aupperle should discuss the culvert area with Mr. Legnetto. Chairman Fatheric mentioned that the drainage area is in the County. Mr. Price noted the drainage easement on the property.

**ADJOURNMENT**

Mr. Cesta moved to adjourn the meeting at 7:46 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 8, 2021 - 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.
Tom Price, Code Enforcement Officer

**GUESTS AND MEMBERS OF THE PUBLIC**
Joy Flood, 3rd Ward Councilor
Approximately 2 other people

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

**NEW BUSINESS:**

**Dang's Café LLC** **TM #s 042.-06-12.1**
**4100 & 4106 West Genesee Street** **042.-06-14.0**
**Amended Site Plan**

Mr. Anh Dang, owner, appeared to present the application. This request is for two (2) different tax parcels and the Planning Board confirmed that two separate applications must be submitted. Mr. Dang showed current and proposed pictures of the property at 4106 West Genesee Street, along with elevations, and said it will be a Vietnamese take-out restaurant with no indoor dining. He elected not to proceed with the other property at this time.

Mr. Klaben asked about parking lot striping, building color, and signage. Mr. Dang will contact Code Enforcement for restrictions/requirements. He will also contact a striping company to design the lot. The proposed building color will be a dark red color, and Mr. Dang will work with Code Enforcement regarding a sign permit.

Mr. Mallore questioned the dumpster and tree area to the left side of the building on the property. Mr. Dang advised that the dumpster has been moved and the tree area is clean.

Ms. Lauer inquired about existing lighting, white sections on the lower portions of the current front windows, and proposed use for back of building. Mr. Dang showed proposed light changes. The white panels were removed from front windows, there is a residence in the back and he will not be making any change to the rear elevation.

Mr. Cesta advised that the dumpster must be screened and also questioned the bollards in front of the building. Mr. Dang said the red poles will be removed and replaced with steel yellow ones. Mr. Cesta mentioned the roof line and required amount of parking spots. Mr. Price verified that 8 parking spots are required for takeout service; he also recommended perpendicular parking. Mr. White mentioned ADA requirements on parking lines, along with location of the dumpster.

Mr. Curtin mentioned the neighboring owner's easement and possible movement of the dumpster. Striping is not a main concern since this will be a takeout-only restaurant. Mr. Curtin questioned if the west side of the building will be painted or sided and recommended an elevation plan for it. Mr. Curtin advised that the Planning Board needs to see cut sheets of proposed lighting, which needs to be

maintained for public safety reasons. He also questioned the sign lighting and if it was internally illuminated. Mr. Dang will contact a lighting specialist. Mr. Curtin added that exact building colors are needed.

Chairman Fatcheric explained the elevations needed and also mentioned that a photograph of rear side of building is preferable.

Mr. Price questioned the age of the survey. Mr. Dang said surveys are from 1993 and 1989, and that he will look into the landscaping. Chairman Fatcheric instructed him to include landscaping on the site plan. Snow removal and storage was discussed.

Councilor Flood mentioned the nearby hairdresser and nail salon, along with parking and dumpster conditions. Ms. Flood questioned the grease pit that was at the pizza shop. Mr. Dang is not sure of its size but stated that it is in the middle of the building.

Mr. Cesta noted that this site is adjacent to a residential area and waste storage must be evaluated.

Mr. Klaben moved to continue the Sketch Plan at a future meeting. Mr. Klaben seconded the motion and it was unanimously approved.

**MINUTES**

Mr. Cesta moved to approve the minutes from January 25, 2021 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

A voucher was received from Chairman Fatcheric for Planning Board training services in the amount of $100.00, $0.00 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**

none

**COMMENTS OF THE ATTORNEY**

none

**COMMENTS OF THE ENGINEER**

Mr. White noted that the OYA A & B zoning application was approved with 13 conditions for special use, including the subdivision, at last week's ZBA meeting.

**COMMENTS OF THE BOARD**

none

**ADJOURNMENT**

Mr. Cesta moved to adjourn the meeting at 7:42 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

**TOWN OF CAMILLUS**
**PLANNING BOARD MINUTES**
**March 22, 2021 - 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 Office

**GUESTS AND MEMBERS OF THE PUBLIC**
Mike LaFlair, 2nd Ward Councilor
Joy Flood, 3rd Ward
Approximately 4 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**

**Honeywell International Inc** **TM # 011.-01-26.1**
**Airport Road**
**Sketch Plan**

Mr. Andrew Leja, attorney for the applicant, presented the Sketch Plan for a minor subdivision. Mr. Leja showed a screen of the property on Airport Road and explained the separation of the lot. Portion of the lot east of the road would remain at 26.1 acres on the tax map, and new lot would have a new tax map ID so that it can be conveyed.

Chairman Fatcheric, Mr. Curtin and Mr. Leja discussed ownership of the lot, and Mr. Curtin explained lot bifurcation. Mr. Curtin asked if there may be future divestment. Mr. Leja said yes. Mr. Curtin believes it to be consistent and concurs with the Chairman.

Mr. Price advised there is no zoning issue and mentioned the creek, wetland and ability for development on land. Mr. Price asked if there will be conveyance of the land. Mr. Leja is not sure but said that the land would be maintained.

Chairman Fatcheric stated that the preliminary and final plats can be submitted simultaneously at a future meeting and advised that it will have to be referred to the Onondaga County Planning Board (OCPB) due to location. Mr. Curtin confirmed that the Public Hearing can be waived.

Mr. Leja deferred to the Board on amending the lots.

Mr. Klaben moved to close the Sketch Plan review. 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**

**Dang's Café LLC** **TM #s 042.-06-14.0**
**4106 West Genesee Street**
**Amended Site Plan**

Mr. Anh Dang, owner, appeared to continue with the application. Mr. Dang showed pictures of current building at 4106 West Genesee Street, along with ones for the revised exterior plan. Mr. Dang explained color, lighting, signage and structure of the new building. There will be new asphalt. Mr. Dang confirmed that there should be 8 possible parking spots, and also showed location for the dumpster.

Chairman Fatcheric advised Mr. Dang that a site plan is needed with all specifications.

Mr. Cesta questioned if Mr. Dang owns the building. Mr. Dang stated yes. Mr. Cesta discussed the dumpster and the spent oil container.

Ms. Lauer commended the color change.

Mr. Mallore also agreed with the color change and mentioned screening of the dumpster.

Mr. Price discussed width of the parking spaces and handicap accessibility, and also mentioned the dumpster situation and landscaping. Mr. Dang advised that new grass will be planted and landscaping will be maintained.

Mr. Curtin reiterated the need for dumpster enclosure and requested it to be detailed on the site plan.

The application will be continued at a later meeting.

**MINUTES**

Mr. Cesta moved to approve the minutes from February 8, 2021 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the minutes from February 22, 2021 as submitted. Ms. Lauer seconded the motion and it was unanimously approved

**CORRESPONDENCE**

A voucher was received from Advance Media New York/Post Standard for the OYA Camillus Subdivision legal posting fee rendered in January 2021 in the amount of $44.25. Mr. Klaben 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 $1672.75, $1042.75 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, $75.00 of which is recoverable. Mr. Klaben moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**

Councilor Flood was pleased with Mr. Dang's revised proposal for Dang's Cate.

Coucilor LaFlair commended Dang's Café in other parts of the Syracuse area. Mr. LaFlair also thanked the Planning Board and mentioned that the OYA Public Hearing with the Zoning Board went well.

**COMMENTS OF THE ATTORNEY**

none

**COMMENTS OF THE ENGINEER**
none

**COMMENTS OF THE BOARD**
none

**ADJOURNMENT**
Mr. Cesta moved to adjourn the meeting at 7:33 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**
**April 12, 2021 - 7:00 pm**

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

**ABSENT:**
Jason Mallore

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

**GUESTS AND MEMBERS OF THE PUBLIC**
Mary Luber, 1st Ward Councilor
Mike LaFlair, 2nd Ward Councilor
Approximately 7 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 Giannone** **TM # 006.-03-12.8**
**Warners Road**
**Lot Line Realignment**

Michael Giannone, owner, appeared to present the application for lot line realignment. Mr. Giannone advised that a 40' strip of land is being sold to his neighbor and explained the lot line realignment map on the shared screen.

Ms. Lauer asked if each party has an individual driveway. Mr. Giannone said yes.

Mr. Price advised that the alignment conforms to Zoning.

Mr. Curtin mentioned that there are currently 3 lots and asked if Lots 1D and 1E will merge. Mr. Giannone stated that these have already merged.

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

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

**Resolution # 12:**
Mr. Mallore moved for approval of the lot line realignment as submitted with a copy of the recorded deed. Mr. Klaben seconded the motion and it was unanimously approved.

**Moe's Southwest Grill – Camillus** **TM # 035.-05-23.4**
**5256 West Genesee Street**
**Amended Site Plan**

Ms. Sondra Fulkerson, project manager for Commercial Signs, appeared to present the application for installation of new signage and recovering of existing awnings. Ms. Fulkerson presented screen showing new proposed signage and explained front and side elevations. Awnings will be recovered with turquoise colored fabric to match chevrons on the signage.

Ms. Lauer, Mr. Dooher, Mr. Mallore and Mr. Klaben provided positive comments on the new appearance.

Mr. Curtin questioned if there will be any proposed logos on the awnings and if the signage on elevations will be changed as depicted on the plans. Ms. Fulkerson stated there will be no logos on the awnings and concurred that the signage will be changed as depicted.

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

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

**Resolution # 13:**
Mr. Mallore moved for approval of the amended site plan as proposed. Mr. Cesta seconded the motion and it was unanimously approved.

**Coppertop Catering (former Louie's Bar and Grill) TM # 046.-01-02.1**
**3372 Milton Avenue**
**Site Plan**
Mr. Dave Schlossser, architect, appeared to present the application for proposed conversion of existing bar and grill tavern to a small banquet/catering facility. Mr. Schlosser provided screen with site plan showing the 536 square-foot area that will be added to the existing 2700 square-foot building. Existing building will remain. Added area will allow for expansion of kitchen, along with providing handicapped bathrooms. Entrance will remain at same part of building. New facility will support dining for approximately 70 people. Mr. Schlosser explained parking arrangements and landscaping on proposed site, and also showed eastern part of site where new wood buffer rail will be added. Mr. Schlosser advised that the County was contacted due to the property location on Milton Ave. Multiple screen shots were shown for new plan and Mr. Schlosser provided further details on new facility, landscaping, sidewalk, parking, lighting/photometrics, elevations, erosion control/sediment plans, underground detention area, catch basins and piping.

Mr. Klaben asked if the new facility will have an open bar when there are no banquets. Mr. Schlosser said the bar will only be used as pre-function service for banquets and catering.

Mr. Mallore asked if there will be parking on eastern side of building. Mr. Schlosser showed parking area on eastern side by the fence and advised there will be no parking on that side of the building. Mr. Mallore questioned if any of the front roadway will be closed off. Mr. Schlosser advised that the County has no issue with current set up, and mentioned that access to building would be difficult if part was closed up. Mr. Price confirmed that it will remain as wide open curb cut.

Mr. Dooher asked if there will be entrance/exit at rear of building. Mr. Schlosser said yes (2 exits are required due to capacity of building).

Mr. Cesta questioned the temporary storage container in rear of building. Mr. Schlosser said that it is enclosed but is not screened or buffered. It will be used primarily for storage of construction materials, tables and chairs. Mr. Cesta questioned the distance of the guardrail on east from the roadside. Mr. Schlosser said approximately 10 feet. Mr. Cesta suggested it to be far enough to allow cars the ability to egress/ingress into the adjoining property. Mr. Schlosser understands and mentioned the safety concern related to the parking lot and the trucks operating at the loading docks. One or two parking spaces may be removed if guard rail is changed. Mr. Cesta asked if the existing Coppertop trash and recycling containers will be used. Mr. Schlosser showed the trash and recycling area that will be expanded and explained that the majority of food preparation will be done at Coppertop, with final steps being done at the subject property.

Mr. Price asked if the 40' by 80' container will be permanent. Mr. Schlosser advised that the owners have requested it to be permanent due to storage needs. Mr. Price mentioned the possible need for separate trash containers if there are separate building owners in the future and questioned the possible location of a future dumpster. Mr. Schlosser showed the parking area that could be removed for that purpose. There is ample room for required amount of parking. Mr. Price mentioned the curb cut and asked Mr. Schlosser to verify that the County did not have an issue. Mr. Schlosser mentioned his concern with the gutter and catch basin and advised that the only County concern was regarding the underground detention. Mr. Schlosser explained the grading of the parking lot and water flow.

Chairman Fatcheric mentioned the parking area and asked if snow storage will be on north part. Mr. Schlosser reiterated that there is excess parking and spaces can be eliminated if snow storage is needed. Chairman Fatcheric asked if it is delineated on any of the plans, since it is required. Mr. Schlosser said no but it can be added. Chairman Fatcheric asked for additional explanation of lighting in the parking area. Mr. Schlosser showed the new and existing pole lights in different areas and explained the lighting arrangements for each.

Mr. White advised that the photometric plan just addresses the new proposed lighting and the Board may want to see existing lighting at Coppertop site. Mr. White will continue to review and analyze the plans/drainage.

Mr. Curtin questioned the mobile homes that were located in area to north of Coppertop and new facility. Mr. Schlosser confirmed they were removed.

After discussion with the Chairman, Mr. Curtin recommended a County referral.

Mr. Cesta moved to declare lead agency status. Mr. Klaben 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.

**E M Farms** **TM # 011.-01-03.1**
**Warners Road**
**Sketch Plan**

Ms. Jamie Rinaldi-Logana presented the sketch plan for possible subdivision. Main priority is lot line realignment on 134-135 acres of property and transfer of 60' right-of-way access off Warners Road to Wetland Trust. Ms. Rinaldi-Logana presented maps and provided further explanation of plan.

Ms. Cesta and Ms. Rinaldi-Logana discussed whether Wetland Trust would want public access if the property was subdivided. They also discussed ownership of bridge over creek, along with access to the lot. Ms. Rinaldi-Logana will keep the right-of-way and both parties will use it.

Mr. Klaben questioned access to Lot 4 in relation to Lots 1-3. Ms. Rinaldi-Logana explained.

Ms. Lauer asked if Lots 1-3 would be sold if not taken by existing homeowners. Ms. Rinaldi-Logana advised Lots 1 and 2 may be sold as building lots. Ms. Lauer asked if Lot 4 would be kept for personal use. Ms. Rinaldi-Logana said yes.

Mr. Price asked if the 60' right-of-way would be attached to the 140 acre lot. Ms. Rinaldi-Logana explained the right-of-way access. Chairman Fatcheric asked if it is a legal right-of-way. Ms. Rinaldi-Logana will verify. Mr. Price advised there are no lot size issues and verified it conforms to Zoning, but questioned the right-of-way near Lots 2 and 3. Ms. Rinaldi-Logana showed maps and explained intended land arrangements. Mr. Cesta suggested Ms. Rinaldi-Logana to contact Honeywell regarding future intention of property use. Ms. Rinaldi-Logana understands and is flexible to Planning Board concerns.

Mr. White echoed the need for definition of ingress/egress and mentioned that any future easement would have to be split between lots. Mr. White does not currently see any engineering or drainage issues.

