TOWN OF CAMILLUS
PLANNING BOARD MINUTES
January 10, 2022 - 7:00 pm

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

ABSENT:
Don Klaben

STAFF PRESENT:
Paul Curtin, Attorney
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Approximately 6 others

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

NEW BUSINESS:

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

Mr. David Simmons, applicant, appeared to present the application for one-day hosting of Doug's To-Go Fish Fry on Friday, January 21st from 11 a.m.-6 p.m. at the Howard Hanna office to benefit Syracuse United Soccer Tournament girls' team. Mr. Simmons presented the site plan and explained the two entrances on West Genesee Street and Hinsdale Road. Traffic will be directed between 4 and 5:30 to cover the busiest time. Mr. Simmons also explained how the fundraiser will be set up and advised there will be indoor bathrooms, along with pop-up tents and heaters if needed. There have been no problems with previous Doug's To-Go fundraisers at this location.

Ms. Lauer asked if the only difference will be the tents and heaters, if necessary. Mr. Simmons advised that tents were previously provided for bake sales; heaters are the only difference. Mr. Simmons also clarified that there have been no issues in the past.

Mr. Mallore questioned if the traffic will be directed off West Genesee Street during the busiest time. Mr. Simmons advised that the front entrance to the building will be closed off and explained how the traffic will be directed.

Mr. Dooher asked if the bake sale will also benefit the soccer team. Mr. Simmons said yes, if they choose to hold it (it is optional and included in the paperwork with CDC guidelines).

Mr. Cesta questioned if pre-orders have been booked for take-out. Mr. Simmons said pre-orders are available and there is an on-site phone number, which has not always been successful. Mr. Cesta and Mr. Simmons discussed the number of people and quantity of food served at previous fundraisers. Mr. Cesta recommended pre-order service a day prior to the fundraiser. Mr. Simmons has talked with the owner of Doug's. Mr. Cesta also recommended a contingency plan if there is a snow issue.

Mr. Curtin mentioned the on-site lighting, which should be sufficient based on the hours of operation. Mr. Simmons is comfortable with the lighting but said that there will be additional lighting for the tents (3 sets), which can extend to the buildings. Mr. Curtin also noted that there have been no previous Code issues for past fundraisers and recommended the traffic direction and additional lighting.

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

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

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

OLD BUSINESS:

Pearce Subdivision **TM # 021.-02-11.1**
2531 Rolling Hills Road
Preliminary Plat

Mr. David Pearce, applicant, appeared to present the application. Mr. Pearce advised that the driveway permit was secured and approved by the Fire Marshall. Any concerns will be put in writing. Mr. Pearce showed the area with three pieces of land and explained the layout.

Chairman Cesta questioned the common access road that might be shared. Mr. Curtin advised that there is an existing 30' right-of-way and an easement. The easement parcel is not shown on the prepared plan. Easement would allow 60' access point for shared driveway if developed. However, Mr. Curtin also noted that Parcel 4 has significant grades and further subdivision may be difficult if it is sold to Mr. James Richardson due to steep slopes and issues such as drainage and emergency vehicle accessibility.

Chairman Cesta asked for clarification that this would be a 2-building lot and lot line realignment, per se. Mr. Pearce affirmed and explained division of the land. Chairman Cesta and Mr. Pearce discussed the building lots and buffer lots

Ms. Lauer mentioned the restrictive covenant discussed at a prior meeting and possible further development of the 39-acre lot. Further development may be possible but would have to be brought back to the Board.

Mr. Curtin advised that the original plan has been amended with Lot 2 and Lot 3 now being one lot and Lot 4 being a buffer lot to be purchased by Mr. Richardson, and Mr. Curtin recommended the Board to state on record that Lot 4 is not currently approved for building purposes. Mr. Curtin also clarified that this is a 3-lot subdivision with existing building on Lot 1,

Lot 2, which is the 39-acre combination of Lots 2 and 3 on original plan, and Lot 3, which is the buffer lot that was Lot 4 original plan and not a building lot. The plat must be amended before moving on to the final stage (Mr. Curtin explained to Mr. Pearce all that is needed on the final plan).

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

MINUTES

Mr. Mallore moved to approve the minutes from November 22, 2021 and December 13, 2021 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta noted that Mr. White will provide a 1-hour training session on SEQR before the next meeting. Chairman Cesta will also invite Chairman Feyl, the Zoning Board and anyone else who wishes to attend.

Chairman Cesta advised that the Vice Chairman may need to chair the meeting on 2/14/22.

Chairman Cesta also mentioned 2022 County Training. Location is not known at this time.

COMMENTS OF TOWN OFFICIALS

1st Ward Councilor Mary Luber wished everyone a Happy New Year.

COMMENTS OF THE ATTORNEY

Mr. Curtin wished everyone a Happy New Year.

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

Mr. Dooher wished everyone a Happy New Year.

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 7:29 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
January 24, 2022 - 7:00 pm

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

STAFF PRESENT:
Paul Curtin, Attorney
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Approximately 3 others

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

NEW BUSINESS:

David Pearce **TM # 021.-02-11.1**
2531 Rolling Hills Road
Lot Line Realignment

Mr. Allen Olmsted, realtor for the applicant, appeared to present the lot line realignment application. Mr. Olmsted showed the map on screen and noted the initial three parcels and the two lots that are being combined. Mr. Olmsted gave a full explanation of the lots, the lot line realignment and the 2-lot subdivision. Mr. Olmsted also reiterated the access points, with Lot 1 having road frontage on Rolling Hills Road and Lot 2 having road frontage on Rolling Hills Road and deeded road frontage on Breed Road. Lot 3 has 33-foot access to fee ownership on Rolling Hills Road with an easement for another approximately 30-feet access.

Ms. Lauer questioned the access for Mr. Richardson's lot. Mr. Olmsted explained the access that Mr. Richardson currently owns on his property and the access he will acquire on the new lot.

Mr. Curtin asked for clarification that the merger of Lot 3 and the Richardson parcel will become one tax parcel with dual access on Rolling Hills Road. Mr. Olmsted confirmed.

Chairman Cesta requested clarification regarding Mr. Richardson's agreement to merge the parcel and file the deed. Mr. Olmsted confirmed and verified that Mr. Richardson completed the merger form and signed on the Pearce subdivision application.

Mr. Curtin mentioned that the original plan was for four lots and the SEQR description on Page 1 must be amended and initialed to two lots. Mr. Olmsted initialed a copy.

Mr. Klaben 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. 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.

Mr. Klaben moved for approval of the subdivision of the Pearce/Richardson lot line realignment as submitted per the plan prepared by Gary Ensign Cottrell dated 5/22/19 and revised on 1/21/22. Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS:

Pearce Subdivision **TM # 021.-02-11.1**
2531 Rolling Hills Road
Final Plat

Mr. Allen Olmsted, realtor for the applicant, appeared to present the final plat application. Mr. Olmsted had explained everything in the lot line realignment presentation and there are no changes.

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

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

Mr. Klaben moved for approval of the 2-lot subdivision as submitted, subject to one lot Parkland Fees and pursuant to the David Pearce subdivision Part of Lots 65 and 78 Town of Camillus as prepared by Gary Ensign Cottrell and dated 1/21/22. Mr. Mallore seconded the motion and it was unanimously approved. Copy of recorded deed on the merger is required.

DISCUSSION

Chairman Cesta mentioned the County training symposium that will be held online on 3/10/22.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for legal services in the amount of $1200.00, $150.00 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

Mr. Curtin commended Mr. White on the SEQR presentation he held this evening before the meeting. Knowledge of current SEQR criteria is critical due to possible overturning of projects if information is inadequate.

COMMENTS OF THE ENGINEER

Mr. White thanked all attendees for taking part in the presentation.

COMMENTS OF BOARD MEMBERS

Chairman Cesta and all Board members commended and thanked Mr. White for the informative presentation.

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 7:17 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
FEBRUARY 14, 2022 - 7:00 p.m.

PRESENT:
Don Klaben, Vice-Chairperson
George Dooher
Tracy Lauer
Jason Mallore

ABSENT:
Chris Cesta, Chairperson

STAFF PRESENT:
Paul Curtin, Attorney
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
John Fatcheric, Town Supervisor
Approximately 5 others

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

NEW BUSINESS:

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

Collin Donahue, of B&C Storage, appeared to address their application. He explained that they desire to change the site plan approved in 2017 by replacing the two buildings and outdoor parking area on the southwest section of the site with five buildings totaling approximately 25,000 square feet. He added that their engineer has confirmed that the stormwater plan approved in 2017 is sufficient to address the proposed changes.