Mr. Curtin questioned if the existing right-of-way follows the ag access road on the property that is currently farmed. Ms. Rinaldi-Logana said yes. In concurrence with Mr. White, Mr. Curtin recommended a non-exclusive, meets-and-bounds right-of-way in any future easement. Current plan is for subdividing 2 lots and the right-of-way would result in 134-acre property being landlocked.

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

**OLD BUSINESS**

**Dang's Café LLC** **TM #s 042.-06-14.0**
**4106 West Genesee Street**
**Amended Site Plan**

Mr. Anh Dang, owner, appeared to continue with the application and showed new plan with the landscaping, requested at prior meeting. Mr. Dang explained snow storage, waste storage and parking. Mr. Dang also showed color of new building.

Mr. Cesta commented on waste storage and recommended Mr. Dang to hold off on building a structure surrounding the storage until further needs are evaluated due to location on residential street. Mr. Dang explained his intention for trash storage and removal. Mr. Cesta questioned if there is fence in back of property. Mr. Dang said no.

Mr. Price commended the site plan but mentioned the location of the dumpster enclosure and possible future concern of neighboring property owner, noting Councilor Joy Flood's similar concern with the dumpster enclosure. Mr. Price also confirmed that there is a fence at rear of property. Mr. Dang understands.

Mr. Curtin noted tight parking on the property, and also advised the fencing behind the Nail and Spa facility is not shown on the map. Area needs to be properly screened if it is not already. Mr. Dang advised that there is a fence and recyclables will be placed in a covered bin.

Mr. Klaben 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 under SEQR. Mr. Cesta 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 #14**
Mr. Klaben moved for approval of amended site plan as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

**MINUTES**
Mr. Dooher moved to approve the minutes from March 8, 2021 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minutes from March 22, 2021 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

**DISCUSSION**
Application for Honeywell International Inc, TM # 011.-01-26.1, Airport Road was referred to County Planning at 3/22/21 meeting.
Ms. Lauer moved to declare lead agency status. Mr. Dooher seconded the motion and it was unanimously approved.

Chairman Fatcheric also noted email received from Township 5 regarding temporary outdoor seating for The Brasserie. Mr. Price confirmed that the executive order overrides the Planning Board and seating is still valid.

**CORRESPONDENCE**
A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $1308.66, $933.66 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**
Councilor Flood advised that her only concern with Dang's Café is the location of trash and recycling at very tight space in back of building, also noting it will be policed by Code Enforcement and Mr. Dang appears to be earnest at preventing future complaints.

**COMMENTS OF THE ATTORNEY**
none

**COMMENTS OF THE ENGINEER**
none

**COMMENTS OF THE BOARD**
none

**ADJOURNMENT**
Mr. Cesta moved to adjourn the meeting at 8:17 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**
**April 26, 2021 - 7:00 pm**

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

**ABSENT:**
Jason Mallore

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

**GUESTS AND MEMBERS OF THE PUBLIC**
Mary Luber, 1st Ward Councilor
Mike LaFlair, 2nd Ward Councilor
Approximately 7 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**

**Mya and Andy Robertson** **TM # 020.1-04-27.0**
**5514 Rolling Meadows Way**
**Lot Line Realignment**

Andy Robertson, applicant, appeared to present the application for lot line realignment. Mr. Robertson explained the properties involved and the reason for lot line realignment. Highlighted map was shown on shared screen.

Mr. Cesta deferred to Mr. White in order to ensure no interference with setback for retention pond and drainage easement.

Mr. Price does not see any Zoning issue but expressed the same concern regarding possible fence on drainage easement.

Mr. White noted the proposed fencing exception, seeing no issue at face value, and will visit the property to view the new boundary in relation to the storm water pond and drainage easements. Mr. Robertson understands and agreed to meet with Mr. White, noting that the proposed fencing appears to have no drainage interference, also stating that he has reached out to Councilor Mary Luber for an exception due to location of the easement. Mr. White noted that the item before the Planning Board at this meeting is the lot line realignment, not the fencing exception.

Mr. Curtin understands that the possible Planning Board approval will be for lot line realignment, not installation of the fence, but advised that he shares the same concerns regarding interference with existing drainage easement and water flow. Mr. Curtin is hesitant at approving realignment which would allow for fencing along the entire property line and questioned Mr. Robertson's time constraints. Mr. Robertson noted that a pool will be installed in September and proposed fence would not be installed until Fall 2021 or early Spring 2022. Mr. Robertson also advised of his possible interest in purchasing the lot even if the fence could not be installed on the easement part. Mr. Curtin recommended Mr. White to visit the property within the next several weeks, also suggesting Mr. Price to observe the property. Mr. Curtin suggested continuation of this item and Chairman Fatcheric concurred.

Mr. Cesta moved to continue the Lot Line Realignment. Mr. Dooher seconded the motion and it was unanimously approved.

The application will be continued at a future meeting.

**Benderson Development – Bath & Body Works TM # 048.-01-01.1**
**3581 West Genesee Street**
**Amended Site Plan**
Mr. Kirk Wright with Sign & Lighting Services, applicant, appeared to present the application for approval of non-illuminated letters over the door and vinyl graphics on windows. Proposals were shown on shared screen and Mr. Wright explained the letters and graphics.

Chairman Fatcheric questioned the color rendering. Mr. Wright explained blue coloring over the door and reversed cut white vinyl.

Mr. Klaben asked if this is a one-entrance store. Mr. Wright confirmed.

Ms. Lauer commented on attractive signage at other locations for this store.

Mr. Price explained the signage requirements in this zoning district.

Mr. Curtin questioned the awning over the front door. Mr. Wright advised it is in the window and explained the decorative window. Mr. Curtin asked if it will be illuminated or if it is translucent. Mr. Wright believes it is translucent and will use interior lighting. There will be no special lighting.

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 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.

**Resolution #15**
Mr. Cesta moved for approval of signage package as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

**Hinsdale Road Group LLC TM #'s 017.-05-77.0**
**Township Boulevard-Township 5 & 184 Bennett Road 017.-05-38.0**
**Site Plan**
Mr. Joe Goethe, applicant, appeared to present the site plan application. Per Chairman Fatcheric's question, Mr. Goethe confirmed that the Town Board still needs to confirm a zone change for a parcel not included in the PUD and agreed that the Planning Board will review the site plan and refer back to the Town Board to include new use in the PUD. Mr. Goethe shared screen with overall graphic and explained individual parts, also showing part of parcel that will be developed for storage. Mr. Goethe outlined the shape of the currently owned land and the piece that will be acquired under contract and consolidated into one parcel, and noted that the Town Board will be asked to convert the acquired parcel into the PUD. Mr. Goethe explained the proposed storage facility with an entrance off Bennett Road, which will be gated and secured with no need for additional means of ingress or egress. It will be manned 24 hours. Mr. Goethe also showed areas that will be landscaped and screened. Mr. White shared elevation screens, and Mr. Goethe explained they are working with CubeSmart and will

determine heights and total occupancy. There will be varying elevations throughout the property. Mr. Goethe explained structure of the building.

Mr. Klaben is concerned with the height of the proposed storage buildings and screening due to close proximity of neighboring houses/yards. Mr. Goethe advised that the larger building will be in the middle and the others could be restricted to 14'-16' elevation. Mr. Goethe will review the CubeSmart designs and work with the Planning Board.

Ms. Lauer asked for clarification that the site will be manned and gated. Mr. Goethe confirmed and showed the gate, security office and parking area. Ms. Lauer and Mr. Goethe discussed the areas that will be fenced. Area is being gated for vehicular access, not pedestrian access, but it will be manned 24 hours. Further landscaping plan will be provided at a future meeting.

Mr. Cesta suggested northern elevations on security shack and also asked if one building would be two-storied. Mr. Goethe advised it will be one-story with clear height. Per Mr. Cesta's question on signage, Mr. Goethe explained location and size of signs near the building. Mr. Cesta advised that the Planning Board would like to review the monument sign by the road and commended the site thus far.

Mr. Price mentioned that specific PUD issues will be addressed by Town Board and suggested buffering the area due to lighting effects and possible complaints. Mr. Goethe advised that the site will be manned 24 hours but is not sure if it will be open for that period and will look into the hours of operation.

Mr. White will await the applicant's responses regarding storm water and lighting, and asked if fire protection will be needed. Mr. Goethe does not believe so. Mr. Price mentioned that fire protection may be needed depending on building structure and size, noting fire hydrants.

Mr. Curtin questioned the total square footage of the buildings. Mr. Goethe believes it may be between 86,000 and 90,000 square feet. Mr. Curtin asked if the large building will be climate-controlled by rooftop HVAC. Mr. Goethe said yes. Mr. Curtin requested information regarding possible noise, the parapet and output level. Mr. Curtin and Mr. Goethe discussed CubeSmart and management of the facility. Mr. Curtin would like to see turning radius for emergency vehicles and equipment and noted that hydrants should be strategically located. Mr. Curtin also referenced the initial PUD and current uses, and advised that a recommendation may be needed from the Planning Board depending on Town Board resolution. Mr. Curtin provided a further breakdown of issues mentioned and recommended strategic fencing arrangement. Mr. Goethe understands.

Chairman Fatcheric and Mr. Curtin discussed Town Board referral to Planning Board regarding PUD. Mr. Curtin prefers that the Planning Board waits for additional information and review of previously approved PUD uses.

This application will be continued at a future meeting.

**OLD BUSINESS**

**Honeywell International Inc** **TM # 011.-01-26.1**
**Airport Road**
**Preliminary Plat Application**
**Final Plat Application**

Mr. Matthew Kerwin, applicant, appeared to present the preliminary and final plat applications. Sketch plan was approved at the 3/22/21 meeting. Mr. Kerwin explained that this request is for re-subdivision of existing lot with no improvements, and he gave the size and location of the parcel. Mr. Kerwin provided revised map drawings of lots and required documents. Mr. Kerwin also explained that Honeywell is seeking this approval to allow for potential future conveyance of parts of the property.

Mr. Curtin advised that the applicant answered previously addressed concerns and the plan looks fine from a legal perspective.

Chairman Fatheric advised that that the County responded with no significant adverse or county-wide implications on the Syracuse Onondaga County Planning Agency (SOCPA) referral.

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

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

**Resolution #16**
Mr. Klaben moved for approval of preliminary plat as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

**Resolution #17**
Ms. Lauer moved for approval of final plat as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

**Resolution #18**
Mr. Dooher moved to assess Parkland fees for 2 lots. Mr. Klaben seconded the motion and it was unanimously approved.

**E M Farms** **TM # 011.-01-03.1**
**Warners Road**
**Preliminary Plat Application**
**Final Plat Application**

John Petosa, attorney for the applicant, appeared to present the preliminary and final plat applications. Sketch plan was approved at the 4/12/21 meeting. Mr. Petosa explained the 2-lot subdivision request, noting that one lot will be 134 acres and the other will be 13.35 acres.

Chairman Fatcheric asked for clarification regarding the entrance off Warners Road. Mr. Petosa believes it is owned and part of the parcel. There will be an agreement between Lots 1 and 2 for continued access from Lot 1.

Mr, Cesta commented that the property is zoned as commercial on the application and questioned if the property receives an agricultural discount on taxes. Mr. Petosa and Ms. Jamie Rinaldi-Logana, applicant, confirmed that an agricultural assessment was submitted and noted on the application. Mr. Petosa and Ms. Rinaldi-Logana discussed the zoning classification of the property. Mr. Price confirmed that it is in an R-3 zone, which will be corrected on the application.

Chairman Fatcheric advised Mr. Petosa that an Agricultural Data Statement is needed and can be provided by the Clerk.

Mr. Curtin would like to see the easement that will give access to Lot 1 over Lot 2 with a meets and bounds description. Mr. Petosa understands.

Chairman Fatcheric advised that this must be referred to County Planning since the property borders Warners Road, which is county-owned. Mr. Curtin confirmed.

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

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

**CORRESPONDENCE**

A voucher was received from Curtin Law Firm for legal services in the amount of $750.00, $75.00 of which is recoverable. Mr. Klaben moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**

none

**COMMENTS OF THE ATTORNEY**

none

**COMMENTS OF THE ENGINEER**

none

**COMMENTS OF THE BOARD**

none

**ADJOURNMENT**

Mr. Cesta moved to adjourn the meeting at 8:02 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**
**May 10, 2021 - 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.
Tom Price, Code Enforcement Office

**GUESTS AND MEMBERS OF THE PUBLIC**
Joy Flood, 3rd Ward Councilor
Approximately 6 other people

Chairman Fatcheric called the meeting to order at approximately 7:02 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**
**Good Buddy's Pub/Schopfer Architects** **TM # 042.-07-11.1**
**4002 West Genesee Street**
**Site Plan**
Mr. Dave Schlossser, architect, appeared to present the application for reconstruction of new patio, landscaping, lighting and fencing. Mr. Schlosser explained accessibility and provided details on parking spaces, zoning, size, capacity and layout. Existing patio at corner of West Genesee Street and Columbus Avenue will be removed, reconfigured and expanded. Screen shot was shown with new patio and Mr. Schlosser explained the size and capacity. Parking requirements will be met. Patio will have picket fence on 3 sides and solid 5' tall fence on rear side. Screen shot was shown for landscaping plan; Mr. Schlosser explained screening and provided intended hours of operation as 7-days a week from 10 a.m.-10:30 p.m.

Mr. Mallore noticed the corn hole courts and asked if there will be tournaments or leagues. Mr. Schlosser said no, it will be recreational entertainment for patio diners.

Ms. Lauer questioned the lighting arrangements. Mr. Schlosser advised there will be no change to existing lighting. Small LED string lighting will be added approximately 9' above patio area with no changes to the current site lighting and will connect back to the building.

Mr. Price asked if LED lighting will be added around the entire fascia of the restaurant. Mr. Schlosser mentioned that it is being considered by the owners and may be addressed on a separate request regarding the building colors.

Mr. Curtin questioned access to the patio area. Mr. Schlosser said it will be from the restaurant and will be controlled. There will also be an emergency exit on the patio.

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 under SEQR. Ms. Lauer 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 #19**
Mr. Mallore moved for approval of amended site plan as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

**Fairmount Fire Department** **TM # 015.-01-37.2**
**6049 Belle Isle Road**
**Amended Site Plan**
Mr. Adam Flood, applicant, appeared to present the application for addition of 6800 square foot cold storage pole barn. Site is currently used as fire training facility. Mr. Flood explained layout of property and access arrangements. It is surrounded by a 6' security fence. Screen was also shown with site plan for area of the pole barn..

Mr. Mallore recused himself from voting but asked if the pole barn will be visible from the neighbors. Mr. Flood does not believe so due to the line of trees by the trail. Mr. Mallore also questioned the height of the pole barn. Mr. Flood said it will not be as tall as the training tower. It will be 26' at the peak and 16' at the sides.

Ms. Lauer asked if it will only be used for storage. Mr. Flood said yes.

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. Cesta seconded the motion and it was unanimously approved.

**Resolution #20**
Mr. Klaben moved for approval of amended site plan as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

**315 Brewing Company/Redacre Holdings Group, LLC** **TM # 007.-05-09.1**
**3160 Warners Road**
**Town Board Referral**
The Planning Board discussed proposed Town Board change in zoning from R-2 to R-1 for possible expansion of current business. Mr. Price explained the existing location and confirmed that the zoning change would match the front and back parts of it. He has no objections.