Mr. White requested the applicant's engineer supply the supporting calculations to document and support that the 2017 plan is sufficient or submit a revised SWPP if necessary. He noted the significant drop off created by the retaining wall on the south side of the property and requested that the plan indicate what barrier is being incorporated to prevent vehicles from going over that edge.

Ms. Lauer inquired if the lighting and colors will match the existing structures; Mr. Donohue confirmed it would.

Mr. Curtin inquired if the buildings would all be of the same type and whether this was the final buildout plan. Mr. Donohue stated the large building will be a drive up with 4; doors, the others will have overhead door access from the exterior, with the building parallel to the northeast corner of the lot having a single point of access. He noted two buildings are slated for completion in 2022 and the remaining to be built out as demand warrants.

Mr. Curtin noted that the application will be continued to the February 28 meeting of the Board where the applicant may present the requested information.

Benderson Development **TM#: 048.-01-01.1 &**
Empire Dermatology **TM#: 036.-01-01.1**
5310 West Genesee Street
Amended Site Plan

Courtney Philips of Empire Dermatology appeared to address their application. They are approved for a 45 square foot sign, but desire to place an 80.7 square foot, depictions of which were submitted for Board review.

Ms. Lauer remarked it was an appealing design. Mr. Curtin confirmed with Ms. Philips that the sign would be internally lit and navy blue in color.

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

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

Mr. Mallore moved to approve the Empire Dermatology signage as depicted on the Benderson Development plan dated 1/10/22 revised 2/10/22 entitled Empire Dermatology. Ms. Lauer seconded the motion and it was unanimously approved.

Thomas Kehoskie **TM#: 007.1-03-01.0**
3220 Armstrong Road
Final Plat

Tom Kehoskie appeared before the Board to address his application. He noted that nothing has changed regarding his application other than the addition of topography relative to the sewer connection and noted he has received approval of the Town Board to have the property added to the sewer district.

Mr. White reiterated to the Board that agreement has been reached with Mr. Kehoskie and his engineer regarding how the mains would be extended to serve these parcels in the future and stated he had no objections to the easement.

Mr. Curtin requested a draft of the proposed easement be submitted for review.

Mr. Mallore moved to approve the plans for the Kehoskie Subdivision in accordance with the subdivision plan prepared by Paul James Olszewski, project # CA07.0-02-01 & 09, dated October 11, 2021. Mr. Dooher seconded the motion and it was unanimously approved.

OLD BUSINESS

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

Bryan Bayer of C&S Engineers appeared to represent OYA Camillus' applications.

Mr. Curtin explained that the Planning Board has been advised by counsel for the ZBA that one of the prior approvals has timed out and that some documentation required for final approval has not been received. The Planning Board has a responsibility to ensure all the conditions of any ZBA approval are met, and so cannot proceed with reviewing this application until the ZBA process has been completed.

MINUTES

Mr. Dooher moved to approve the minutes of the January 10, 2022 meeting. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the minutes of the January 24, 2022 meeting. Mr. Dooher seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

None

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

Mr. Curtin welcomed Planning Board Clerk Beth McDonough.

COMMENTS OF THE ENGINEER

Mr. White welcomed Planning Board Clerk Beth McDonough.

COMMENTS OF BOARD MEMBERS

Mr. Dooher, Mr. Mallore, and Ms. Lauer welcomed Planning Board Clerk Beth McDonough.

ADJOURNMENT

Ms. Lauer moved to adjourn the meeting at 7:30 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 MINUTES
MARCH 14, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Don Klaben
George Dooher
Tracy Lauer
Jason Mallore
Fred Hudson

STAFF PRESENT:
Paul Curtin, Attorney
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
3 others

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

NEW BUSINESS:

None

OLD BUSINESS:

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

Mr. White has reviewed the plans and has read the most recent drainage memo. He doesn't disagree that the proposal isn't going to result in additional runoff. Per the grading plan, proposed fill needs to be brought in on top of the gravel lots to bring buildings up to grade. Also based on the grading plan there will be 1.75 – 1.8 acres of disturbance that will occur which puts the project in the threshold that requires stormwater permitting through DEC, therefore should have SPDES permit coverage which may require preparation of new SWPP.

Mr. Curtin reiterated that Mr. White has clearly articulated the need for a probability of a new SWPP plan to be submitted and approved. Mr. Curtin went on to add that like a SEQR, a new threshold has been reached which requires a full blown SWPP because of the area of disturbance. Mr. Curtin also stated that we can't have segmentation as it is not allowable. He added that the Board has examined the site plan and proposed improvements and finds them acceptable However the technical details need to be attended to before they can grant site plan approval. Mr. Curtin advised B & C Storage to consult with their engineer to get further clarification and once a new SWPP is prepared we can move forward.

Mr. Cesta commented that he appreciates the work done thus far and that the site is aesthetically pleasing. It paints a good picture for the site as you enter the town corridor and he thanked B & C for that.

MINUTES

Mr. Cesta recommended to postpone approving 2/14/22 minutes until the email issue is resolved and everyone has a chance to review them.

DISCUSSION

Gravante Subdivision **TM #020.-03-22.1**

Michael Curry owns lot 25A that he and his daughter purchased from Flora Gravante. This subdivision was approved on 2/24/2020 and the maps were properly stamped, but never filed due to COVID and the Gravantes not understanding the process as they were handling this issue themselves; therefore, missing the 60-day deadline. Mr. Curry took over for the Gravantes and is requesting this 60-day deadline be waived.

Ms. Lauer stated that this wouldn't actually waive the deadline but rather extend the deadline for a good cause and asked Mr. Curtin to clear up the language.

Mr. Curtin will craft a motion for a board member to consider moving that the Gravante subdivision final plan dated 2/12/2020 and approved by the planning board on 2/24/2020 and thereafter filed in the Onondaga County Clerk's Office on 3/2/2022; that the time for filing be extended through and including the date of resolution that is being offered; therefore the 6-month requirement is hereby waived.

Mr. Klaben moved for approval. Ms. Lauer seconded the motion and it was unanimously approved.

Motion carries as stated by Mr. Curtin to waive the 6 month moratorium.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for legal services in the amount of $1225.00, none of which is recoverable. Ms. Lauer moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for engineering fees in the amount of $125.00, none of which is recoverable. Mr. Mallore moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
Mr. Dooher wished everyone a Happy St. Patrick's month.
Mr. Klaben and Mr. Cesta welcomed new member Fred Hudson.
Mr. Hudson said that he had no comments but was glad to be here.

ADJOURNMENT
Ms. Lauer moved to adjourn the meeting at 7:17 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
MARCH 28, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Don Klaben
George Dooher
Tracy Lauer
Fred Hudson

ABSENT:
Jason Mallore

STAFF PRESENT:
Paul Curtin, Attorney
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
John Fatcheric, Town Supervisor
Joy Flood, 3rd Ward Councilor
Approximately 4 others

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

NEW BUSINESS:

Kings Gate West **TM#: 038.-02-32.0**
8 Kings Ct.
Site Plan

Joseph Cavender of QPK Design representing Kings Gate appeared to address their application. He described their plan to add two new communal dumpster areas, each consisting of 2 recycling and 2 garbage front load/front dump dumpsters. There would be no alteration to hydrology on site. There would be .3 acres total area of disturbance. Materials include concrete pad and bollards to match enclosure made of composite fence material. Site one pavement work is limited to concrete pad. Site two pavement work involves asphalt road alignment, new drop off circle and concrete pad.

Mr. Hudson inquired if they would be taking down the existing fence and structures and Mr. Cavender confirmed they would.

Mr. Hudson also inquired about rodent control. Pete with Kings Gate responded saying they use two pest control companies on a regular basis for preventative and case-by-case basis; and this new plan will move pests away from the buildings.

Ms. Lauer inquired if the purpose of this plan is for rodent control or to upgrade the trash receptacles. Pete responded that there currently isn't enough capacity and this will also move trash away from the building.

Mr. Klaben inquired how much the increase in capacity would be. Pete replied this would increase by 10 cubes for trash and 10 cubes for recyclables.

Mr. Cesta commented that he consulted with codes enforcement Tom Price who advised he will waive front gateage.

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

Mr. Dooher moved to approve the amended site plan as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

OLD BUSINESS:

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

Mr. White advised that the B & C engineering team has revised their SWPP and they still need to add updated NOI and reinstate SPDES coverage.

Mr. Cesta inquired about the materials that would be used for the retaining wall. Collin Donahue with B & C advised he would get these answers from their engineering team.

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

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

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

Mr. Klaben moved to approve the amended site plan subject to signing of the MS4 document by the town supervisor and obtaining SPDES permit coverage. Ms. Lauer seconded the motion and it was unanimously approved.

MINUTES

Ms. Lauer moved to approve the minutes of the February 14, 2022 meeting. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

A voucher was received from Curtin Law Firm for legal services in the amount of $955.00, none of which is recoverable. Mr. Klaben moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

Councilor Flood stated she was very pleased with Kings Gate with their proactivity with the rodent and trash capacity issue and she gave her full support.

Supervisor Fatcheric stated it would be fiscally responsible to be consistent in setting professional fees.

Supervisor Fatcheric also raised the question regarding unpaid Malibu parkland fees. Mr. Curtin advised that he would be contacting both the applicant and fee owner and advise them that until the parkland fees are paid he will direct Codes Officer not to issue any building permits.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Ms. Lauer moved to adjourn the meeting at 7:30 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
APRIL 11, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Don Klaben
Tracy Lauer
Fred Hudson

ABSENT:
George Dooher
Jason Mallore

STAFF PRESENT:
Paul Curtin, Attorney

GUESTS AND MEMBERS OF THE PUBLIC
John Fatcheric, Town Supervisor
Mary Luber, 1st Ward Councilor
Joy Flood, 3rd Ward Councilor
Approximately 4 others

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

NEW BUSINESS:

American Promotional Events dba TNT Fireworks **TM#: 066.-01-10.1**
5421 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 6/20/22-7/5/22. Screen shot of the location was shown. There will be no changes from previously approved plans.

Mr. Klaben moved to declare lead agency under SEQR. Ms. Lauer 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.

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

Mr. Klaben moved to approve the amended site plan as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

MINUTES

Ms. Lauer moved to approve the minutes of the March 14, 2022 meeting. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minutes of the March 28, 2022 meeting and waive the reading thereof. Mr. Hudson seconded the motion and it was unanimously approved.

DISCUSSION

Scoping Session for Wellington PUD: Maryann Roefaro, CEO of Hematology Oncology Associates discussed the background of the practice and explained that their location in Onondaga Hill is 13,000 square feet. They are currently running out of space and parking is limited. Ms. Roefaro stated that they would be able to double their footprint and provide ample parking at the Wellington site which is 6 acres of land. Terry Horst from Terry Horst Landscape Architecture presented the site plans and Paul Huysman of Bennetts & Huysman Architects presented the building plans for the proposed site.

Mr. Hudson asked if this would be a one story building and Mr. Huysman confirmed that it would be one story with a 6-12 pitch roof line and dormers. Mr. Hudson also inquired about how waste would be handled and Mr. Huysman explained that there would be a medical waste closet in the facility and an outside dumpster which would be enclosed on three sides. Mr. Hudson asked how long the construction would take and Mr. Huysman responded it would take approximately 1 – 1 ½ years after breaking ground.

Mr. Klaben mentioned the connection with the child care facility and the possibility of people associated with that facility parking in Hematology Oncology Associate's parking spots. Mr. Klaben also stated that the future site plan will need to specify where the mechanicals will be located.

Chairman Cesta added that this is an excellent idea and they will need to consult with engineer going forward. Mr. Curtin stated that the 1993 PUD resolution is difficult to make sense out of and would like to have a portion of it recrafted as the language is contradictory. Councilor Luber asked how many staff members they expected to have and Ms. Roefaro responded there would be approximately 85.

OYA Solar: Chairman Cesta stated that this is in the hands of the town attorney and is almost ready for subdivision approval. Mr. Curtin concurred there will be subdivision approval and there is no time limit. Supervisor Fatcheric will try to set a timeline in order to move the process along.

CORRESPONDENCE

A voucher was received from Barton & Loguidice for engineering fees in the amount of $597.50, none of which is recoverable. Mr. Hudson moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Hummel's in the amount of $32.47 for new member Fred Hudson's nameplate. Mr. Klaben 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 $1,487.50, some of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

Supervisor Fatcheric apologized for the technology glitches with the new screen.

Councilor Flood stated that she is very happy that Hematology Oncology Associates is coming to the area. She said that they are a top-notch program and is glad that they will make good use of the property.

COMMENTS OF THE ATTORNEY

Mr. Curtin requested that the Parkland Fees bill for Malibu be emailed to him as there is still a dispute as to who is responsible for paying this invoice.

Mr. Curtin requested authorization to send Supervisor Fatcheric a note regarding the Wellington PUD. He would like to draft some revisions as there is some confusion as to what the intention was at the time. Ms. Lauer authorized this request. Mr. Klaben seconded and it was unanimously approved.

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Ms. Lauer moved to adjourn the meeting at 8:05 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
APRIL 25, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
George Dooher
Fred Hudson
Don Klaben
Jason Mallore

STAFF PRESENT:
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Steve James, 4th Ward Councilor
2 others

ABSENT:
Tracy Lauer

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

NEW BUSINESS:

Gary & Leslie Gasparini **TM # 070.-01-20.0**
121 Topaz Trail
Lot Realignment Plan

Mr. Gary Gasparini, applicant, appeared to present the lot realignment plan. His neighbor would like to buy a 50' x 80' parcel of land from Mr. Gasparini and put a fence around it.

Mr. Hudson asked how close the fence would be to Mr. Gasparini's house and Mr. Gasparini responded that this would be about 1000 feet as he owns 130 acres of land and this parcel is on the extreme corner of his property.

Chairman Cesta inquired about access to a structure on the left of the map and Mr. Gasparini answered it was to the left of the structure.

Chairman Cesta asked if the board had any concerns and there were none.

Chairman Cesta explained to Mr. Gasparini that the next step is for Mr. Gasparini to provide official survey maps in order for the board to make a motion and approve the lot realignment. Mr. Gasparini asked if he needed to come back to the board and Chairman Cesta confirmed that yes, he will need to come back with the official maps.

Hinsdale Road Group, LLC **TM #017.-05-65.1**
Township 5 Blvd - Live @ 5
Temporary Site Plan

Mr. Joe Goethe, applicant, appeared to present the application for temporary site plan for Township Live @ 5 from 6/1/22 – 8/17/22. Screen shot of the location was shown. There will be no changes from previously approved plans.

Mr. Hudson asked if there would be seating. Mr. Goethe responded there would not be seating and attendees would bring their own chairs. Mr. Hudson also inquired if the bandstand size would remain the same size and Mr. Goethe confirmed it would.

Chairman Cesta asked if there would be any changes in traffic flow and Mr. Goethe advised there would be no changes.

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

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

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

Mr. Mallore moved to approve the temporary site plan as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

As a side note Chairman Cesta brought up the subject of electric charging stations at the Tru Hotel and expressed that the board would want to be privy to how they operate. It was decided that Mr. Goethe would provide the overall plan for the charging stations in all of Township 5; not just the ones at the hotel.

OLD BUSINESS:

Abundant Solar **TM # 011.01-26.1**
522 Gerelock Road
Site Plan Time Extension

Abundant Solar, a Canadian company that builds roof-mounted solar panels on Gerelock Road, has requested their original 6-month approval time frame be extended for their site plan that was originally approved on 6/28/21. They were unable to procure the necessary supplies and materials needed to complete their project at that time; therefore the original time frame expired. Applicant is requesting a 6-month extension from the previous expiration date. Mr. Mallore asked if there was an end date and Chairman Cesta confirmed the date is May 31, 2022. There were no concerns from the board. Mr. Dooher moved to approve the extension and Mr. Klaben seconded the motion and it was unanimously approved.

MINUTES

Mr. Dooher moved to approve the minutes of the April 25, 2022 and May 9, 2022 meetings. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION
None

CORRESPONDENCE
A voucher was received from New York Marking Devices in the amount of $60.20 for black ink used to stamp the maps. Mr. Klaben moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

Chairman Cesta also brought up the subject of the overdue Parkland Fees for Milback. He advised he would research the issue to find out when these fees were assessed and how for many lots as Milback is requesting that information. Chairman Cesta then advised he would send the findings of this research to Attorney Curtin.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 7:28 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
MAY 9, 2022 - 7:00 p.m.