Mr. Curtin has reviewed the submission and concurs with Mr. Price's comments.

**Resolution #21**
Mr. Cesta moved to refer this back to the Town Board with a positive recommendation. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Curtin will send a letter to the Town Board.

**Eric and Ruthanne Moore** **TM # 023.-01-02.0**
**5626 Ike Dixon Road**
**Zoning Board Referral**

Chairman Fatcheric deferred to the Code Enforcement Officer and Planning Board Attorney for clarification on how a use variance corresponds to this situation.

Mr. Curtin advised that it appears the applicant's intention is to construct a second primary structure on one tax parcel, which cannot be done without subdividing the property. The application has been properly denied by Code Enforcement, referred to the Zoning Board of Appeals (ZBA) for a variance, and referred to the Planning Board for an advisory opinion. Mr. Curtin mentioned that the Town law prohibits this type of application and recommended that it not be entertained any further based on the Code. The property is ample enough to subdivide so the barn and its proposed residential use would be independent of the primary structure on the tax parcel.

After a brief discussion, the Board determined that this can be referred back to the ZBA.

**Resolution #22**
Mr. Cesta moved to direct Mr. Curtin to refer this back to the Zoning Board of Appeals based on comments from this meeting. Mr. Klaben seconded the motion and it was unanimously approved.

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

**Fairmount Company LLC/Rachel's Mediterranean Grill TM # 047.-05-22.2**
**3514 West Genesee Street**
**Zoning Board Referral**
Mr. Price advised that a small restaurant is not allowed in a C-1 district without an allowance permit and he explained the conditions and requirements. Parking requirements have been met. This may be a two-stage item with a subsequent site plan review. Tonight's meeting is for a special use permit.

Chairman Fatcheric questioned the parking lot situation. Mr. Price said that there should be sufficient parking and explained the ancillary parking that will be allowed near Myrtis Road.

The applicant is not present at tonight's meeting and Chairman Fatcheric deferred to Mr. Curtin since there are site plan questions. Mr. Curtin advised that parking requirements have been met and the use appears to be appropriate, however there are various site-specific issues that are not before the Board yet and will have to be addressed in the future. Chairman Fatcheric agreed with Mr. Curtin and mentioned the close proximity of Kentucky Fried Chicken.

Mr. Mallore asked for clarification that the applicant would have to come back to the Planning Board for approval of the restaurant if a positive referral is made for the special use permit. Mr. Curtin said yes.

Mr. Klaben has no issue with the special use permit.

Ms. Lauer mentioned that the location is appropriate based on various other restaurants in the area. Ms. Lauer also mentioned that the site plan is not being reviewed yet, but a crosswalk between the parking lot and building should be considered based on the neighboring auto wash.

Mr. Cesta agreed that a positive recommendation should be given with stipulation of a site plan review.

**Resolution #23**
Mr. Mallore moved to direct Mr. Curtin to refer this back to the Zoning Board of Appeals based on comments from this meeting. Mr. Klaben seconded the motion and it was unanimously approved.

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

**OLD BUSINESS**

**Mya and Andy Robertson** **TM # 020.1-04-27.0**
**5514 Rolling Meadows Way**
**Lot Line Realignment**

Mr. Andy Robertson, applicant, appeared to continue with the application for lot line realignment. Mr. Robertson had previously explained the properties involved and the reason for lot line realignment.

Mr. White met with Mr. Robertson after the last meeting and has no objection to the lot line realignment which is for purpose of fence installation. Topography of land and drainage of storm water pond appear to be reasonable.

Mr. Curtin mentioned that future fencing cannot interfere with lateral movement of water based on the drainage easement covering the property. Mr. White had discussed this with Mr. Robertson and explained the layout of the land compared with the drainage easement and area for the fence, which would not impede the flow line or storm water basin for the areas cited. Mr. Curtin asked if the fencing will be elevated so the water can flow. Mr. White explained the location and structure of the fence line, which would not create an impact on the flow line. Mr. Curtin mentioned the future pool that may be installed and the detail issue that would have to be discussed with Code Enforcement. Mr. White understands.

Mr. Price questioned the possible deed or plat requirements. Chairman Fatcheric acknowledged that an amended deed is necessary for record. Mr. Curtin concurred that most land owners would get an updated survey for their properties. Mr. White noted the lots that would be involved.

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

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

**Resolution #24**

Mr. Mallore 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.

**MINUTES**

Ms. Lauer moved to approve the minutes from April 12, 2021 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the minutes from April 26, 2021 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 $745.20, $620.20 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**

Ms. Flood has no objection to the patio for Good Buddy's Pub but is concerned with Rachel's Mediterranean Grill and asked if there is a possible legal issue based on the serving of alcohol, similar

to King David's. Mr. Price advised it is not a bar, and beer and wine can be served if the law is changed. Ms. Flood also noted that the lot had ancillary parking for the previous furniture store and asked if that use remained on the property. Mr. Price said there is a legitimate variance for ancillary parking on the site.

**COMMENTS OF THE ATTORNEY**
none

**COMMENTS OF THE ENGINEER**
none

**COMMENTS OF THE BOARD**
Ms. Lauer commented on the positive management and food service for several other Rachel's Mediterranean Grill restaurants in New York.

Mr. Cesta questioned the number of Board members who have received COVID vaccinations and mentioned possible future meetings at the Town Hall. Chairman Fatcheric and Mr. Curtin discussed this issue in comparison with the current situation, which is reviewed on a weekly basis. Future meetings in the foreseeable future will continue to be held by ZOOM based on health, safety and equipment issues.

**ADJOURNMENT**
Mr. Cesta moved to adjourn the meeting at 7:54 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**
**May 24, 2021 - 7:00 pm**

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

**ABSENT:**
George Dooher
Jason Mallore

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

**GUESTS AND MEMBERS OF THE PUBLIC**
Mike LaFlair, 2nd Ward Councilor
Approximately 6 other people

Chairman Fatcheric called the meeting to order at approximately 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**

**Zizza's Barber & Beauty Salon** **TM # 038.-02-33.2**
**3747 Milton Avenue**
**Amended Site Plan**

Mr. Bogdan Pototsky, owner, appeared to present the application for amended site plan on area between Harbor Freight Tools and Aldi's. Screen was shown and Mr. Pototsky explained the façade change and signage.

Ms. Lauer and Mr. Pototsky discussed the color scheme. It will be similar to Harbor Freight.

Mr. Curtin and Mr. Pototsky discussed the lighting arrangement on the sides and over the doorway. Light over the door will be illuminated and there will be lights on each side of it, similar to the Harbor Freight.

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.

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

**Resolution #25**

Mr. Cesta moved for approval of façade and signage as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

**OLD BUSINESS**

**E M Farms** **TM # 011.-01-03.1**
**Warners Road**
**Preliminary Plat Application**
**Final Plat Application**

Mr. John Petosa, attorney for the applicant, appeared and explained the preliminary and final plat applications presented at prior meeting. Syracuse Onondaga County Planning Agency (SOCPA) referral came back with no significant, adverse or county-wide implications.

Lead agency has already been declared.

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.

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

**Resolution # 26:**
Ms. Lauer moved for approval of preliminary plat as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

**Resolution # 27:**
Mr. Klaben moved for approval of final plat as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

**Resolution # 28:**
Ms. Lauer moved to assess Parkland fees for 1 lot. Mr. Klaben seconded the motion and it was unanimously approved.

**Coppertop Catering (former Louie's Bar and Grill) TM # 046.-01-02.1**
**3372 Milton Avenue**
**Site Plan**
Syracuse Onondaga County Planning Agency (SOCPA) referral came back with recommendations for modification to the proposed action. The Board discussed the County response.

Mr. Dave Schlossser, architect, appeared and explained the proposed conversion of existing bar and grill tavern to a small banquet/catering facility (application was presented at prior meeting). Screens were presented and Mr. Schlosser advised that the only changes were for 2 items suggested at prior meeting: (1) modification was made to wooden parking rail at south corner along Milton Avenue, and (2) consolidated photometric was provided with combination of Coppertop and former Louie's Bar site.
Mr. Cesta asked if there is a nearby bus stop. Mr. Schlosser is not aware of any. Mr. Cesta explained County recommendations to Mr. Schlosser and asked if the parking lot is paved and uncurbed. Mr. Schlosser said yes and is not aware of any traffic obstacles. Mr. Cesta and Mr. Schlosser also discussed the striping plan, guard rail and delineation of traffic.

Mr. White mentioned his concerns with drainage, which he has previously discussed with TDK Engineering, and he is withholding his recommendation to the Board until he gets a response from TDK. The lighting concern has been addressed but the drawings are not modified for drainage. Mr. Schlosser is also waiting for a response from TDK and noted that the retention size is quite extensive. Mr. White and Mr. Schlosser discussed drainage concerns and possible relocation of drainage system.

Mr. Curtin explained the Board requirements regarding response to the County referral and addressed the County comments in comparison to the actual configurations and use of the property.

After discussing the issues, conditions and proposals, the Board agreed to proceed with a conditional approval of the application.

Lead agency has already been declared.

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

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

**Resolution # 29:**
Ms. Lauer moved to override County comments by a super majority. Mr. Cesta seconded the motion and it was unanimously approved.
The Board was polled to proceed with overriding County comments:
YEAS: Mr. Cesta, Ms. Lauer, Mr. Klaben, Chairman Fatcheric
NOS None
ABSTAIN: None
Voting was unanimous since Mr. Dooher and Mr. Mallore are absent. Clerk Colleen Sauer will provide revised resolution papers to Attorney Paul Curtin.

**Resolution # 30:**
Mr. Cesta moved for conditional approval of the amended site plan as proposed, with approval being subject to Engineering review and approval. Mr. Klaben seconded the motion and it was unanimously approved.

**Resolution # 31:**
Mr. Klaben moved to set Professional Fees at $750.00. 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 $1500.00, $350.00 of which is recoverable. Mr. Cesta moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**
Mr, LaFlair thanked the Board for their help with the Coppertop concerns.

**COMMENTS OF THE ATTORNEY**
None

**COMMENTS OF THE ENGINEER**
Mr. White and Mr. Schlosser will set up a conference call regarding the Coppertop engineering concerns.

**COMMENTS OF BOARD MEMBERS**
Mr. Cesta mentioned adequate walkability and access at Coppertop site, and also mentioned a ZOOM meeting tomorrow regarding Honeywell and the closure of waste beds.

**ADJOURNMENT**
Mr. Cesta moved to adjourn the meeting at 7:38 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**
**June 14, 2021 - 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 Office

**GUESTS AND MEMBERS OF THE PUBLIC**
Approximately 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.

**NEW BUSINESS**

**American Promotional Events dba TNT Fireworks** **TM # 017.-04-02.1**
**3724 Milton Avenue**
**Temporary Site Plan**

Ms. Amanda Gump, representative of the applicant, appeared to present the application for temporary tent sale of New York State approved sparkling devices from 6/20/21-7/5/21. Screen shot of the location was shown. Only difference from previous years will be the addition of security container for storage.

Ms. Lauer recused herself from discussion due to conflict of interest.

Mr. Klaben and Ms. Gump discussed size of the tent and the new storage container.

Mr. Cesta questioned the use of generators. Ms. Gump advised that generators or a battery-powered box will be used. Power will be turned off before 10:00 p.m.

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. Mr. Klaben 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 #32:**
Mr. Cesta moved for approval of temporary site plan as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

**American Promotional Events dba TNT Fireworks** **TM # 066.-01-10.1**
**5241 West Genesee Street**
**Temporary Site Plan**

Ms. Amanda Gump, representative of the applicant, appeared to present the application for temporary tent sale of New York State approved sparkling devices from 6/20/21-7/5/21. Screen shot of the location was shown. There will be no changes from previously approved years.

Ms. Lauer recused herself from discussion due to conflict of interest.

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

Mr. Mallore 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 #33:**
Mr. Klaben moved for approval of temporary site plan as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

**Rachel's Mediterranean Grill** **TM # 047.-05-22.2**
**3514 West Genesee Street**
**Amended Site Plan**
Mr. Louis Fournier of Sutton Real Estate Company, applicant, appeared to present the application for updated changes of former Casual Male site. A Special Use Permit was granted by the Zoning Board of Appeals at the 6/1/2021 meeting. Screen shot was shown and Mr. Fournier explained signage and façade changes, along with front entrance and sidewalk modifications. Elevations of front sidewalk will be raised for consistency. Handicap accessibility will be available at both the front and rear entrance. Mr. Fournier advised that a canopy will be added in the back of the building for Rachel's, and he explained the parking arrangements.

Chairman Fatcheric asked if off-site parking will be available. Mr. Fournier confirmed that 24 spaces were created on Myrtis Road per zoning regulations. The lot will not be paved but surface will be updated with stone and milling. Mr. Fournier also explained updates that will be made to the fence.

Ms. Lauer questioned if a crosswalk will be added. Mr. Fournier has no issue with adding a painted crosswalk and will work with Code Enforcement to facilitate its design and implementation.

Mr. Mallore approved the signage and asked for clarification on changes to the back of the building. Mr. Fournier advised of the tree that will be removed, area that will be excavated, screening or fencing that will be added to block the car wash, and area that will be painted.

Mr. Cesta suggested Mr. Fournier to monitor the limited parking in front of building and possibly add a sign directing people to the available parking in back of building. Mr. Cesta also recommended employee parking to be in the ancillary lot. Mr. Fournier has discussed employee parking with Green Planet and Rachel's. Mr. Cesta and Mr. Fournier talked about parking arrangements on both sides of the building, and Mr. Fournier advised that 4 spaces will be reserved for take-out service and there should be no problem with handicap accessibility.
Mr. Cesta and Mr. Fournier also discussed the plan and location of cardboard recyclables, trash and spent oil receptacles

Per Chairman Fatcheric's question about lighting updates, Mr. Fournier advised that no changes are planned. Chairman Fatcheric advised Mr. Fournier of the details that need to be included for the amended site plan to be approved. Signage does not get approved by the Planning Board and would need to go to Code Enforcement.

Mr. Price confirmed that signage must meet Code regulations and explained size requirements. Mr. Price and Mr. Fournier discussed the location and enclosure of dumpsters, along with paving on ancillary parking. Mr. White confirmed that asphalt millings would be acceptable for the parking lot.

Mr. Curtin advised that he has discussed the millings with Zoning Board of Appeals Attorney Susan Otto and striping will be required. Mr. Curtin recommended signage on the ancillary lot. Mr. Curtin also mentioned requirements that must be shown for dumpsters, lighting and striping, along with access/egress for safety purposes.

Ms. Lauer moved to hold this application open. Mr. Cesta seconded the motion and it was unanimously approved.

The application will be continued at a future meeting.

**Abundant Solar Power** **TM # 011.-01-26.1**
**522 Gerelock Road**
**Site Plan**
The applicant did not attend. This will be postponed to a future meeting.