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

ABSENT:
Fred Hudson
Don Klaben

STAFF PRESENT:
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Approximately 13 other people

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

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. Screen shot of the location was shown. Everything will remain the same as previously approved plans except that Bass Masters Youth Group, a non-profit, will be operating the sale. Chairman Cesta asked if they would be staffing the event and Ms. Gump confirmed that they would be there the entire time. Chairman Cesta also asked if anyone from last year would be there to facilitate the operations and Ms. Gump explained that there would not be, but added that Bass Masters is a long term organization that has done this with American Promotional Events before but is moving to a new location. Mr. Dooher asked if the organization was local and Ms. Gump confirmed they were. Mr. Dooher also asked about the organization's experience and Ms. Gump responded this is their 4th season. Mr. Mallore asked about storage facilities and Ms. Gump replied there will be a metal side cargo container that everything will go in with disc locks. Mr. Mallore then asked about fire suppression systems; Ms. Gump responded there will be fire extinguishers and water cans. The hours will be 9 or 10 am until 9 pm from 6/20/2022 through 07/05/2022.

Ms. Lauer abstained from voting.

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

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

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

Mr. Dooher moved to approve the amended site plan as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS:
None

MINUTES
Mr. Cesta recommended to postpone approving the 4/25/22 minutes until Attorney Paul Curtin has reviewed them.

DISCUSSION
Horan Road Project: Has already been addressed by the engineer and will proceed in future meetings.

Wellington PUD: Chairman Cesta explained that the Planning Board hasn't received an application yet and the only discussion the board has at this time is making sure the board members are receiving the correspondence from the residents.

CORRESPONDENCE
A voucher was received from Barton & Loguidice for engineering fees in the amount of $230.00, $105.00 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
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 7:10 p.m. Mr. Dooher seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
MAY 23, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
George Dooher
Fred Hudson
Jason Mallore

ABSENT:
Don Klaben
Tracy Lauer

STAFF PRESENT:
Paul Curtin, Attorney
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Approximately 2 other people

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

NEW BUSINESS:
None

OLD BUSINESS:

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

Mr. Ron Milback of Milback Custom Homes appeared to discuss proceeding with Phase 3 of Malibu Hills Estates. Mr. White asked if the lot layout is the same as it was when this was previously approved 17 years ago. Mr. Milback responded that they are moving lot lines to change from town homes to single family homes which changes the total amount of lots from 150 to approximately 80. Mr. Curtin stated that files will need to be pulled to see if there was a preliminary plan approval for the master plan. If so, an amended preliminary will need to be submitted to show new plan. Mr. White advised Mr. Milback to document what infrastructure has previously been dedicated to the town. Mr. White asked Mr. Milback when the construction plans for Phases 3 and 4 be available, and Mr. Milback responded perhaps this week.

Mr. Curtin brought up the subject of boxing Venus Path roadway which Mr. Milback was interested in proceeding with. Mr. Curtin advised that if there are no changes to the configuration of the proposed lots or the configuration of the road that has been located on paper then Mr. Milback can proceed with the agreement on record that he is assuming the risk from a legal standpoint.

Mr. Curtin again recommended that Mr. Milback come back in with an amended preliminary plan application that shows existing approvals, new sections and total new density; as well as a proposed final plan application for the new section.

Mr. Milback brought up the top coat of existing Phases 1 and 2; namely who is responsible. Chairman Cesta advised there is a letter of credit in place from the town for this. Mr. Curtin stated that Mr. White, and Mr. Milback should walk the roadway serving these phases with Highway Superintendent Mr. Paul Legnetto for an assessment of what work is needed. There is no agreement between Mr. Milback and previous owner on who is responsible for the top coat of Phases 1 and 2. Mr. White stated that Phase 1 and 2 should not be Mr. Milback's responsibility. Mr. Milback said that he had agreed as a result of the negotiation of the sale of Phase 3 to take care of the deepening of the retention pond and that he never agreed to any road repair for Phases 1 and 2. Mr. Curtin stated after the road way assessment is completed and if it is determined the existing bond is sufficient to do the work he can present this information to Victor Grozdich's attorney who can make an informed decision on how to deal with repairs and top coat.

As a side note Mr. Milback mentioned light posts and was advised that this is a town board issue and any questions regarding this should be directed to 2nd Ward Councilor Michael LaFlair.

Mr. Hudson asked who is responsible for maintaining the steep bank behind lots 41-44 in Section 3. Mr. Milback responded this is the HOA's responsibility. Mr. Hudson also asked if the perforated pipe at this location is at ground level or below ground level to which Mr. Milback replied it was below ground level. Mr. Hudson then asked if this pipe would catch all of the water running off of the steep bank and Mr. Milback affirmed that the pipe will catch this water.

MINUTES

Mr. Dooher moved to approve the minutes of the April 25, 2022 and May 9, 2022 meetings. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

A voucher was received from Walmart for new Planning Board Gateway PC in the amount of $399.00. Mr. Mallore moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

A voucher was received from Costello, Cooney & Fearon, PLLC for $638.75 for OYA Solar, all of which is recoverable. Mr. Mallore moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

A voucher was received from Curtin Law Firm, P.C. for $1312.50, $262.50 of which is recoverable. Mr. Hudson 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
Mr. Dooher moved to adjourn the meeting at 7:50 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
JUNE 13, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
George Dooher
Fred Hudson
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul Curtin, Attorney
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Approximately 3 other people

ABSENT:
Don Klaben

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

NEW BUSINESS:
None

OLD BUSINESS:

Gary & Leslie Gasparini **TM # 070.-01-20.0**
121 Topaz Trail
Lot Line Realignment Plan

Gary Gasparini appeared to make sure that the legal description on what he is selling to his neighbor he provided is sufficient. Chairman Cesta confirmed the maps are complete. Mr. Curtin advised that a record of the amended map will need to be filed at the county clerk's office along with a copy of the deed with the legal description. This can be done by Mr. Gasparini or Paul Olszewski who drew up the map.

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

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

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

Mr. Mallore moved to approve the lot line realignment plan as submitted requiring a copy of the filed deed and filed survey map. Mr. Hudson seconded the motion and it was unanimously approved.

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

Ron Milback appeared to discuss changes with the final plat plan for Section 3. There is one minor change to lot line adjustment in that one sewer lateral is no longer needed and will be capped and discontinued.

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

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

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

Mr. Hudson moved to approve the amended site plan application for Malibu Hills Estates Section 3 subject to applicant entering into a satisfactory road construction and maintenance agreement with the Town Board as well as addressing the storm water detention system. Mr. Mallore seconded the motion and it was unanimously approved.

MINUTES
None

DISCUSSION

Tuscarora Golf Club **TM #025.-03-24.1**
2901 Howlett Hill Road
Zoning Board Referral

Golf courses require special use permits and they'd like the Planning Board to comment on the new building to be designed. They would like to take a building down and build a new cart barn in the middle of the golf course. It isn't visible from Howlett Hill Road as it is in the same general location as the old building.

Mr. Hudson inquired about the demolition plan and storing of volatile liquids.

Mr. Curtin advised that with a Zoning Board referral it is just a recommendation on site specific issues for the planning board to review. The Planning Board can only make suggestions to the zoning board as they are the lead agency on this matter. Mr. Curtin mentioned if the new building is to have any security lighting the ZBA needs to make sure it is downlit to maintain dark sky compliance.

Mr. White encouraged that any specific drainage issues be taken care of at the time the new structure is built.

Chairman Cesta stated that the planning board will send over a recommendation that they see no site-specific issues with the rebuild, however it is suggested that they review lighting as well as the proper demolition and disposal/repurposing of the former building and that chemical, gas, oil, and lubricant storage should be articulated in their review.

Mr. Curtin added that for a positive recommendation normally the board would authorize and authorize and direct him to draft a letter to the chair of the ZBA to that effect. All planning board members gave a positive recommendation and Chairman Cesta made a motion to authorize Mr. Curtin to draft a letter to the chair of ZBA discussing the issues of lighting, demolition and storing of volatile liquids. Ms. Lauer moved to authorize Mr. Curtin to draft this letter to the chair of the ZBA. Mr. Mallore seconded the motion and it was unanimously approved.

Malibu Hills Estates **TM #015.1-06-12.4**
Malibu Hills Drive
Existing Infrastructure

Ron Milback appeared to discuss the existing road structure and sanitary system for Sections 1 and 2. Mr. White shared that one of his staff engineers went to the location and found issues with the sewer close to Section 3 in that the installation wasn't 100% complete. This needs to be corrected. Mr. Milback stated that he is going to pay for any repairs needed and will get reimbursed through the purchase of the final land. Mr. White and Mr. Curtin agreed that this is a great idea and if successful would be beneficial to everyone.

CORRESPONDENCE

A voucher was received from Costello, Cooney & Fearon, PLLC reviewing the OYA Solar road bond for $1,408.75, 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 Barton & Loguidice, DPC for engineering fees of $512.50, $262.50 of which is recoverable. Mr. Dooher moved to approve payment. Mr. Hudson 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
Mr. Mallore moved to adjourn the meeting at 7:35 p.m. Mr. Dooher seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
JUNE 27, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
None

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

ABSENT:
George Dooher

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

NEW BUSINESS:

SECNY Federal Credit Union **TM #047.-05-21.0**
3508 West Genesee Street
Site Plan Application

David Schlosser of Schopfer Architects appeared to present a new site plan for SECNY located in Fairmount Court at 3508 West Genesee Street. There is approximately 9500 square feet of rental space in the plaza. The three unoccupied parcels will be occupied by SECNY. The western-most parcel will be a call center with 6-8 employees. The center parcel will be SECNY's mortgage administration with approximately 8 employees. The eastern-most parcel will be SECNY's branch office with the same square footage as is there currently. There are no major modifications to the building. The trim work will be scraped and refinished, signage will change, and some doors will be closed off. The sidewalk area will be replaced, a third handicap parking spot will be added as well as three additional parking spaces for a total of 71 parking spaces. There will be a small addition added in the back which will be the only square footage change. The drive-through unit will be replaced.

The subject of signage was raised and Chairman Cesta advised Mr. Schlosser that the planning board doesn't approve signage and the correct person is Mr. Tom Price with Codes Enforcement.

Mr. Klaben inquired about replacing the drive through window and Mr. Schlosser explained they are not removing the entire drive through window; they are replacing the unit. Mr, Klaben also asked if anything would be planted to replace the bush that was removed near the sign and Mr. Schlosser confirmed that the area would be cleaned up.

Ms. Lauer asked if there would be any changes to lighting and Mr. Schlosser confirmed there are no changes.

Mr. Mallore asked if the building would be repainted the same color and Mr. Schlosser confirmed that it would be the same color.

Mr. Hudson asked for clarification about the exact number of parking spaces and Mr. Schlosser advised there will be 71 spaces.

Chairman Cesta asked if the two concrete planters would stay, and Mr. Schlosser said they would be left in place and replanted. Chairman Cesta advised that if there is a color change the board needs to be made aware of this. Chairman Cesta also inquired about trash disposal and Mr. Schlosser advised there are no changes. Chairman Cesta also asked about the rear access to the building and Mr. Schlosser explained that the basement is for record keeping only and there is no public address to this section of the building. Chairman Cesta asked if the decommissioned signpost would be removed and recommended removing this post.

Chairman Cesta shared that both Legal and Engineering are good with the changes and improvements.

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

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

Mr. Klaben moved to approve the site plan as submitted conditioned on the approval from codes for signage. Mr. Hudson seconded the motion and it was unanimously approved.

OLD BUSINESS:
None

MINUTES
Mr. Hudson moved to approve the minutes of the May 23, 2022 meeting. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION

Malibu Hills Estates **TM #015.1-06-12.4**
Malibu Hills Drive

Chairman Cesta discussed the need to amend the resolution of the 6/13/22 meeting to include Parkland Fees for eight lots for Section 3 of Malibu Estates as well as an amendment to the assessment of professional fees for engineering and legal fees; each being approximately $950.00. Chairman Cesta advised to consult with Mr. White to see which sections of Malibu Hills the engineering fees are for. Ms. Lauer moved to amend the resolution to include Parkland Fees. Mr. Klaben seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Curtin Law Firm, P.C. for $700.00, none 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 Joy Flood stated she is pleased that SECNY bought the plaza and they will be a nice addition to the Town of Camillus.

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 7:27 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
July 11, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
George Dooher
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul Curtin, Attorney
Chuck White, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
4 others

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

NEW BUSINESS:

Wendell Strickland **TM#: 026.-01-20.0**
7 Huntington Lane
Sketch Plan Review

Eric Strickland, son of Wendell Strickland and Jay Holbrook, a surveyor, appeared before the Board to present this application on behalf of Mr. Strickland. They are requesting a lot line realignment. Wendell Strickland is the current owner and lives at 7 Huntington Lane. He owned, developed, and sold the properties on Huntington Lane and several lots on Lyons Road and Fox Hill lane.

A remnant of Mr. Strickland's 6.73-acre property is steep ravine that is not usable or buildable land. Several neighbors have inquired in purchasing portions of the lots to extend their rear property lines. The lots would extend to the Conrail boarder. The property owners on Huntington Lane have agreed to purchase the extension of the property. The Strickland's intent is to bundle the transactions to keep expenses minimal to all parties. Mr. Strickland sent letters to the property owners on Lyons Road giving them the opportunity to purchase the remnants. One owner on Lyons responded and has agreed to purchase the western side remaining small lots.

Ms. Lauer asked if each lot would need a new survey. Mr. Curtin stated the applicant would need a conditional approval of the lot realignment, a revised survey with the extension, an amended sub-division, and copies of the amended deeds. This needs to be filed with the County Clerk with copies given to the property owners, assessor, and the Planning Board Clerk.

Mary Luber, 1st Ward Councilor commented that she wasn't informed of this application. The Board agreed to continue the application for two weeks. Ms. Luber will do diligent and send letters to the property owners in the area for informational purposes.

OLD BUSINESS:
OYA Camillus A, LLC & OYA Camillus B, LLC TM#: 006.-04-11.0
6327 Van Alstine Road
Final Plat

Mr. Glen Mackay, representative of OYA Solar NY, L.P. appeared before the Board regarding this application. He is requesting final approval for the Karasek two-lot subdivision.

Mr. Mackay stated they are awaiting final approval from the Town Board on the road use agreement and the decommissioning agreement.

Ms. Lauer moved to waiver the public hearing. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Dooher moved to declare lead agency for the sub-division only and unlisted action. Mr. Klaben seconded the motion and it was unanimously approved.

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

Mr. Dooher moved to approve the two-lot subdivision subject to completion of final documentation with the town board revision of the identify block to reflect new subdivision name and state final plat, and submitted of revised drawings. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to set parkland fees for one lot. Mr. Hudson seconded the motion and it was unanimously approved.

MINUTES
Mr. Klaben moved to approve the minutes of June 13, 2022. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minutes of June 27, 2022. Mr. Hudson seconded the motion and it was unanimously approved.

DISCUSSION
None

CORRESPONDENCE
None

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 7:35 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Theresa Garvey
Interim Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
July 25, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul Curtin, Attorney

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

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

NEW BUSINESS:
None

OLD BUSINESS:

Wendell Strickland **TM#: 026.-01-20.0**
7 Huntington Lane
Lot Line Realignment Review

Eric Strickland, son of Wendell Strickland and Jay Holbrook, a surveyor, appeared again before the Board to present this application on behalf of Mr. Strickland. They are requesting a lot line realignment. Wendell Strickland is the current owner and lives at 7 Huntington Lane. He owned, developed, and sold the properties on Huntington Lane and several lots on Lyons Road and Fox Hill lane. This was presented at the July 11, 2022 meeting, however at that meeting 1st Ward Councilor Mary Luber requested the application be put on hold for two weeks since she wasn't informed of this application and wanted to send out letters of her own. As a result of this, one more property owner responded with an interest in purchasing a part of the property which increases the number of lots to nine. Therefore this is now a lot line realignment for nine lots.

Ms. Lauer asked if this new arrangement is okay with Mr. Strickland and the previous buyer and Mr. Strickland affirmed that he and the previous buyer both agree with the arrangement.

Mr. Mallore inquired about who actually owns the gulley. Mr. Strickland replied that his father owns to the center west of the gulley which is what the new buyer would be taking over. Property owner Joe Demperio expressed some concern about the process and Mr. Curtin assured him that there will be corrective deed descriptions prepared so it is clarified what he owns now and in the future.