**MINUTES**
Mr. Dooher moved to approve the minutes from May 10, 2021 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from May 24, 2021 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 $1416.25, $1211.25 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

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

**COMMENTS OF TOWN OFFICIALS**
Mr. Price commented on the accessory use for the Abundant Solar Power project.

**COMMENTS OF THE ATTORNEY**
none

**COMMENTS OF THE ENGINEER**
none

**COMMENTS OF THE BOARD**
none

**ADJOURNMENT**

Mr. Cesta moved to adjourn the meeting at 7:35 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**
**June 28, 2021 - 7:00 pm**

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

**ABSENT**
Tracy Lauer
George Dooher

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

**GUESTS AND MEMBERS OF THE PUBLIC**
Mike LaFlair, 2nd Ward Councilor
Joy Flood, 3rd Ward Councilor
Bob Feyl, Zoning Board of Appeals Chairman
Approximately 5 other people

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

**NEW BUSINESS**
**Abundant Solar Power** **TM # 011.-01-26.1**
**522 Gerelock Road**
**Site Plan**
Mr. Andrew Van Doorn, Vice President of Engineering and Construction for the applicant, appeared to present the application for development of rooftop solar plant. Mr. Van Doom explained the location, installation, use, structure and capability.

Mr. Klaben asked if glare issues were addressed. Mr. Van Doom confirmed that glare studies were done and the only glare, if any, would be straight up due to the angle.

Mr. Cesta questioned if there will be battery storage. Mr. Van Doom said no and explained electricity structure.

Mr. Mallore asked if there are any alternative options if original plans are ineffective. Mr. Van Doom advised that there are no structural challenges or extra restoration needed. Only outstanding item is the building permit.

Mr. White advised that Abundant Solar is a client of Barton and Loguidice. He is not directly involved with this project but does not see any engineering concerns or issues.

Mr. Curtin questioned conformation of the roof. Mr. Van Doom explained the size and slope. It is not a flat roof and there is a pitch for drainage.

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 under SEQR. Mr. Klaben 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 #34**

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

**Benderson Development Company, LLC** **TM #'s 048.-01-01.1, 036.-01-01.1**
**3501-3597 West Genesee Street**
**Site Plan**
Mr. Matthew Oates, representative of the applicant, appeared to present the application for addition to western side of existing building on the Target side of the plaza. Mr. Oates explained the size frontage, elevations, drive lane, parking spaces and drainage.

Mr. Mallore and Mr. Oates discussed the 8 handicap parking spaces that will be lost and possible replacement, if needed.

Mr. Cesta and Mr. Oates discussed the existing islands and landscaping.

Mr. Klaben and Mr. Oates discussed the driving area, traffic, signage and possible addition of striping, if needed.

Mr. Curtin advised that his only concern is with handicap spaces and recommended addition of 2 spaces in area that was shown. Mr. Oates understands and agrees.

Mr. Cesta 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 under SEQR. Mr. Cesta 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 #35**
Mr. Cesta moved for approval of site plan as submitted conditioned upon the additon of traffic-control stop signage and additional handicap spaces. Mr. Klaben seconded the motion and it was unanimously approved.

**Township 5/Live @ 5** **TM # 017.-05-65.1**
**Township 5 Development–Hinsdale Road**
**Extension of Temporary Site Plan**
Mr. Joe Goethe of Hinsdale Road Group, developer of Township 5, applicant, appeared to request extension of previously approved temporary site plan. There will be no changes.

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

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

**Resolution #36:**

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

**Hinsdale Road Group, LLC** **TM # 017.-05-38.0**
**Hinsdale Road and Warners Road**
**Town Board Referral**
Mr. Curtin explained the proposed change from R3 to PUD for property with access on Bennett Road, which will incorporate it into Township 5. Town Board referred it to Planning Board for advisory opinion, and the Planning Board's task is to recommend, not recommend or remain neutral on the zoning change for the self-storage facility. Mr. Curtin provided his perspective to the Board.

Planning Board members either provided a positive recommendation or had no comments.

Mr. Cesta moved to direct Mr. Curtin to refer back to Town Board with a positive recommendation. Mr. Klaben seconded the motion and it was unanimously approved.

**OLD BUSINESS**
**Rachel's Mediterranean Grill** **TM # 047.-05-22.2**
**3514 West Genesee Street**
**Amended Site Plan**
Mr. Louis Fournier of Sutton Real Estate Company, applicant, appeared to continue with the application for updated changes of former Casual Male site. Mr. Fournier addressed the issues provided by Planning Board at the last meeting and explained the dumpster locations, lighting for ancillary parking lot, directory and parking lot signs, wood fencing to screen the car wash, and sealing and striping of parking lots.

Chairman Fatcheric and Mr. Fournier discussed the structure and size of the fence. It will be a 6-foot wood fence.

Mr. Klaben questioned the dumpsters and Mr. Fournier explained the location and pick-up schedule.

Mr. Cesta and Mr. Fournier discussed traffic flow based on access, driving aisles and the parking lot. They also discussed use and location of the dumpsters. Mr. Cesta noted that a variance is needed due to the location and suggested having the dumpsters next to each other. Mr. Fournier explained that they have considered restructuring the dumpsters based on other tenants' use in the tight site. Mr. Cesta also noted neighborhood complaints on dumpster noise before 8 a.m., and Mr. Fournier and Chairman Fatcheric discussed Code regulations on location in the ancillary lot.

Mr. Curtin noted that Code Enforcement Officer Tom Price does not agree with the current plan for dumpster location and that a variance would be necessary. Mr. Fournier suggested moving the dumpsters to one location closer to the car wash. Mr. Curtin confirmed that a variance would not be required if both dumpsters are moved to the easterly part of the property and are adjacent.

Zoning Board of Appeals Chairman Bob Feyl noted that the notice of action with ZBA was for dumpster location in rear of the building, but location on Myrtis Road would be on the side. Mr. Feyl also noted the enclosed screening by fencing, trash pick-up in consideration of the neighborhood, lighting, paving, millings, striping and extended fencing between housing and parking lot. Only item that needs to be addressed is dumpster location, and Mr. Fournier agreed to put both side-by-side behind the building. Mr. Curtin mentioned the acceptability of the millings and dumpsters.

Mr. Cesta addressed use of ancillary parking lot, drainage in relation to residents' yards and millings for absorption of water, and suggested further study by the applicant. Mr. Cesta also asked for clarification of snow storage. Mr. Fournier advised that only half of the ancillary lot is being used and other half can be used for snow storage, if needed.

Mr. White and Mr. Fournier discussed brush removal on overflow/ancillary parking and buffering. Mr. White deferred to the Board on impact of buffer. Mr. White does not expect an issue with grading but encouraged the applicant to mitigate possible run-off. Mr. White advised the applicant what is needed on the photometric plan with 2 fixtures in regards to calculation of light.

Chairman Fatcheric, Mr. Curtin and Mr. White discussed the dumpster location and light spillage, with Mr. White noting the calculations needed for light spillage. Mr. Fournier understands. ZBA Chairman Mr. Feyl noted no spillage beyond the property line, and Mr. White explained spillage in relation to the property line. Mr. Feyl reiterated that dumpsters must be in rear of the building.

Mr. Curtin confirmed that the Board can proceed with conditional approval with the required caveats of (1) resubmittal of lighting plan showing no spillage off site, and (2) modification of site plan showing location of both dumpsters on easterly property line and being shielded by wooden fencing. Mr. Curtin also advised that all conditions imposed by the ZBA will be incorporated.

Lead agency/SEQR status has already been declared by the ZBA.

**Resolution #37:**
Mr. Mallore moved to proceed with conditional approval of amended site plan based on direction of Mr. Curtin. Mr. Cesta seconded the motion and it was unanimously approved.

Next step is for Mr. Fournier to provide Clerk Colleen Sauer with required updates per caveats cited by Mr. Curtin.

**MINUTES**
Mr. Cesta moved to approve the minutes from June 14, 2021 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**
none

**COMMENTS OF THE ATTORNEY**
Mr. Curtin gave a positive comment on in-person meeting and seeing everyone.

**COMMENTS OF THE ENGINEER**
Mr. White seconded Mr. Curtin's comment.

**COMMENTS OF THE BOARD**
Chairman Fatcheric thanked ZBA Chairman Feyl for his presence at tonight's meeting. It shows the Town working well together toward improving an applicant's process.

**ADJOURNMENT**
Mr. Cesta moved to adjourn the meeting at 7:54 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

**TOWN OF CAMILLUS**
**PLANNING BOARD MINUTES**
**July 12, 2021 - 7:00 pm**

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

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

**GUESTS AND MEMBERS OF THE PUBLIC**
3 other people

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

**NEW BUSINESS**

**Rocklyn West LLC – Tumblerock** **TM #s 057.-01-05.1, 057.-01-06.1**
**4801 West Genesee Street**
**Site Plan**

Mr. Steve Calocerinos, engineer for the applicant, appeared to present the application for proposed modifications of previously approved project. Mr. Calocerinos provided revised changes to Building A, which has not been constructed yet, and explained that Building C is being eliminated from the plan. Required amount of parking spaces has been met. Mr. Calocerinos explained the parking spots, access and traffic circulation. Building A will be similar to existing Building B. It appears that the applicant has met Code requirements for coverage. Mr. Calocerinos advised that there are no changes to former utility plan, service entrances or drainage.

Mr. Klaben gave a positive comment on the parking proposal.

Mr. Dooher agreed.

Mr. Cesta and Mr. Calocerinos discussed the reserved parking area. Mr. Calocerinos also explained the sidewalk area at the rear of Building A was eliminated; layout will be similar to Building B. Majority of parking spots will be for underground parking, with additional parallel parking spots in front of building.

Ms. Lauer gave a positive comment on the landscaping and agreed with the reserved area.

Mr. Mallore and Mr. Calocerinos discussed fire department access. Mr. Mallore advised Mr. Calocerinos to notify the fire department regarding the changes regarding access from West Genesee Street. There will be adequate access areas.

Chairman Fatcheric asked for clarification regarding lighting. Mr. Calocerinos advised that the lighting will be consistent with previous plan and will be similar to Building B. There will be no additional site lighting. Chairman Fatcheric gave a positive comment regarding the existing site, and Mr. Cesta also commended the lighting.

Mr. White questioned if storm water will change due to additional 10-foot impervious area that is being added. Mr. Calocerinos advised that the existing ponds and storm water have been functioning without issues. Storm water models will be updated.

Mr. Curtin recommended that the updated plans include a consistent landscaping plan along with reserved parking for 3 areas that were noted. Mr. Curtin and Mr. Calocerinos discussed parking

arrangements and building entrances. The Board also discussed parking arrangements, traffic and landscaping.

Mr. Calocerinos will provide an updated plan with revised parking, storm water and landscaping.

This application will be continued at a future meeting.

**Petro Petrovets** **TM # 055.-01-14.3**
**6699 Pottery Road**
**Referral from Town of Van Buren ZBA**
Mr. Curtin explained the mandatory referral due to proximity of the site to the Town of Camillus. There are no foreseen ill effects to the Town of Camillus with proposed development of the property.

Planning Board members had no comments.

Ms. Lauer moved to direct Mr. Curtin to respond back to the Town of Van Buren ZBA. Mr. Mallore seconded the motion and it was unanimously approved

**Township 5 – Popeyes** **TM # 017.-05-65.1**
**230 Township Boulevard**
**Amended Site Plan**
Mr. Joe Goethe of Hinsdale Road Group, developer of Township 5, applicant, appeared to present the application. Summit Federal Credit Union will be replaced by "Popeyes". Mr. Goethe noted that the drive-thru part will be eliminated and explained the landscaping, curbing and traffic flow. Two additional handicap parking spaces will be added.

Ms. Lauer and Mr. Goethe discussed location of the handicap spaces.

Per Mr. Cesta's question regarding traffic flow, Mr. Goethe confirmed it is two-way. Canopy is being eliminated, which will improve the traffic aisle. Mr. Cesta cautioned Mr. Goethe to be prepared for possible increase in traffic.

Mr. Mallore reiterated Mr. Cesta's comment regarding possible traffic concerns.

Mr. Dooher gave a positive comment regarding Popeyes and concurred with traffic concerns.

Chairman Fatcheric asked if there will be changes to the façade. Mr. Goethe believes the only change will be signage.

Mr. White mentioned lighting but has no concerns that have not already been addressed. Mr. White also noted the advantage of circular parking.

Chairman Fatcheric and Mr. Goethe discussed hours of operation.

Mr. Cesta 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 under SEQR. Ms. Lauer 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 #38:**
Mr. Cesta moved to proceed with conditional approval of amended site plan based on agreement to move handicap parking spots. Mr. Mallore seconded the motion and it was unanimously approved.

**MINUTES**
Mr. Cesta moved to approve the minutes from June 28, 2021 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 $872.00, $622.00 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 Curtin Law Firm for legal services in the amount of $1275.00, none of which is recoverable. Mr. Cesta moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

**COMMENTS OF THE ATTORNEY**
none

**COMMENTS OF THE ENGINEER**
none

**COMMENTS OF THE BOARD**
none

**ADJOURNMENT**
Mr. Cesta moved to adjourn the meeting at 7:35 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**
**July 26, 2021 - 7:00 pm**

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

**STAFF PRESENT:**
Paul J. Curtin, Jr., Esq.

**GUESTS AND MEMBERS OF THE PUBLIC**
Mary Luber, 1st Ward Councilor
Steve James, 4th Ward Councilor
Dave Callahan, 6th Ward Councilor
Approximately 10 other people

**ABSENT:**
Chuck White, Engineer

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

**NEW BUSINESS**
**Coppertop Tavern (Prep Room Addition)** **TM # 046.-01-01.1**
**3380 Milton Avenue**
**Amended Site Plan**
Mr. Dave Schlossser, architect for the applicant, appeared to present the application for expansion of kitchen area on existing restaurant. Mr. Schlosser explained the size and use of the area, along with proposed relocation of the dumpster. There will be a loss of 4 parking spaces but required spaces on site will be met. Signage and illumination will be modified in front area. There will be no storm water modifications to the site.

Mr. Klaben sees no problem with the loss of four (4) parking spaces.

Mr. Mallore noted the area that needs to be changed from Onondaga Road to Warners Road.

Ms. Lauer questioned if the delivery location will change. Mr. Schlosser advised the delivery location will remain the same and explained the process for new area.

Mr. Cesta asked for clarification on whether the same materials and colors will be used for dumpster enclosure. Mr. Schlosser confirmed.

Mr. Curtin is concerned with the amount of lumens emitted from the strip lighting due to proximity to public way. Mr. Schlosser explained the wattage, structure and outlay of the unit and advised that he can provide information per foot, if needed. Strip lighting will be fixed color of amber and will not shed onto Warners Road.

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

Ms. Lauer moved to declare this an unlisted action under SEQR. 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 #39:**
Mr. Dooher moved for approval of amended site plan as submitted for addition of prep room to Coppertop Tavern at 3380 Milton Avenue. Ms. Lauer seconded the motion and it was unanimously approved.

**Good Buddy's Pub** **TM # 042.-07-11.1**
**4002 West Genesee Street**
**Amended Site Plan**
Mr. Dave Schlossser, architect for the applicant, appeared to present the application for exterior paint change, installation of exterior LED strip lighting and addition of interior window signage. Chairman Fatcheric advised Mr. Schlosser that the proposed signage is not allowed per Code and will not be included in any approvals given at tonight's meeting.

Ms. Lauer questioned location of accent lighting. Mr. Schlosser clarified it on the screen and stated that lumens will not shed onto public road. Ms. Lauer commended the color change.

Mr. Mallore agreed with Ms. Lauer regarding the color change.

Mr. Dooher 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. 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.

**Resolution #40:**
Mr. Cesta moved for conditional approval of amended site plan as submitted but not including the window signage. Ms. Lauer seconded the motion and it was unanimously approved.

**Karyn Dieffenderfer – Preschool/Daycare** **TM # 005.-03-08.1**
**6429 Newport Road**
**Zoning Board Referral**
Karyn Dieffenderfer and Rosemary Morgese, applicants, appeared to present the application for addition of daycare/preschool based on Zoning Board referral. Ms. Dieffenderfer and Ms. Morgese showed the location of the daycare facility and explained the entrance, exit, parking, handicap accessibility and drop-off process.

Mr. Mallore asked if there will be outdoor play area. Ms. Dieffenderfer explained the fenced-in area that will be finished and used for playground.

Ms. Lauer recommended a crosswalk or signage for the play area due to proximity to the entrance road.

Mr. Cesta asked for clarification on whether the daycare is approved by the State. Ms. Dieffenderfer explained the State process and advised that this daycare will originally be open for less than 3 hours. Process will begin with the State when needed.
Mr. Curtin questioned the number of employees. Ms. Dieffenderfer advised that she and Ms. Morgese will be only employees at start of business but additional employee will be added if number of children exceeds fourteen. Maximum of 21 children will be allowed based on square footage of the facility. Mr. Curtin inquired about cooking facilities. Ms. Dieffenderfer explained the food prep and process. Age

group of children will normally be 3-6 years old, with none younger than 2 ½. Mr. Curtin discussed the play area and reiterated Ms. Lauer's suggestion of possible striping and signage.

**Resolution #41:**
Mr. Cesta moved to direct Mr. Curtin to refer this application back to Zoning Board with a positive recommendation based on the site-specific issues discussed at tonight's meeting. Mr. Klaben seconded the motion and it was unanimously approved.

## OLD BUSINESS

**Rocklyn West LLC – Tumblerock** **TM #s 057.-01-05.1, 057.-01-06.1**
**4801 West Genesee Street**
**Site Plan**

Mr. Steve Calocerinos, engineer for the applicant, appeared to continue with the application for site plan with proposed modifications of previously approved project. Mr. Calocerinos explained changes that were addressed at last meeting and modifications based on Board comments: illumination of sidewalk at back of building, additional parking changes, photometric plan/lighting updates, landscaping updates. Mr. Calocerinos provided copies of storm water updates and advised that the requirements are being met. Mr. Calocerinos acknowledged that the plans were submitted to the Fire Department.

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

Ms. Lauer moved to declare this an unlisted action under SEQR. Mr. Mallore 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 #42:**
Mr. Klaben moved to proceed with conditional approval of amended site plan subject to engineering review. Mr. Mallore seconded the motion and it was unanimously approved.

## MINUTES

Ms. Lauer moved to approve the minutes from July 12, 2021 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

## DISCUSSION

**ITEM 1**
**TOR Holdings (Dr. Joseph Barry)** **TM# 035.-02-18.0**
**101 Knowell Road**

Councilor Callahan introduced resident Pete Stewart, 5418 West Genesee Street, and consultant Matt Pfeiffer, Harbor Wealth Advisors, 101 Knowell Road. Mr. Stewart provided pictures, explained the locations, along with 103 Knowell Road, and advised that a fence was never previously required at the building. Mr. Stewart explained that there is a fence on his property and does not believe a 6-7 foot fence should be required within a few feet. Mr. Pfeiiffer also prefers no fence at 101 Knowell Road.

Mr. Curtin explained that the prior Board decision was based on a different view of the property lines and a more intensive property use at 101 Knowell Road with the prior tenant (doctor's office). Original conditions, including the fence requirement, were based on protection of neighboring properties and the proposed use. The Board can now consider a modification of the site plan with removal of the fence requirement due to the change in conditions.

All Board members agreed with removal of the fence requirement at 101 Knowell Road.

Chairman Fatcheric and Mr. Curtin confirmed that the site plan cannot be changed without acknowledgement of the property owner at 103 Knowell Road. Councilor Callahan advised Mr. Pfeiffer that they will contact that property owner.

**Resolution #43:**
Mr. Mallore moved to direct Mr. Curtin to proceed with a resolution to eliminate the fencing requirement from Mr. Stewart's property line and to further consider future removal of fencing at the northerly property line if there is good cause showing that the applicant, current owner and contiguous property owner do not find it desirable or needed. Mr. Cesta seconded the motion and it was unanimously approved.

**ITEM 2**
Chairman Fatcheric mentioned that he and Councilor Callahan were invited to an interactive working session regarding the future update of Onondaga County's comprehensive plans, which may not happen until Fall 2022. Town of Camillus has done well with housing in comparison to other western towns and villages and Chairman Fatcheric will keep the Board updated.

**CORRESPONDENCE**
A voucher was received from Hummel's Office Supply for wireless mouse and mousepad in the amount of $33.13, $0.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**
Councilor Callahan thanked the Board for addressing the 101 Knowell Road issue.

**COMMENTS OF THE ATTORNEY**
none

**COMMENTS OF THE BOARD**
none

**ADJOURNMENT**
Mr. Cesta moved to adjourn the meeting at 7:57 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

**TOWN OF CAMILLUS**
**PLANNING BOARD MINUTES**
**August 23, 2021 - 7:00 pm**

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

**STAFF PRESENT:**
Chuck White, Engineer

**GUESTS AND MEMBERS OF THE PUBLIC**
Dave Callahan, 6th Ward Councilor
3 other people

**ABSENT:**
Paul J. Curtin, Jr., Esq,

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

**NEW BUSINESS**

**Howard Hanna Real Estate – Doug's To-Go Fish Fry** **TM # 040.-10-26.1**
**5110 West Genesee Street**
**Temporary Site Plan**

Mr. Dave Simmons, applicant, appeared to present the application for one-day hosting of Doug's To-Go Fish Fry on September 9th from 11 a.m.-6 p.m. at the Howard Hanna office. This will be the third year that the fundraiser will be held to benefit Golisano Children's Hospital and Mr. Simmons is not aware of any past problems.

Ms. Lauer asked for verification and Mr. Simmons confirmed that the site conditions will be the same as previous years.

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 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.

**Resolution #44:**
Mr. Mallore moved for approval of temporary site plan as submitted for Howard Hanna Real Estate – Doug's To-Go Fish Fry. Mr. Dooher seconded the motion and it was unanimously approved.

**Thomas Kehoskie** **TM #s 007.1-03-01.0,**
**3220 Armstrong Road and 113 Big Bend Way** **007.1-03-09.0**
**Sketch Plan**

Mr. Tom Kehoskie, applicant, appeared to present the Sketch Plan Review for proposed subdivision of roughly over an acre with intent to build house on 2.43 acre property currently owned by Mr. Robert Armstrong. Mr. Kehoskie showed his current lot line on the screen, the wooded area and the possible lot line realignment with wooded area that will be kept. Mr. Kehoskie also mentioned no accessible sewers on Armstrong Road and explained the current manhole covering and possible easement.

Ms. Lauer asked if Mr. Kehoskie will be purchasing the 2.43 acre lot. Mr. Kehoskie said yes and confirmed that it would then be subdivided.

Mr. Mallore questioned the properties. Mr. Kehoskie showed the initial layout/current arrangements, the 3 tax ID properties that would result from the subdivision and the new house location.

Chairman Fatcheric mentioned setbacks that must be met on the existing house and noted that the property is R3 (the application lists it as R1). Chairman Fatcheric also mentioned that the approximate septic area must be marked by surveyor in order to show no encroachment,

Mr. White reiterated Chairman Fatcheric's point that a formal survey map should be provided to show existing structure on Lot 9 in order to confirm setbacks. Mr. White and Mr. Kehoskie discussed the sewer grade for the extension. Chairman Fatcheric explained the current condition for the drop. Mr. White mentioned easements that should be set and questioned the sewer extension. Mr. Kehoskie will need to petition the Town for possible inclusion in sewer district. Mr. White and Mr. Kehoskie discussed water availability. Mr. White mentioned graphic information that the surveyor needs to show on the plan.

Chairman Fatcheric pointed out that this is a County road and Mr. Kehoskie can reach out to County DOT regarding curb cut. This will be a requirement when the County Planning referral is sent after the Preliminary Plat.

Vice Chairman Cesta questioned the expected time frame. Mr. Kehoskie said as soon as possible. Vice Chairman Cesta also explained the County meeting process.

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

## MINUTES

Mr. Mallore moved to approve the minutes from July 26, 2021 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

## DISCUSSION

**101 Knowell Road** **TM# 035.-02-18.0**

The Planning Board discussed the fencing waiver approved at the July 26th meeting for 101 Knowell Road for the westerly side of the property and addressed the northerly side based on letter received by Councilor Callahan from the property owner of 103 Knowell Road with consent to waive construction. Councilor Callahan explained the letter and has discussed it with the Planning Board attorney.

**Resolution #45:**

Mr. Klaben moved to proceed with a resolution to eliminate the fencing requirement from the northerly property line of 101 Knowell Road based on good cause showing current owner of 103 Knowell Road, Mr. John Fannetti, does not find it desirable or needed. Mr. Mallore seconded the motion and it was unanimously approved.

## CORRESPONDENCE

A voucher was received from Hummel's Office Supply for manila file pocket folders in the amount of $58.23, $0.00 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 Barton & Loguidice P.C. for engineering services in the amount of $300.75, $50.75 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 Curtin Law Firm for legal services in the amount of $1050.00, $0.00 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**
Councilor Callahan thanked the Board for addressing the 101 Knowell Road issue.

**COMMENTS OF THE ENGINEER**
none

**COMMENTS OF THE BOARD**
none

**ADJOURNMENT**
Mr. Klaben moved to adjourn the meeting at 7:25 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**
**September 13, 2021 - 7:00 pm**

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

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

**GUESTS AND MEMBERS OF THE PUBLIC**
Mary Luber, 1st Ward Councilor
Approximately 4 other people

**ABSENT:**
none

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

**NEW BUSINESS**

**Frameology Optical** **TM # 017.-05-73.0**
**240 Township Boulevard – Township 5**
**Amended Site Plan**
Applicant did not attend. This will be postponed to a future meeting.

**OLD BUSINESS**

**Thomas Kehoskie** **TM #s 007.1-03-01.0,**
**3220 Armstrong Road and 113 Big Bend Way** **007.1-03-09.0**
**Preliminary Plat**
Mr. Tom Kehoskie, applicant, appeared to present the Preliminary Plat for proposed subdivision of roughly over an acre of the 2.43 acre property currently owned by Mr. Robert Armstrong. Mr. Kehoskie corresponded with County DOT and surveyor Paul Olszewski after the last meeting, and he explained the refined lot alignment. New lot will be 1.04 acres. Mr. Kehoskie also discussed the septic, proposed easement for sewers, and curb cut.

Mr. White is concerned with running 2 parallel lots to the manhole and mentioned possible extension of the public sewer to serve the lots. However, he does not see an issue with the proposed easement of Lot 19 or with the sewer easement in regards to the subdivision. Mr. White deferred to Mr. Curtin, and Mr. Curtin confirmed that the applicant must establish a metes and bounds description of the easement. Any sewer district issue would be a Town Board concern.

Mr. Curtin questioned the appendage of the rear portion of Lot 13 to Lot 3A1. Mr. Kehoskie showed the area on screen and noted his intent to continue the buffered tree area and also meeting the acre requirement. Mr. Curtin noted that preservation of the buffer area is an adequate reason for the lot configuration.

Chairman Fatcheric asked if Mr. Kehoskie contacted Councilor LaFlair; Mr. Kehoskie said yes.

Vice Chairman Cesta, Mr. White, Chairman Fatcheric and Mr. Curtin discussed the septic and sewer systems. An approved septic system is necessary for County approval if the new lot is not allowed in existing sewer district, and there appears to be adequate room for septic subservice if needed. Mr. Curtin mentioned that the County and Town advocate for the use of existing sanitary sewer systems, if available.

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

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

Chairman Fatcheric moved to set the Public Hearing for the next meeting on 9/27/21 at 7:00 p.m. Mr. Mallore seconded the motion and it was unanimously approved

**MINUTES**

Mr. Dooher moved to approve the minutes from August 23, 2021 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

**DISCUSSION**

Chairman Fatcheric mentioned that Vice Chairman Cesta is leading tonight's meeting in transition of leadership since Chairman Fatcheric is running unopposed for Town Supervisor.

**CORRESPONDENCE**

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $1026.16, all 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 $375.00, $0.00 of which is recoverable. Mr. Dooher moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**

none

**COMMENTS OF THE ATTORNEY**

none

**COMMENTS OF THE ENGINEER**

none

**COMMENTS OF THE BOARD**

Chairman Fatcheric mentioned that an application is normally not entertained without a representative being present, but there are Planning Board concerns regarding Frameology Optical, which were discussed by the Planning Board members. Mr. Curtin agreed and will submit a letter so the applicant will be better prepared.

**ADJOURNMENT**

Chairman Fatcheric moved to adjourn the meeting at 7:20 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**
**September 27, 2021 - 7:00 pm**

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

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

**GUESTS AND MEMBERS OF THE PUBLIC**
Mary Luber, 1st Ward Councilor
Approximately 5 other people

**ABSENT:**
Jason Mallore

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

**PUBLIC HEARING**
**Thomas Kehoskie** **TM #s 007.1-03-01.0,**
**3220 Armstrong Road and 113 Big Bend Way** **007.1-03-09.0**
Chairman Fatcheric moved to waive reading of the legal notice of the Public Hearing as advertised. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Tom Kehoskie, applicant, appeared and explained the proposed subdivision of roughly over an acre lot on the 2.43 acre property. There have been no significant changes since the Sketch Plan. Mr. Kehoskie explained the arrangement of the new lot and advised of the proposed sewer easement. There were no questions or comments from Board Members, Attorney, Engineer or the audience.

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

**NEW BUSINESS**
**Frameology Optical** **TM # 017.-05-73.0**
**240 Township Boulevard – Township 5**
**Amended Site Plan**
Ms. Stacy Daniel, applicant, appeared to present the amended site plan for addition of flagpole/banner sign (regular sign is already on property). Ms. Daniel explained the projection, size and height of the new sign.

Mr. Dooher gave a positive comment on the new sign.

Ms. Lauer thanked the applicant for the sign measurements.

Chairman Fatcheric approved of the uniqueness of the proposed sign and endorsed its approval.

Vice Chairman Cesta also endorsed the sign and questioned if signage will be required on the south façade of the building. Ms. Daniel does not believe so.

Mr. Curtin asked if the sign will have indirect or direct lighting. Ms. Daniel said no. Mr. Curtin questioned the material composition. Ms. Daniel stated that it will be a metal pole with acrylic glasses, which should help maintain the sign's color and structure.

Mr. Dooher 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 under SEQR. Mr. Dooher 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 #46:**
Ms. Lauer moved for approval of amended site plan as submitted for Frameology Optical in Township 5. Mr. Dooher seconded the motion and it was unanimously approved.
Mr. Curtin advised that the approval is in accordance with the revised plans prepared and submitted by FastSigns.