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

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

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

Mr. Klaben moved to approve the site plan as submitted conditioned on the approval from codes for signage. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the application for lot line realignment for the addition of nine parcels to existing parcels, thereby not creating any new lots and eliminating surplus property that is in Mr. Strickland's title all as per the modified plan presented on 7/25/22. This will require a recorded map as well as deeds to property owners who are acquiring the property. Mr. Hudson seconded the motion and it was unanimously approved.

MINUTES
None

DISCUSSION
Karen **Sweeney** **TM #065.-04-07.1**
5415C West Genesee Street – Day Care
Zoning Board Referral

Since the applicant was not at the meeting it was decided to postpone any discussion for this application until someone is in attendance and able to answer any questions.

CORRESPONDENCE
A voucher was received from Barton & Loguidice for $1395.50, $1270.50 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Curtin Law Firm, P.C. for $1225.00, $437.50 of which is recoverable. Mr. Hudson moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
1st Ward Councilor Mary Luber thanked everyone for letting her send letters to the residents.

COMMENTS OF THE ATTORNEY
None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Klaben moved to adjourn the meeting at 7:21 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
August 8, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul Curtin, Attorney
Chuck White, Planning Board Engineer
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
John Fatcheric, Town Supervisor
Mary Luber, 1st Ward Councilor
2 other people

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**
5241-5399 W. Genesee Street **066.01-10.1/2**
Amended Site Plan **066-01-10.1/3**
066-01-10.1/4

Matthew Oates with Benderson Development appeared to present three separate site plans for Camillus Commons Property. The first plan (Plan A) is a 2250 square foot addition to the existing Applebee's building with a double drive-thru coming into a single pick-up point, front patio and angled parking along the rear. Second plan (Plan B) is for St. Joseph's; they are expanding within the existing building so they plan to fill in the loading dock that currently exists and reduce screen wall to 4 four feet, and adding a green space for employee break area. Existing overhead door will be filled in to match building. The third plan (Plan C) is to expand sidewalk in front of Tops and Rite-Aid to approximately 12 feet.

Mr. Klaben asked if there was a stacking plan for the Applebee's addition drive-thru. Mr. Oates replied he believed it was 12 cars. Mr. Klaben also inquired about the existing trees. Mr. Oates responded they will probably remove and replace with landscaping. Mr. Klaben asked if the sidewalk expansion with Plan C aligns with the existing road and if any parking would be moved. Mr. Oates confirmed that it does align and they are not moving parking. Mr. Klaben asked about the gravel lot on the southern side near Rite-Aid and if there was any intention of doing anything with that. Mr. Oates responded there are no current plans.

Ms. Lauer asked if the stacking for Plan A is for 12 or 24 cars? Mr. Oates responded it is for 12 cars and added that the client is making specific changes for their inside mobile pickup to alleviate drive-thru traffic. Ms. Lauer also asked how they would handle stacking overflow and if there is signage for stacking overflow and traffic flow. Mr. Oates responded they would put together a signage package. Ms. Lauer inquired if there would still be 15 feet in each lane after widening sidewalk for Plan C? Mr. Oates confirmed that yes, there will be.

Mr. Hudson inquired about Plan A and stated that the building is hidden by trees and very hard to see from the road. Mr. Oates responded that it is difficult to propose to boards to take down trees and advised that the new tenant has been to the location and is not concerned.

Mr. Mallore asked about the pass thru lane and drive thru lane for Plan A and how they they are going to be differentiated. Mr. Oates responded that they could add a stop sign and additional signage.

Chairman Cesta asked if there were two ways to enter from south and to the right of the main entrance for Plan A and Mr. Oates confirmed this.

Mr. White expressed he had concerns over queuing and traffic flow for Plan A and that Mr. Oates should provide the board with a queuing analysis, signage and parking analysis for this location. Mr. White also asked about the lack of a future plan for the gravel lot for Plan C. Mr. Oates responded they will make a plan for this location.

Mr. Price stated he is concerned about reducing parking from the original building for Plan A and that accessible parking is getting wiped out. Mr. Oates responded that the site meets code for parking and that there is plenty of parking in the area and that all parking lots are actually one single property; there is cross parking so people can park anywhere. Mr. Price also noted that since there are multiple ways to get to the drive-thru order kiosk there needs to be a signage package.

Mr. Curtin asked about the new location for the existing hydrant. Mr. Oates responded that he will verify where the new location is. Mr. Mallore added that they shouldn't close off the entrance by Lowes so there is enough room for emergency vehicles.

Mr. Curtin asked if the proposed patio area for Plan A is fenced in with proper separation? Mr. Oates confirmed it is. Mr. Curtin also advised that there needs to be a lighting plan as well. Mr. Curtin observed that the one-way going out is in conflict with handicap parking spots and they may need to relocate one spot. Mr. Curtin asked if the patio is handicap accessible from handicap spots? Mr. Oates confirmed it is. Mr. Curtin inquired about the landscaping trees on the plan. Mr. Oates responded they are new replacement trees that are 6' when planted and approximate 14' at maturity. Mr. Curtin advised Matt that he needs to provide more details. Mr. Curtin asked about the pad site for dumpsters and Mr. Oates responded they will be masonry with a wood gating system. Curtin noted they will need to be maintained.

Mr. Curtin concluded that the planning board will need more detail on the elevation plan, lighting plan, pedestrian sidewalk, and better signage for Plan A and that his biggest concern is points of conflict on the way out and there will definitely need to be better signage.

Mr. Oates asked that since there is more information needed on Plan A if the board would be able to approve Work Area B as this is a time sensitive matter.

Mr. White asked about the plan for west of the ramp on Plan B ramp and Mr. Oates responded that this will remain as pavement and will still be a designated loading area; since there won't be a loading dock anymore the sides will be used for loading area; and that the loading areas

can be striped off. Chairman Cesta added that the board will need to know where the dumpster for Plan B is located and added that it will need an enclosure.

Mr. White added that for Plan A since the dumpsters are located on South Side of Bldg. there is not adequate access and they may need to consider moving the location.

Mr. Oates stated he would create a resubmittal for Plan A as there are numerous concerns with that location.

Chairman Cesta asked if they studied the location for Plan A as it limits the potential of the existing building and inquired why they aren't using the existing building instead of adding on. Mr. Oates responded that they didn't want to split it up in case someone else wants to come in. Chairman Cesta advised that Mr. Oates needs to address the existing building landscaping as well.

Mr. Cesta stated that the Board can approve Plans B and C at this time and that a separate application and Environmental Assessment Form will need to be submitted for Plan A.

Mr. Mallore moved to declare lead agency under SEQR. Mr. Hudson 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. Hudson moved to make a negative declaration for the submission of EAF as amended under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve Plans B and C of site modifications with the conditions of submittal of dumpster enclosure and better articulated loading area for Plan B and submittal of landscaping for Plan C. Ms. Lauer seconded the motion and it was unanimously approved.

OLD BUSINESS

None

MINUTES

Ms. Lauer moved to approve the minutes of July 11, 2022. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

Chairman Cesta brought up a ZBA referral that was recently received where a resident is looking to install ground-mounted solar panels. The code does not allow for ground-mounted solar site. Mr. Price advised that resident will need a use variance. This item will be placed on the agenda for the next planning board meeting.

A voucher was received from Curtin Law Firm, P.C. for $1400.00, none of which is recoverable. Ms. Lauer moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

A voucher was received from Costello, Cooney & Fearon, PLLC for $1995.00, all of which is recoverable for OYA Solar. Mr. Hudson moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

1st Ward Councilor Mary Luber asked if there would be any additional discussion regarding the Rolling Meadows Solar Project. Chairman Cesta responded it is a Zoning Board referral and will be on the agenda for the next planning board meeting on 8/22. Mary also noted that the angle of Matthew Oates' presentation easel prevented her and another resident of the town from seeing it. Chairman Cesta responded that in the future the angle would be different so everyone could view it.

COMMENTS OF THE ATTORNEY

Mr. Curtin mentioned a letter from the County Executive that went to Town Supervisor Fatcheric relative to Section 239 regarding modifications to referrals and confirmed that the letter doesn't affect this board.

Mr. Curtin brought up the necessity of an alternate member being maintained on this board as the existing alternate has submitted his resignation effective November 2022. He recommends that the planning board maintain an alternate member. Needs a recommendation. Ms. Lauer moved to authorize Mr. Curtin to draft a letter to the Town Board recommending the need for an alternate Planning Board member. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Curtin also stated that he is bringing on a new partner in his firm. Her name is Jennifer Basic and has been practicing for over 20 years. She will serve as a back-up for Mr. Curtin and will be sitting in on future planning board meetings. The proposed merger date is 10/1/2022.