**Rolling Meadows Extension** **TM #s 021.-03-08.1,**
**5640 Ike Dixon Road and Rail Fence Road** **021.-03-02.1**
**Sketch Plan**
Mr. John Szczech, applicant, appeared to present the Sketch Plan review for proposed subdivision. Applicant has previously been before the Board for Sections 1-4 on the property, with construction currently underway on Section 4. Current Sketch Plan is for remaining land controlled by Rolling Meadows Development Corporation. Proposal is for 107 lots on Sections 5, 6, 7 and 8. All will be served by sanitary sewer, public water, natural gas and electricity. Mr. Szczech showed proposed and existing detention ponds for water drainage. Mr. Szczech discussed Lot 107, which is a 40-acre lot and will remain as one lot.. Mr. Szczech explained the already developed sewer line. The easement on Lot A will remain on the property.

Mr. Klaben asked if there will only be one entrance and exit. Mr. Szczech said yes, they will tie into Section 4. Mr. Klaben questioned the estimated timing. Mr. Szczech believes it will be 5-6 years and plans to start next year, depending on the progression of Section 4.

Ms. Lauer asked if the sections will be developed individually. Mr. Szczech intends to start with Section 5 and will only be developing one section at a time; he is not sure which section would follow. Ms. Lauer referred to the easement removal discussed in the pre-meeting, and Mr. Szczech confirmed and showed the 30-foot property ownership that will be removed until it is determined what should be done.

Chairman Fatcheric requested clarification of the project's density and zoning. Mr. Szczech stated that the Town Board granted a zoning change to R-3 in 2016 or 2017, explained that the lots will all exceed the ¼ acre requirement and advised that they were developed based on proximity to the power lines (distance is > 300 feet). Chairman Fatcheric asked if the highway superintendent has been contacted. Mr. Szczech said yes and advised that the superintendent sent an email approving the turn-around per the condition of there being 50 feet between the driveways and the turn-around. Chairman Fatcheric asked if the subdivision will have the standard covenants. Mr. Szczech said yes.

Mr. White questioned the sewer system in Section 8. Mr. Szczech showed the manhole and location of the sewer system on the projection screen. Mr. White asked if it is necessary to show Lot 107. Mr. Szczech advised that it will be shown on the Preliminary Plat.

Vice Chairman Cesta mentioned the hilly topography, asked Mr. Szczech to elaborate on the storm water drainage and questioned if anything would drain to existing Section 1. Mr. Szczech advised that only one lot of Section 4 goes to the south and he showed the detention basin and provided an explanation of the drainage system. Vice Chairman Cesta questioned the sight distance for the road exiting on Ike Dixon Road. Mr. Szczech believes that it is sufficient and does not think that any

variances will be needed. Mr. Szczech also pointed out one intersection that may be questioned; all others should meet Town standards.

Mr. Curtin confirmed that the Board can proceed with closing the Sketch Plan based on the minimal modifications agreed upon by the applicant.

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

**MINUTES**

Mr. Dooher moved to approve the minutes from September 13, 2021 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

## DISCUSSION

Vice Chairman Cesta commented on continuation of the Public Hearing to consider amending Chapter 30 at tomorrow's Town Board meeting, and also thanked Councilor Mike LaFlair for keeping the Planning Board and the public informed and updated.

Mr. Curtin questioned the Camillus meeting regarding the community grid on Route 81, which Mr. Dooher advised was held last Thursday. Chairman Fatcheric attended the meeting, which was held in the same format as other municipalities, and said that it was very well-attended and was strictly informative, with limited discussions/comments. Vice Chairman Cesta noted the impact that the community grid will have on access to the western area. The Board noted that the Manlius and Dewitt areas may also be impacted due to heavy traffic.

**COMMENTS OF TOWN OFFICIALS**

none

**COMMENTS OF THE ATTORNEY**

none

**COMMENTS OF THE ENGINEER**

none

**COMMENTS OF THE BOARD**

Vice Chairman Cesta commended the Town for installing the new flag in front of the town hall and gave a positive comment on the impressive patriotic declaration it will make for the Town of Camillus.

**ADJOURNMENT**

Chairman Fatcheric moved to adjourn the meeting at 7:29 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**
**OCTOBER 13, 2021**

**PRESENT:**
Chris Cesta, Vice-Chairman
George Dooher
Don Klaben
Tracy Lauer
Jason Mallore

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

**GUESTS AND MEMBERS OF THE PUBLIC**
Joy Flood, 3rd Ward Councilor
3 others

**LATE ARRIVAL:**
John Fatcheric, Chairman

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

**NEW BUSINESS**
**Taco Bell** **TM #: 047.-06-09.0**
**3500 West Genesee Street**
**Amended Site Plan**

Alex Wisniewski of L.J.R. Engineering appeared on behalf of the applicant, Hospitality Syracuse, Inc. to address their application to modify the site plan to adjust site access. He explained that the Onondaga County D.O.T. is reconstructing the facility access from West Genesee Street to restrict access to right in/right out only. As such they have worked with the adjacent property owner on a plan to modify the access from the Aspen Plaza driveway, moving it 80' south from its current location on the northeast corner of the property to allow for additional drive-thru stacking and adding a turn only lane from the plaza driveway into the property. They propose recreating the parking layout and drive aisles, reducing the overall parking by three spaces inclusive of the creation of three new parking spots at the southeast corner of the property and relocating the existing sign 5' west, while still maintaining the 20' setback. He noted that Onondaga County D.O.T. has approved this revised plan.

Mr. Dooher noted that the traffic light at Westlind Drive and the one to be installed at the Aspen Plaza entrance are very close. Mr. Wisniewski stated that both lights will be synced so they change in unison.

Mr. Klaben inquired whether the three new parking spots were being added merely to meet the Town's code requirements and noted that snow storage wasn't designated on the plan. Mr. Wisniewski stated that the code requires 26 and this plan calls for 30, so those spaces are being created for the establishment's needs but could be considered for elimination. He also noted there are ample green spaces that can be used for snow storage and they can designate that.

Mr. Mallore inquired whether the curbing used for the right in/right out access would be mountable; Mr. Wisniewski stated the center island would be mountable curbing and assumes the outer curbs being installed by the County would be 6" curbs, noting that the County is installing granite curbing along West Genesee Street and the internal site curbing will be concrete.

Ms. Lauer requested the real estate agreement be provided to the Board.

Mr. Cesta reiterated the need to designate snow storage and inquired whether the directional indicators shown on the plan would be painted on the asphalt. Mr. Wisniewski confirmed they would.

Mr. White inquired, with the entrance bisecting the on site drive lane, how they propose to keep people from blocking the entrance and suggested warning signage about blocking access. Mr. Wisniewski stated there will be a stop sign and stop bar designating right of way to those entering/exiting the site.

Mr. Curtin noted that the Board typically required granite curbing at high impact zones such as the right in/right out access and the surrounding curbing to accommodate emergency vehicle access. He also remarked that the three new parking spots are not pedestrian friendly and would be backing into the travel lane. Given that they are not required by code, he suggested they be left as green space/snow storage or restricted to employee parking to eliminate safety issues.

Mr. Klaben moved to declare the Camillus Planning Board as Lead Agency on this matter. Mr. Dooher seconded the motion and it was unanimously approved.

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

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

Councilor Flood remarked that Onondaga County has informed the Town that they will be conducting construction activities at night for the next two weeks to drive completion of the project.

Mr. Wisniewski wasn't certain of his client's construction schedule so, after discussion, it was agreed to continue this application to the October 26 meeting, but the Board is willing to meet on October 18 instead if that is helpful to the applicant.

**Dollar Tree** **TM #: 056.-02-03.1**
**4111 West Genesee Street**
**Amended Site Plan**

Joseph Prietti, District Manager for Dollar Tree, appeared to address their application for the interior modification of this existing commercial space, including the addition of a new delivery door.

Mr. Klaben asked for confirmation that the loading door is currently on the side of the building and proposed to move to the front and inquired about the time frame for deliveries. Mr. Prietti explained the front delivery door is being proposed because their trucks would impede traffic at the current location and noted deliveries would be at 5:00 a.m. and take on average one and a half to two hours to complete.

Mr. Mallore inquired about the size of the delivery vehicles. Mr. Prietti stated they would be 40' tractor trailers.

Ms. Lauer stated that to her knowledge the existing loading is on a different level requiring use of stairs or an elevator, inquired what type of lighting may be installed by the door, and requested that trash and recycling facilities be designated on the plan. Mr. Prietti shared his belief that traffic was the sole issue for the relocation of the door and committed to confirm plans for lighting and trash depiction.

Mr. Dooher inquired whether they had conferred with the adjacent tenant about possible disruptions caused by late deliveries. Mr. Prietti stated they had not, but they can move the deliveries to an earlier timeframe or put restrictions on delivery that will require trucks to wait until the following day if they miss the delivery window.

Mr. Fatcheric inquired whether the façade would be changed, if the signage would be as allowed by the code, and what the store hours are. Mr. Prietti confirmed the façade would have a color change to light

gray, the planned signage is within code allowances, and store hours are 9:00 a.m. to 9:00 p.m. Monday through Saturday and 9:00 a.m. to 8:00 p.m. on Sunday.

Mr. Fatcheric expressed concern about trucks making late deliveries despite any restrictions that are put in place and the negative impact that would have on traffic in the plaza. Mr. Curtin suggested that deliveries could be restricted to arriving no later than 4:30 a.m. to allow ample time to unload prior to the other tenants in the plaza opening and asked the applicant to document how they plan to monitor and regulate the truck drivers and routes so compliance with restrictions can be assured.

Mr. Fatcheric inquired whether there is any option at all to unload below the store. Mr. Prietti indicated that, due to the trucks blocking traffic, that wasn't possible in addition to the loads being 1000+ individual pieces, which is not feasible to transport from below grade via elevator. Mr. Curtin added that the drug stores in that location for many years were able to use the existing loading facilities for like goods without any negative impact to traffic or the surrounding neighbors, and suggested Mr. Prietti revisit the possibility of using the existing infrastructure.

Mr. Cesta suggested a contingency plan to have the trucks use the loading area on the west side of the building if the deliveries arrive late and asked that they make waste removal clear on the site plan.

Councilor Flood shared concerns about the negative impact delivery noise may have on the surrounding neighbors and inquired whether delivery could take place from 9:00 p.m. to 12:00 a.m.

It was agreed to continue this application to the October 26 meeting to allow Mr. Prietti to address the feedback and concerns discussed.

**MINUTES**

Mr. Dooher moved to approve the minutes from September 27, 2021 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

**DISCUSSION**

Mr. Cesta noted that everyone received an email regarding continuing education and encouraged participation.

**CORRESPONDENCE**

Ms. Lauer moved to approve payment of a voucher for Advance Media legal advertising in the amount of $31.76. Mr. Mallore seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**

None

**COMMENTS OF THE ATTORNEY**

None

**COMMENTS OF THE ENGINEER**

None

**COMMENTS OF THE BOARD**

Mr. Cesta extended on behalf of the Board condolences to Planning Board Clerk Colleen Sauer on the loss of her father.

**ADJOURNMENT**

Mr. Klaben moved to adjourn the meeting at 8:00 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Martha Dickson-McMahon
Interim Planning Board Clerk

**TOWN OF CAMILLUS**
**PLANNING BOARD MEETING**
**October 25, 2021 - 7:00 pm**

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

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

**GUESTS AND MEMBERS OF THE PUBLIC**
Approximately 6 other people

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

**NEW BUSINESS**

**Benderson Development Company, LLC** **TM # 066.-01-10.1,**
**Empire Dermatology** **066.-01-10.1/2**
**5241-5399 West Genesee Street** **066.-01-10.1/3**
**Amended Site Plan** **066.-01-10.1/4**

Mr. Matthew Oates, representative of the applicant, appeared to present the amended site plan for façade improvements that will allow Empire Dermatology to occupy the 3000 square-foot building adjacent to St. Joseph's Health, along with creation of a second storefront for the remaining space next to Empire Dermatology. Mr. Oates explained the frontage, structure, color and storefront canopy (which will mirror St. Joseph's) and the remaining vacant space for addition of second storefront. There is currently no proposed site work besides addition of concrete and façade work.
.
Ms. Lauer asked if there will be additional site lighting. Mr. Oates explained there will be small architectural lights with the façade but no additional parking lot or full site lighting.

Mr. Klaben asked if there will be signage. Mr. Oates said there was no proposed signage for this presentation and that the applicant may come back for signage.

Mr. Curtin questioned if the proposed signage would be akin to the existing St. Joseph's signage in the band area shown. Mr. Oates said yes, it will be the same size and fashion as the standard signage Benderson Development uses at existing plazas.

Vice Chairman Cesta noted that signage is the only missing part of tonight's presentation. Mr. Curtin recommended the Planning Board to continue with approving this amended site plan with the exception of signage.

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

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

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

**Resolution #47:**
Mr. Mallore moved for approval of amended site plan as submitted with the exception of signage for Benderson Development – Empire Dermatology. Mr. Dooher seconded the motion and it was unanimously approved.

**OLD BUSINESS**

**Taco Bell** **TM # 047.-06-09.0**
**3500 West Genesee Street**
**Amended Site Plan (revision)**

Alex Wisniewski with LJR Engineering appeared on behalf of the applicant with update on amended site plan presented at the last meeting. Mr. Wisniewski explained the client/developer negotiations with adjoining developer. Mr. Wisniewski also explained the designated snow storage areas and addressed Mr. White's concerns at previous meeting regarding the driveway intersection, advising of additional signage to prevent driveway blockage and proposed stop signage. Mr. Wisniewski showed outline of parking field that will be reserved for future parking, if needed, and will also provide possible snow storage area. There is a Real Estate Agreement between Taco Bell and Vision Development. Mr. Wisniewski has confirmed with County DOT that the entire curbing will be granite and it will meet the curb of existing site. He also explained the median, outer perimeter curbing and relation of curbing to the utility pole.

SEQR determination was already addressed at the last meeting.

**Resolution #48:**
Mr. Klaben moved for approval of amended site plan as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

**Thomas Kehoskie** **TM #s 007.1-03-01.0,**
**3220 Armstrong Road and 113 Big Bend Way** **007.1-03-09.0**
**Review of OCPB resolution**
**Preliminary Plat**
**Final Plat**

Mr. Tom Kehoskie, applicant, appeared to continue with the Preliminary Plat for proposed subdivision of roughly over an acre of the 2.43 acre property currently owned by Mr. Robert Armstrong. Final Plat is not being addressed yet. Mr. Kehoskie advised that there have been no changes to the Preliminary Plat presented at the 9/13/21 meeting and said he will contact TDK Engineering regarding the County/Town sewer easement issue. Mr. Kehoskie and Mr. White discussed the process of a possible third-party engineering plan, and Mr. White clarified that there must be an approvable septic or sewer plan on the subdivision. Vice Chairman Cesta mentioned the large two lateral line connection that will connect with existing lateral, which must be approved by Planning Board Engineer. Mr. Curtin verified that the Town Board would then have to approve the connection before the Final Plat can be approved by the Planning Board.

Mr. Mallore questioned the length. Mr. Kehoskie advised that there is 165' on the right side near the easement and showed the locations on the screen in comparison to the house. Mr. White showed a more approachable pathway.