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 8:23 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
August 22, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
George Dooher
Fred Hudson
Don Klaben
Jason Mallore

STAFF PRESENT:
Paul Curtin, Attorney
Chuck White, Planning Board Engineer
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Approximately 9 other people

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

NEW BUSINESS:

William J. Sakran **TM #057.-04-04.0**
4607 West Genesee Street
Amended Site Plan

William Sakran appeared to present his Amended Site Plan for 4607 West Genesee Street. He explained that the only change he proposes to the the exterior is adding a door to open 840 square feet of new business.

Mr. Klaben asked of there is a specific tenant for the new space and Mr. Sakran responded that he hasn't advertised this yet.

Mr. Mallore asked if there will be something in front for protection and Mr. Sakran confirmed there will be.

Mr. White asked if there will be a screened dumpster and if so what size it will be. He advised Mr. Sakran that he will need to show some type of detail if he is going to have a dumpster. Mr. White also inquired about the planned use for the basement to which Mr. Sakran replied it would be used for personal purposes. Mr. White then asked if there was a plan to develop parking spaces in the back of the building. Mr. Sakran responded there isn't a plan at this time but he will add spaces if needed.

Mr. Curtin asked if there is any code issue with vehicle and equipment storage on the ground floor. Mr. Price responded since the building is concrete it is fine.

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

Mr. Hudson 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.

Mr. Hudson moved to approve the changes for 4607 West Genesee Street. Mr. Mallore seconded the motion and it was unanimously approved.

Karen Sweeney **TM #065.-04-07.1**
5415C West Genesee Street – Day Care
Zoning Board Referral

Karen Sweeney appeared to present her project for a new drop-off daycare facility on the first floor of 5415C West Genesee Street. The second floor will be used for office space. There will be no traffic changes and parking is directly behind the building. The age range of the children is 6 weeks up to 12 or 13 years old and the program is not a typical all-day daycare. It is for a few hours at a time and is similar to the old W-Kids program at Wegmans. The number of children will vary from day to day. There is no outdoor activity and there is an anticipated maximum of 25-35 children. The number of staff will vary according to the number of children in attendance. There is one bathroom in the building. There is no plan for garbage as food will not be served.

Mr. Klaben said he thinks it is a great idea and mentioned that the site is tight.

Mr. Hudson mentioned that the traffic flow needs to be looked into.

Mr. Mallore said there should be a marked walkway for pedestrians. Ms. Sweeney advised that people would park and enter building from the handicap ramp. Mr. Mallore asked Mr. Price about the building occupancy who responded he doesn't have an exact number but it should be okay for 35 people. Mr. Mallore added he thought this was a great concept.

Mr. Price said that since this a ZBA referral for a special use permit he has no comments.

Mr. Curtin stated that Ms. Sweeney will need to show parking area with lines as well as pedestrian access and egress and drop-off locations. Mr. Curtin also questioned if there would be any stop signs. He added that one bathroom will not be enough for 35 children. Mr. Curtin also inquired if there would be segregation of different age groups due to the wide range of ages that will be attending this program. Ms. Sweeney confirmed there would be no comingling of different age groups. Mr. Curtin concluded with advising Ms. Sweeney that she needs to provide a more detailed site plan that would incorporate proper signage, calculate staffing, snow storage, and hours of operation,

Chairman Cesta added that Ms. Sweeney will need an articulated site plan showing where parking is (with lines), where proposed drop-off and pick-up is (need to designate at least two spots for that), where pedestrian access is and egress. She also needs to

show proper signage and plans for snow storage. She also needs to address access to SOS for the future. The board would like to see that addressed in a letter from Dr. Barry to SOS asking for access. The board will need all of this in order to recommend to the ZBA properly. Ms. Sweeney will return when she has all of the necessary documents.

Samuel Cosamano **TM #020.1-05-37.1**
5573 Rolling Meadows – Ground Mounted Solar Array
Zoning Board Referral

Samuel Cosamano appeared to present his plan for a ground-mounted solar array. He is building a house and is trying to make it a net-zero home. He wants to install solar panels (for a total size of 150'L x 14'W). He is aware that this is a restricted use and is hoping to get approval due to the uniqueness of his property. The location of the proposed ground-mounted solar panels currently has a water tower and two cell towers and a water tank as well as a high-voltage thoroughfare. He doesn't want to put the panels on his roof because it would be difficult to maintain them, it is very windy at this location and there isn't enough space for the amount of solar panels he needs to attain net-zero.

Chairman Cesta asked if there would be other utilities and Mr. Cosamano advised he already has geothermal in the ground installed and everything will be electric and powered by solar.

Mr. Klaben expressed concerns about allowing a resident to install ground-mounted solar panels.

Mr. Mallore asked if the panels could be seen by two houses located in front Mr. Cosamano's house. Mr. Cosamano responded that the panels could possibly be seen from the second floor windows of these houses if there is no foliage. Also added he notified the owners of these houses of his plans.

Mr. Hudson added that he visited the site and could plainly see the second floor windows of the two houses from the location of the solar panels.

Mr. Dooher stated he liked the concept, however changing the law is the best way to do it.

Chairman Cesta advised Mr. Cosamano that this is not an allowable use and the board would not recommend this. Mr. Cosamano asked how long it would take to change the law if need be. Mr. Curtin advised that Mr. Cosamano will need to go back to the Town Board who enacted the law and explain his unique situation. He also stated that the ZBA can't grant variance because this is a self created hardship. The Town Board needs to look at this, and if local law needs to be amended it should be done at that level. Mary Luber advised he needs to get on the agenda for the next Town Board meeting on September 13th. Mr. Curtin advised if he were to write a letter on the board's behalf the ZBA's recommendation would be that they can't grant a variance for something that is strictly prohibited. Mr. Cosamano asked if he should attend the ZBA meeting and Mr. Curtin suggested the board ask he tell the ZBA that the Planning Board is taking things under advisement and perhaps the local law is going to be amended and to continue him on their agenda.

Mr. Price advised Mr. Cosamano to refer to zoning section 405F.

OLD BUSINESS
None

MINUTES
None

DISCUSSION
None

CORRESPONDENCE
None

COMMENTS OF TOWN OFFICIALS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 8:14 pm. Mr. Dooher seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
September 26, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
4 people

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

NEW BUSINESS:
None

OLD BUSINESS
Karen Sweeney **TM #065.-04-07.1**
5415C West Genesee Street
ZBA-Special Use Permit

Karen Sweeney reappeared to present additional information for her project for a new drop-off daycare facility on the first floor of 5415C West Genesee Street. Chairman Cesta introduced to the board a letter that Dr. Barry had written requesting access to the drive lane that accesses the light at West Genesee Street. Ms. Sweeney pointed out the parking spots for the building and showed where drop-off and pick-up would be. Ms. Sweeney added that the front door would not be used for this purpose and explained that the left side of the building is for drop-off and pick-up and the right side of the building is for emergency vehicles. Ms. Sweeney added that parents will park in the back and walk their children in. There is a 3 hour maximum for care of each child.

Mr. Klaben stated that he would like to see a plan marking parking, drop-off and pick-up and added that the plan should also show that nobody can pull up to the side of the building to drop off or pick up their children.

Ms. Lauer asked how many employees there would be. Ms. Sweeney reply that there is no precise number and that it will depend on the number of children attending. She explained that there will always be someone working at the front desk, someone caring for the younger children in the front and someone caring for the older children in the back. She reiterated that the number of employees will vary. Ms. Lauer said that she wonders how the number of employees will affect parking. Ms. Sweeney responded that if there are too many employees taking up the parking slots they would just walk across the street from St. Luke's which is where her other daycare is located.

Mr. Mallore expressed his concern about employees crossing West Genesee Street from St. Luke's as there are no crosswalks there. Ms. Sweeney said she could drive them over and pick them up.

Mr. Curtin reinforced why this was referred to the planning board by the ZBA and added that there needs to be a more detailed site plan because the planning board is charged with making site specific recommendations to the ZBA and based on the submissions so far there are still outstanding issues. Chairman Cesta advised Ms. Sweeney that the planning board will craft a resolution stating what still needs to be addressed, such as drop-off and pick-up locations, signage, and lighting which are currently not shown on the plan.