This will be continued at a future meeting.

**Dollar Tree** **TM # 056.-02-03.1**
**4111 West Genesee Street**
**Amended Site Plan (continuation)**

Mr. John Tedesco, real estate representative of the applicant, appeared to continue with the application for interior modification of existing commercial space, including addition of a new delivery door. Mr. Tedesco showed proposed floor plan and mentioned the issues cited at the last meeting concerning delivery, trash location and offload delivery hours.

Mr. Klaben said his biggest issue is with the delivery location in front of the building. Mr. Tedesco mentioned that the rear part used by prior occupant Rite Aid is not ADA compliant (he showed the location on screen). A ramp would be needed but cannot physically be constructed due to rear egress doors of 3 adjacent tenants. Only alternative is front load side stock room. Mr. Tedesco showed location of proposed baler and said the trash dumpster will be located on the side of the building. Mr. Klaben asked if the only exit will be in front of building. Mr. Tedesco confirmed and explained the front door, side stock room and additional egress point. Proposed delivery time is 3 a.m., and normal time to unload is 3-4 hours. Mr. Tedesco mentioned that delivery will be delayed if the truck is late. Mr. Klaben questioned garbage removal. Mr. Tedesco said it will be taken out through the stock room next to the baler.

Ms. Lauer questioned location of the baler and asked where cardboard will be placed. Mr. Tedesco advised that the baler is inside, explained that there will be storage space for the cardboard and noted the trash dumpster on the side. Ms. Lauer mentioned that it appears the landlord is reconfiguring the area for the proposed dumpster. Mr. Tedesco said it is not being reconfigured; that was an original proposal and Mr. Tedesco showed where the dumpster will be located. Ms. Lauer advised that the enclosure and materials must be shown on the plan.

Chairman Fatcheric advised that the Planning Board does not have control over the proposed building signage. Mr. Tedesco is aware and believes it is being taken care of.

Mr. Dooher addressed to the delivery process which will start at 3 a.m. Mr. Tedesco advised it will take 3-4 hours. Mr. Dooher asked if this has been discussed with the adjacent coffee shop owner. Mr. Tedesco does not believe the Dollar Tree has talked with them. Mr. Dooher is concerned since the coffee shop opens at 7 a.m.

Vice Chairman Cesta questioned the preferred loading position for the trailer. Mr. Tedesco said it would provide the easiest door access for the operator. Vice Chairman Cesta asked about the frequency of delivery. Mr. Tedesco said it is typically once a week. Vice Chairman questioned how many bales of cardboard are accumulated in a week and asked if it is picked up by the same delivery truck. Mr. Tedesco is not sure of the quantity but said it is picked up separately and is taken out the side stock room door, probably once a week. Vice Chairman Cesta asked what type of vehicle picks up the bales. Mr. Tedesco does not know but it is not an 18-wheeler. Ms. Lauer asked if the cardboard is personally recycled or placed in trash. Mr. Tedesco does not believe it is recycled. Mr. Mallore mentioned that there should be adequate storage space for 4 bales a week. Vice Chairman Cesta returned to the regular trash pick-up and asked if Dollar Tree will be contractually able to use existing corral space. Mr. Tedesco said it will not be an additional rent but the landlord did not propose it could be used by Dollar Tree. Dollar Tree preferred the dumpster to be closer to the front door; if it is not possible, they will make arrangements with the landlord to build an additional corral for a dumpster. Per Vice Chairman Cesta's question regarding perishables, Mr. Tedesco advised that the expired refrigerated and frozen products will be placed in the trash and it would be a 4-yard dumpster. Vice Chairman Cesta advised it would have to be screened and the proposed screening would have to be shown to the Planning Board.

Mr. Curtin described the delivery plan/procedure and mentioned that it should not be an issue due to the time expectation. The truck could be parked parallel to the entire front of the Dollar General building in order to prevent blockage and/or minimize driving concerns if there was a problem. Mr. Curtin is concerned with screening and size of the dumpster, along with frequency of pick-up due to perishables.
Mr. Klaben mentioned possible concerns that may arise in the future, such as noise due to delivery. Mr. Curtin explained possible Planning Board approval with contingency of the applicant reappearing to the Board at a future date.

Vice Chairman Cesta suggested coning the area near the delivery truck, if needed, to prevent traffic issues.

Mr. Curtin questioned the anticipated opening date. Mr. Tedesco believes January 6, 2022. Mr. Curtin explained that part one of the Planning Board approval is for front elevation site plan. The second part is approving the dumpster area/screening. This can be bifurcated and conditioned upon a covenant as a condition of overall approval with Planning Board retaining jurisdiction over delivery question, which can be revisited one year from date of final approval. There would be no Certificate of Occupancy unless all conditions are met prior to store opening.

Ms. Lauer 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 under SEQR. Mr. Klaben 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 #49:**
Chairman Fatcheric moved for conditional approval of amended site plan as submitted for building elevation changes contingent upon the following: (1) Planning Board will retain overall jurisdiction relative to delivery times and methods for a period of at least one year in order to ensure that neighboring properties are not adversely affected, and (2) Planning Board will retain jurisdiction over the site plan for purpose of reviewing and approving an appropriate location and screening plan for dumpster/dumpsters used by tenant of this facility. Mr. Klaben seconded the motion and it was unanimously approved.
**Resolution #50:**
Chairman Fatcheric moved to approve Mr. Curtin's amendment for additional condition that no Certificate of Occupancy will be issued until the dumpster plan and screening are approved. Mr. Dooher seconded the motion and it was unanimously approved.

**DISCUSSION**
Vice Chairman Cesta mentioned that he attended the virtual County meeting today on agriculture and municipalities. County statistics reflect the growth in value of agriculture, which will have an effect on the County plan and grants.

Chairman Fatcheric advised Board members to document Zoom meeting attendance in order to include it in required training. Chairman Fatcheric also brought up Mr. White's proposal at prior meeting to conduct a SEQR review class that can be administered prior to a Planning Board meeting. Mr. White provided an overview of the class. Mr. Curtin added that he previously taught Planning and Zoning at ESF and will assist in the presentation. The class will focus on strict adherence to SEQR guidelines in order to prevent possible Article 78 challenges. Vice Chairman Cesta will advise the Board when the class can be scheduled.

**CORRESPONDENCE**

A voucher was received from Curtin Law Firm for legal services in the amount of $1125.00, $150.00 of which is recoverable. Mr. Dooher moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

**COMMENTS OF THE ATTORNEY**
none

**COMMENTS OF THE ENGINEER**
none

**COMMENTS OF BOARD MEMBERS**
Ms. Lauer thanked Mr. White and Mr. Curtin for offering the SEQR class.

Vice Chairman Cesta thanked Mr. Curtin and Chairman Fatcheric for the >20 years of service on the Planning Board.

**ADJOURNMENT**
Chairman Fatcheric moved to adjourn the meeting at 8:01 p.m. Mr. Dooher seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

**TOWN OF CAMILLUS**
**PLANNING BOARD MEETING**
**November 8, 2021 - 7:00 pm**

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

**ABSENT:**
Jason Mallore
Don Klaben

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

**GUESTS AND MEMBERS OF THE PUBLIC**
Mary Luber, 1st Ward Councilor
Approximately 8 other people

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

**NEW BUSINESS**
**Pearce Subdivision** **TM # 021.-02-11.1**
**2531 Rolling Hills Road**
**Sketch Plan**
Mr. David Pearce, applicant, appeared to present the sketch plan application and provided an overlay of the proposed subdivision. The property will be divided into 3 lots. Mr. Pearce explained the areas of the individual lots.

Chairman Fatcheric asked if the original plan had changed since it was for a four lot subdivision. Mr. Pearce confirmed that two of the lots had merged and the subdivision will now have three lots. Chairman Fatcheric asked if the third lot will have access to Rolling Hills Road. Mr. Pearce said yes, there will be a right-of-way onto the road.

Ms. Lauer questioned if there is access to Breed Road. Mr. Pearce said yes, showed the land that he owns and explained the right-of-way easement that was purchased from Mr. Brokamp. Ms. Lauer mentioned that this does not show on the most recent documents that were provided. Ms. Lauer also asked about access for the piece inside Lot 3 that Mr. Pearce currently does not own. Mr. Pearce said it is “by helicopter”.

Mr. Curtin asked if the application will be modified due to Lots 2 and 3 being sold to an individual person. Mr. Pearce said yes and showed the lots that would be combined. Per Mr. Curtin’s inquiry, Mr. Pearce confirmed that this will now be a three lot subdivision due to the merger, and that one lot will have access to Rolling Hills Road and one will have access to Breed Road. Mr. Pearce also confirmed that the plan will be officially modified. Mr. Curtin questioned the intentions of the ~40-acre lot. Mr. Pearce said a residence will be added on top of the hill and the land will most likely be used for agricultural and farming purposes. Mr. Curtin mentioned the access to Rolling Hills Road from Lot 4 and asked if the highway department has been contacted regarding sight line and accessibility. Mr. Pearce does not believe so and showed the current access for existing house next to the property. Mr. Curtin advised that the applicant cannot assume that the new access will be acceptable and also mentioned that it is a significant lot which will be serviced, if approved, by a 30-foot wide flag to the interior. Mr. Curtin asked the applicant if he would consider offering the Town a covenant advising that there will be no further subdivision of the specific lot. Mr. Pearce said yes. Realtor Allen Olmsted advised there is an easement for an additional 30 feet, which gives a total of 60-feet access and egress. Mr. Curtin said that is not shown on the plan. Mr. Olmsted agreed and advised that documentation was provided to the surveyor. A revised map will be provided. Mr. Curtin mentioned that the current conformation shows the change from a four lot to a three lot subdivision, which has changed from a major to a minor one, and explained the format of the process.

Vice Chairman Cesta stated that Code Enforcement has requested the applicant to show the building setback lines on all lots with special attention to the flag lots. Mr. Cesta showed the applicant an example of where the setback could begin on a flag lot and instructed the applicant to show setback lines on the preliminary plat. The applicant can find the setback and zoning information online through the Town website or through the Codes office. Mr. Cesta also advised the applicant of the Board's request to show proper access width for emergency vehicles on the flag lots.

Chairman Fatcheric moved to hold the Sketch Plan open. Ms. Lauer seconded the motion and it was unanimously approved.

**Benderson Development Company, LLC** **TM #s 048.-01-01.1,**
**Luxury Nails** **048.-01-01.2**
**3501-3577 West Genesee Street**
**Amended Site Plan**

Mr. Matthew Oates, representative of the applicant, appeared to present the amended site plan for two proposed wall signs for Luxury Nails. Mr. Oates advised that the signs will be 121.33 square feet each, which is a larger size than allowed by Code, and explained the increased signage and locations of the signs. Mr. Oates also advised that the sign types and lettering are consistent with ones that the Board has previously allowed for tenants in the same plaza

Chairman Fatcheric mentioned that the location is a CP zone and the Planning Board has authority to modify the signage but a letter was sent to the Zoning Board of Appeals. Mr. Oates is aware and advised that the ZBA letter will be rescinded.

Vice Chairman Cesta brought up the visibility issue and commended the applicant on work that has been done on the area's corner drive aisles.

Mr. Curtin asked if there will be other retailers in the new addition. Mr. Oates said no and believes Luxury Nails will occupy the entire space.

Mr. Dooher moved to declare the Camillus Planning Board as Lead Agency on this matter. Ms. Lauer seconded the motion and it was unanimously approved.

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

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

**Resolution #51:**
Mr. Dooher moved for approval of increased signage on amended site plan as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

**OLD BUSINESS**
**Rolling Meadows Extension** **TM #s 021.-03-08.1,**
**Ike Dixon Road and Rail Fence Road** **021.-03-02.1**
**Preliminary Plat**
Mr. John Szczech, applicant, appeared to present the preliminary plat application. Mr. Szczech mentioned the slight change from the sketch plan and explained the topographical movement of entrance road from Ike Dixon Road to the south, which resulted in improvement of sight distance and less of a hill grade. Mr. Szczech requested the Board to set a public hearing.

Chairman Fatcheric questioned the road cut off Ike Dixon. Mr. Szczech explained that the initial curb cut entrance off Ike Dixon at Watertower Road has been moved to the south to improve sight distance and hill grade, which meets Code. Size has decreased from 107 to 105 lots.

Vice Chairman Cesta consulted with engineer Mr. Chuck White regarding storm potential related to the topography. Mr. White advised that the applicable design has not been completed and is forthcoming. Mr. Szczech will submit a preliminary change report.

Mr. Curtin referred to better configuration of Lots 94, 95 and 96 which was discussed in the pre-meeting and mentioned the uncompromised access and egress for Lots 95 and 96. Mr. Szczech showed the aerial view on screen and will look at the design.

Chairman Fatcheric moved to set the Public Hearing for the next meeting on 11/22/21 at 7:00 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

**MINUTES**

Mr. Dooher moved to approve the minutes from October 13, 2021 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from October 25, 2021 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

**DISCUSSION**

Ms. Lauer questioned status of the trash enclosure for Dollar Tree based on updated information that was provided by the applicant. Vice Chairman Cesta mentioned the conditional approval granted at the last meeting and Mr. Curtin explained the 2 criteria of the conditional approval. The applicant will not be granted a Certificate of Occupancy until the corral for the garbage is resolved; however, based on the conditional approval, the applicant can proceed with fascia and interior work before the proposed opening in January 2022. The Board also discussed the expansion of the community corral for dumpster use and landlord consent that will be needed.

**CORRESPONDENCE**

A voucher was received from the Onondaga County Planning Federation in the amount of $75.00 for annual dues, $0.00 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 & Loguidice P.C. for engineering services in the amount of $331.00, $81.00 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 Curtin Law Firm for legal services in the amount of $1125.00, $150.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**

none

**COMMENTS OF THE ATTORNEY**

none

**COMMENTS OF THE ENGINEER**

none

**COMMENTS OF BOARD MEMBERS**
none

**ADJOURNMENT**
Chairman Fatcheric moved to adjourn the meeting at 7:30 p.m. Mr. Dooher seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

**TOWN OF CAMILLUS**
**PLANNING BOARD MEETING**
**November 22, 2021 - 7:00 pm**

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

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

**GUESTS AND MEMBERS OF THE PUBLIC**
Mary Luber, 1st Ward Councilor
Approximately 4 other people

**ABSENT:**
George Dooher

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

**PUBLIC HEARING**
**Rolling Meadows Extension** **TM #s 021.-03-08.1,**
**Ike Dixon Road and Rail Fence Road** **021.-03-02.1**

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

Mr. John Szczech, applicant, addressed Planning Board Attorney Paul Curtin's comment from the last meeting and advised that the three lots have been reconfigured to two road front lots and one flag lot off the easement from the original OCWA tank. The entire area will be a 105-lot subdivision to be developed in four sections, and Mr. Szczech showed the layout for Sections 5, 6, 7 and 8 and explained all utilities that will be provided. There is a potential buyer for the one 40-acre lot with access on the rail fence and due to its unique layout/topography, further development of that lot will not be possible. Mr. Szczech also explained that the entrance road on the sketch plan was moved to the south for less slope and earth cut (this is shown on the initial preliminary plat).

Vice Chairman Cesta opened the floor for any public comments. Mr. Ken Stoneburg of Inwood Drive questioned the water tank on the new lots. Mr. Szczech showed the location of the new operational water tank and explained that the 33 lots of Section 5 are already in the district and will each be responsible for taxes on January 2022 bills. Sections 6, 7 and 8 will be added to the district when they are developed and will eventually pay taxes, which will decrease tax amounts for other land owners in the district.

Mr. Curtin mentioned that the applicant properly addressed the previous Board comments and the Board can now address the SEQR issues.

Mr. Szczech advised that covenants on the new lots will be given to the Attorney for review. These will be normal/basic covenants similar to Sections 1-4.

Vice Chairman Cesta commended Mr. White for the comprehensive review of storm water management. Mr. White advised that the drainage reports are still under review and the design from all storm water facilities for Sections 5, 6, 7 and 8 is not complete at this time.

There were no further questions or comments from anyone present.

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

**OLD BUSINESS**

**Rolling Meadows Extension** **TM #s 021.-03-08.1,**
**Ike Dixon Road and Rail Fence Road** **021.-03-02.1**
**Preliminary Plat**

Mr. John Szczech, applicant, appeared to continue with the preliminary plat application. Mr. Szczech provided all comments at the Public Hearing and acknowledged that SEQR is the only open issue.

Mr. Curtin acknowledged that this is a Type 1 action and the Full Environmental Assessment Form has been completed and reviewed. Mr. Curtin read the Part 2 questions verbatim and provided answers to each, which were agreed upon by the Board. Mr. Curtin submitted the SEQR as a Type 1 action and the Board concurred. Mr. Curtin advised the Board to consider adopting a resolution that this is a Type 1 action and Parts 1 and 2 of the SEQR have been reviewed as prepared and submitted by the applicant.

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

Mr. Klaben moved to declare this a Type 1 action under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

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

**Resolution #52:**

Mr. Klaben moved for approval of preliminary plat as prepared by LJR Engineering PC and submitted by the applicant with revision date 11/16/21. Ms. Lauer seconded the motion and it was unanimously approved.

Chairman Fatcheric acknowledged that there is an open engineering question regarding drainage which must be addressed on a construction drawing before final plat.

**Rolling Meadows Section 4** **TM #'s 020.1-01-01.1,**
**Scenic Drive** **023.-01-09.1**
**Construction Drawing**

Mr. John Szczech, applicant, appeared to present the construction drawing. Mr. White advised that the construction drawing was reviewed by Barton & Loguidice (B&L) and all prior comments have been addressed. Applicant's engineer confirmed that changes were made to the drainage system design. Mr. White recommended acceptance of the construction drawing.

**Resolution #53:**

Mr. Mallore moved for approval of construction drawing. Ms. Lauer seconded the motion and it was unanimously approved.

**Rolling Meadows Section 4** **TM #'s 020.1-01-01.1,**
**Scenic Drive** **023.-01-09.1**
**Final Plat**

Mr. John Szczech, applicant, appeared to present the final plat application. Sanitary sewer, storm sewer and water line have been added, and paving is complete. There are 22 lots. Mr. Szczech is aware of the required subdivision security agreement, parkland fees and letters of credit amount from B&L.

Mr. Curtin acknowledged that this is subject to parkland fees along with review of subdivision security agreement, covenants and easements.

**Resolution #54:**
Ms. Lauer moved for approval of final plat as submitted with caveats noted above. Mr. Mallore seconded the motion and it was unanimously approved.

**Resolution #55:**
Chairman Fatcheric moved to assess parkland fees for 22 lots. Mr. Mallore seconded the motion and it was unanimously approved.

**Angus Road Subdivision** **TM # 023.-02-14.1**
**Route 5**
**Preliminary Plat**
**Final Plat**
Mr. John Szczech, applicant, appeared to present the preliminary and final plat applications. Sketch plan was approved at the 1/25/21 meeting. Mr. Szczech explained the 181 acre parcel with 3 existing homes as well as the current subdivisions, layout of the property and proposed intentions. Attorneys for applicant and Planning Board are close to reaching an acceptable agreement regarding maintenance of the road.

Chairman Fatcheric commented that the road showing as Bennetts Corners on the final map should be NYS Route 321. Mr. Szczech confirmed it will be changed.

Vice Chairman Cesta commented on the proposed positive use of the property and noted the outstanding agricultural use of the area.

Mr. Curtin noted the remaining issue that needs to be addressed for use and annual maintenance of Angus Ranch Road as private road to serve three residential parcels and the adjoined agricultural land. Mr. Szczech advised of intent to place an environmental easement on part of the property for Lot 101A to preclude any further development or subdivision (this is in process but not complete yet). Mr. Curtin explained the process for environmental easement, reciprocal easement/covenant and shared driveway maintenance agreement, which have been reviewed and are in the process of being finished. Mr. Curtin recommended the Board to consider approval of subdivision subject to finalization of the outstanding easement agreement.

Mr. Szczech was questioned on the previous sketch plan discussion regarding the directive to place the balance of the property. In an agricultural or conservation easement. Mr. Szczech stated that he was rescinding his desire to place the remaining parcel in any conservation/environmental easements. and intended to continue the agricultural use of the remaining lot after subdivision. Mr. Curtin recommended the Board to consider approval of subdivision subject to finalization of the outstanding reciprocal access and road maintenance easement agreement.

Vice Chairman Cesta asked if the zoning change has been approved by the Town. Mr. Szczech said yes and showed the 2 applicable parcels (the zoning change is not on the entire property).

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

Mr. Mallore 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. Ms. Lauer 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 # 56:**
Mr. Mallore moved for approval of preliminary plat as submitted for Angus Road Subdivision into Lots 101A, 102 and 103 as prepared and dated 5/11/20. Mr. Klaben seconded the motion and it was unanimously approved.

**Resolution # 57:** (environmental easement was removed)
Mr. Mallore moved for approval of final plat as submitted and noted in preliminary plat and subject to finalization, review and execution of reciprocal easement and covenant to run with the land, along with shared driveway maintenance agreement. Mr. Klaben seconded the motion and it was unanimously approved.

**Resolution #58:**
Chairman Fatcheric moved to assess parkland fees for 2 lots. Mr. Klaben seconded the motion and it was unanimously approved.

**CORRESPONDENCE**
A voucher was received from Curtin Law Firm for legal services in the amount of $975.00, $75.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**
none

**COMMENTS OF THE ATTORNEY**
none

**COMMENTS OF THE ENGINEER**
none

**COMMENTS OF BOARD MEMBERS**
Vice Chairman Cesta wished everyone a Happy Thanksgiving and reminded us to be thankful for everything the earth gives us each day, not only material things.

**ADJOURNMENT**
Mr. Mallore moved to adjourn the meeting at 7:41 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

**TOWN OF CAMILLUS**
**PLANNING BOARD MEETING**
**December 13, 2021 - 7:00 pm**

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

**ABSENT:**
Jason Mallore

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

**GUESTS AND MEMBERS OF THE PUBLIC**
Tom Price. Code Enforcement Officer
Mary Luber, 1st Ward Councilor
Approximately 18 other people

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

**NEW BUSINESS**
**Coppertop – Milton Ave.** **TM # 046.-01-02.1**
**3384 Milton Avenue**
**Lot Line Realignment**

Tim Coyer of Ianuzzi & Romans Land Surveying, P.C., representative of the applicant, appeared to present the application. Mr. Coyer showed the location of existing Coppertop Restaurant, adjacent property the owner wishes to purchase and neighboring tax parcels which will be combined. Two lots that will result from the lot line realignment.

Mr. Price questioned the Lot 2 area for Coppertop Erie Boulevard Parking. Mr. Coyer believes that is the entity with ownership on tax rolls and will doublecheck.

Mr. Curtin asked whether existing Lot 2 owner uses any of the property that Coppertop will acquire for parking or if it is vacant. Mr. Coyer said it is vacant.

Vice Chairman Cesta requested clarification that there will be no additional purchases to the east of the property based on existing property line of the former Louie's Tavern. Mr. Coyer affirmed.

Ms. Lauer 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 under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

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

**Resolution #59:**
Mr. Klaben moved for approval of lot line realignment as submitted with a copy of the recorded deed.
Mr. Dooher seconded the motion and it was unanimously approved.

**Proposed Seven (7) Lot Subdivision** **TM #s 066.-01-10.1**
**Camillus Commons**
**5241-5399 West Genesee Street**
**Sketch Plan**

Mr. Matthew Oates of Benderson Development Company, representative of the applicant, appeared to present the application for a 7-lot subdivision. The proposal is to divide the property for tax purposes. Property will be covered by an REA for parking, access, drainage and utilities, and there is no proposed construction.

Vice Chairman Cesta advised that the entire area is currently zoned as CP, with the exception of the C2 parcel included. Mr. Oates confirmed that the C2 area is for Speedway and showed the area on screen, and also confirmed that Denny's restaurant is its own separate tax parcel. Vice Chairman Cesta requested further explanation of the proposed purpose. Mr. Oates explained that individual tenants are responsible for paying real property taxes as part of the lease and the subdivision would simplify the tax breakdown.

The Board deferred to Mr. Curtin. Mr. Curtin mentioned that common ownership is a hallmark of a CP zone and questions may arise concerning utilities. Mr. Curtin expressed the Board's concern that the separate tax parcels could be individually sold or ground leased, which would dissolve the common ownership and violate the CP zone. Mr. Curtin and Mr. Oates also discussed the REA, and Mr. Oates confirmed that the intention is for a limited purpose subdivision with tax allocation to the tenants as opposed to one aggregate with split taxes. Mr. Curtin requested written recordable verbiage assuring impairment or stoppage of potential sale of any of the parcels if the subdivision is approved. Mr. Oates understood this concern and advised that Benderson is considering upgrades and has no intention to sell any of the property. Mr. Curtin recommended keeping the Sketch Plan open.

Mr. Price asked if the Assessor has been approached concerning a tax accommodation account. Mr. Oates was not aware of it and will bring it up to Benderson.

Chairman Fatcheric moved to keep sketch plan open. Mr. Klaben seconded the motion and it was unanimously approved.

**Bennetts Corners Hills** **TM #'s 024.-01-09.1**
**NYS Route 321 and Bennetts Corners Road** **024.-01-09.2**
**Lot Line Realignment**

Mr. John Szczech, applicant, appeared to present the application**.** Mr. Szczech explained the previous subdivision and the proposed lot line realignment. Mr. Szczech also showed the property to be merged on screen and opened the Board for any questions. There were no questions or concerns.

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

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

**Resolution # 60:**

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

**OLD BUSINESS**

**Pearce Subdivision** **TM # 021.-02-11.1**
**2531 Rolling Hills Road**
**Sketch Plan (continuation)**
**Preliminary Plat**

Mr. Allen Olmsted, realtor for the applicant, appeared to continue with the sketch plan application. Mr. Olmsted showed modifications made since previous meeting. One lot was removed from the initial plan, leaving 3 lots in the subdivision. Mr. Olmsted showed the parcels on screen and explained each of the lots. Mr. Olmsted spoke with Highway Supervisor and advised that there will be no problem with the roads, curves or driveway permits on any parcel.

Ms. Lauer asked if there will only be one house per parcel and no further subdivisions. Mr. Olmsted said there could possibly be additional houses and/or further subdivision on Lot 2 in the future due to its size, but not on Lots 1 or 3. Mr. Pearce, the applicant, explained the existing driveway permits. Ms. Lauer and Mr. Pearce discussed the structure of the approved driveway on Lot 3 and existing area.

Chairman Fatcheric has no issue with not putting a covenant on Lot 2 since it is over 39 acres and has sufficient access. However, Lot 3 is questionable due to the topography and access by way of a cul-de-sac. Mr. Olmsted explained that the cul-de-sac is already on record and the road is not being proposed. The property line is being run up the middle of the road.

Vice Chairman Cesta and Mr. Pearce discussed the design of access, driveway and cul-de-sac for the lot. Mr. Olmsted advised that the parcel would be for a single-family structure and would not be further subdivided.

Mr. Curtin mentioned that the Lot 3 driveway would be restricted to 30 foot wide entrance with a depth of approximately 450 feet. Mr. Olmsted advised that the entrance could possibly be 60-feet but they prefer to keep it at 30 feet. Mr. Curtin requested a copy of the driveway permit, if possible. Mr. Olmsted said it is not in place but Mr. Curtin stated it is necessary for the files. Mr. Curtin also advised the applicant to consult with Town of Camillus Fire Department regarding accessibility of 450-foot depth of the driveway and emergency vehicles and provide written confirmation. It also must be noted that there will be no further subdivision on Lot 3. Mr. Curtin advised that the Board needs written confirmations from Fire Department and Highway Department. Mr. Curtin also asked the Chairman if there are any public inquiries regarding the application since it has not been determined if there will be a Public Hearing. Vice Chairman Cesta mentioned the gentleman who inquired at the last meeting (he is not present tonight); he was advised to find the information online and read through the minutes.

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

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

**MINUTES**

Ms. Lauer moved to approve the minutes from November 8, 2021 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

## DISCUSSION

**2022 Organizational**

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

Ms. Lauer moved to approve the Post Standard as advertising venue to post Public Hearings on the Town website. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve Barton & Loguidice P.C., represented by Mr. White, as Planning Board Engineer. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the Curtin Law Firm, represented by Mr. Curtin, as Planning Board Attorney. Ms. Lauer seconded the motion and it was unanimously approved.

Vice Chairman Cesta moved to nominate Mr. Klaben as Planning Board Vice Chairman for 2022. Ms. Lauer seconded the motion and it was unanimously approved

Ms. Lauer moved to nominate Vice Chairman Cesta as Planning Board Chairman for 2022. Mr. Klaben seconded the motion and it was unanimously approved

Mr. Dooher moved to approve Colleen Sauer as Planning Board Clerk for 2022. 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, $600.00 of which is recoverable. Mr. Dooher moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $4244.66, $3994.66 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 Advance Media/Post Standad for legal posting fees rendered for Rolling Hills Subdivision in the amount of $32.28, $0.00 of which is recoverable. Mr. Dooher moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

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## COMMENTS OF THE ATTORNEY

Mr. Curtin mentioned that it has been an honor and privilege working with Chairman Fatcheric, who will continue to use his leadership skills as Town Supervisor. Mr. Curtin also noted that the Town has evolved and prospered in a very positive manner during Chairman Fatcheric's tenure with the Planning Board.

## COMMENTS OF THE ENGINEER

Mr. White congratulated Chairman Fatcheric.

**COMMENTS OF BOARD MEMBERS**

Ms. Lauer mentioned that she has learned a lot from Chairman Fatcheric over the past 10 years and he will be missed.

Mr. Dooher congratulated Chairman Fatcheric on becoming Town Supervisor.

Mr. Klaben congratulated Chairman Fatcheric and wished him luck in his new endeavor.

Vice Chairman Cesta mentioned that it has been an honor and privilege to serve with Chairman Fatcheric on the Planning Board and presented him with a plaque from the Planning Board in recognition of his achievements and leadership on the Board for 20 years and as Chairman for 14 years. Vice Chairman Cesta also personally thanked Chairman Fatcheric for all the training and everything that he has learned from him.

**ADJOURNMENT**

Vice Chairman Cesta moved to adjourn the meeting at 7:46 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

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