Gasparini Property Management Inc. TM# 015.03-05.3 Lot #3 - Spicer Subdivision Horan Road
Site Plan

Gary Gasparini reappeared after 3 years as it took that long for DEC approval to construct a building on Horan Road. He has an acre and a half and per DEC can only use one-quarter acre. He will try to get a variance from zoning for four more feet since he is over the setback line by 4 feet. Mr. Gasparini explained that the usage for this building would be for flex space.

Mr. White stated that he needs to analyze the DEC permit and needs to know what exactly the Army Corp's jurisdiction is over certain water areas and NYS DEC wetlands. Mr. White added that the DEC permit does not address what is subject to jurisdiction of Army Corp. and if there needs to be additional permitting. Mr. White asked Mr. Gasparini if this has been sent over to Army Corp and Mr. Gasparini replied it has not. Mr. White said the question is what the jurisdiction would be if any. Is there DEC or Army Corp jurisdiction? Mr. Gasparini said he would have his design team reach to Army Corp and determine the jurisdiction of that wetland. Mr. White added that he needs to know where the flood plain and flood way are as the short form EAF from 2019 shows it being located in 100 year flood plain. Mr. Gasparini responded that the flood plain comes on the property but not where the building would be located. Mr. White added that the proposed Bio-retention to help with water quality is a good idea.

Mr. Curtin stated that per Code Enforcement Officer Tom Price's assessment he will need a variance. Mr. Curtin added that the plan shows diagonal parking which is sometimes frowned upon, but for a flex space he recommend that the board give positive consideration for this. Mr. Curtin added that the materials chosen are appropriate and he has no issues with the elevation plan.

Chairman Cesta stated that Mr. White needs to sign off on the DEC and wetland regulation. Mr. Cesta added that flex space is unknown and the board likes to see this in order to determine factors such as parking. Mr. Cesta stated that the planning board will wait for Mr. White to review and added that engineering costs will be incurred. Mr. Curtin stated there will also be legal fees as changes have been made to the plan from three years ago. Keep application open at this time. Mr. Gasparini stated he will submit this to Army Corp. Mr. Curtin recommended that Mr. Gasparini go to the Army Corp first and then request the area variance based on the Army Corp's response.

C.J. Marley Construction Inc. **TM #006.-03-01.0**
6539 Herman Road
Amended Site Plan

Chris Farnett reappeared to present his new site plan showing the requested information. The site plan shows 20 parking spaces; 19 regular spaces and one handicap space which is what it calculated to be based on the square footage. The easement for the gas line is also shown and Mr. Farnett explained that they moved the location of the building in from 100 feet to 80 feet from the easement and the building will still have the same square footage. Mr. Farnett also provided color charts and lighting and added that there will be street numbers on the building. Mr. Farnett stated that the location of the well is shown on the new site plan,and explained there will be new asphalt paving in the front and on the sides of building, and will remain as gravel in the back.

Mr. Hudson asked if the older part of building will have the same siding to which Mr. Farnett responded that the front and sides will all be new siding and that they will paint the sides and back to match the new siding.

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

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

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

Ms. Lauer moved to approve the amended site plan for CJ Marly Construction at 6539 Herman Road as stated. Mr. Hudson seconded the motion and it was unanimously approved.

MINUTES
None

DISCUSSION
Ms. Lauer inquired about the ZBA for Karen Sweeney and added that she wants Ms. Sweeney to confirm lighting. Chairman Cesta stated that parking needs to be clearly delineated and that

there needs to be an actual site plan. It was agreed that Mr. Curtin will craft an email to the ZBA and send this to the Planning Board to review. Mr. Curtin stated that since there so many variables, the only thing the Planning Board can do is raise questions and bring them to the ZBA.

Chairman Cesta advised that the next Planning Board meeting will be on Wednesday October 12th since Monday the 10th is Columbus Day.

CORRESPONDENCE

A voucher was received from Barton & Loguidice for $491.29, $241.29 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

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 8:57 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
October 12, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Tracy Lauer

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
John Fatcheric, Town Supervisor
Steve James, 4th Ward Councilor

Chairman Cesta called the meeting to order at 7:03 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS
Best Gas Fairmount **TM #056.-02-01.0**
4137 West Genesee Street
Amended Site Plan

Best Gas did not appear for the meeting.

OLD BUSINESS
None

MINUTES
Mr. Hudson moved to approve and waive the reading thereof the minutes of the July 25, 2022, August 8, 2022 and August 22, 2022 meetings. Ms. Lauer seconded the motion and it was unanimously approved.

DISCUSSION
Chairman Cesta discussed a request from Coppertop asking for an extension. They appeared back in July 2022. Coppertop is requesting the Planning Board to grant them a 6-month extension which would take them to July 26, 2023. The extension request is due to supply chain issues. Chairman Cesta explained that this is for the cooler addition to existing Coppertop location. Ms. Lauer moved to approve the extension. Mr. Hudson seconded the motion and it was unanimously approved. Mr. Curtin added that he would send Coppertop a letter advising them of the approval.

Since Best Gas Fairmount did not show up for this meeting, Mr. Curtin suggested the Planning Board create a record as to what the scope of the site plan review is and added that the color

change was not brought up to the Planning Board and therefore is a violation of the town code. Mr. Curtin stated that the Planning Board has discretion to approve colors and that this color

pattern is not acceptable or in keeping with the neighborhood which the Planning Board has taken great pains to maintain. Mr. Hudson moved to have Mr. Curtin send a letter to the applicants stating that they are in violation of the town code as well as sending a reference of our code and explaining that they need to come before the board if they wish to stay in good graces with the town. Ms. Lauer seconded the motion and it was unanimously approved.

Chairman Cesta advised that a County Review will come back for OYA.

CORRESPONDENCE

A voucher was received from Hummels office supply for $64.94 for nameplates for Beth McDonough and Chris Cesta. Ms. Lauer moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for $1,082.50, $832.50 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

Mr. Price commented that if painted brick isn't maintained it won't hold up over time.

4th Ward Councilor Steve James shared that any comments he's received from 4th ward residents have been negative regarding the color of the Best Gas Station building. He added that on much smaller issues the owners of the gas station have always been easy to work with and have been receptive to anything asked of them.

Town Supervisor John Fatcheric advised that the manure facility project may be presented to the Planning Board and the meeting may have to be moved to the gymnasium as 24 people were at the October 11th town board meeting.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Ms. Lauer moved to adjourn the meeting at 7:28 p.m. Mr. Hudson seconded the motion and it was unanimously approved.

Respectfully submitted,
Beth McDonough, Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
October 24, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 7 people

Chairman Cesta called the meeting to order at 7:02 p.m. followed by the Pledge of Allegiance.

Best Gas Fairmoount **TM #056.-02-01.0**
4137 West Genesee Street
Amended Site Plan

Muhammad Arshad appeared to discuss his amended site plan and explained that he is willing to make color changes to the outside of the building. Mr. Arshad shared that he has been looking at other buildings in the area; namely Verizon which is dark gray on the bottom and light gray on the top, and Valvoline which is dark brown on the bottom and light brown on the top. Mr. Arshad prefers the brown color scheme of Valvoline. Chairman Cesta advised Mr. Arshad that the Planning Board will need to see color swatches. Mr. Arshad confirmed he will do so and added that he will do whatever the town advises as he has been at the location for four years and feels that Camillus is a great town.

Ms. Lauer stated that Mr. Arshad is on the right track with looking at other properties and suggested he try to tie colors in with their existing canopy sign.

Mr. Hudson suggested that Mr. Arshad work with Code Enforcement Office Tom Price regarding issues such as the existing kerosene pump, ice machine, and window signage.

Chairman Cesta suggested that the ice machine perhaps be moved to the back of the building since it blocks their limited sidewalk which affects pedestrian safety. Chairman Cesta inquired if the kerosene dispenser is active. Mr. Arshad confirmed it is active but is hoping to replace it within the next year with non-ethanol gas as nobody really uses kerosene anymore. Mr. Cesta asked if the kerosene dispenser is under inspections with the state to which Mr, Arshad responded that the states comes in to inspect it and everything is up to date. Chairman Cesta advised Mr. Arshad to refer to codes for signage and that only 50% of window space can have sign coverage.

Mr. Curtin advised Mr. Arshad that the Planning Board will need to see a proposed elevation plan for the front and sides of the building showing any changes with lighting and signage along with color schemes as well as where different apparatuses will be relocated. Mr. Curtin added that this is a tight site and pedestrian access is limited. Mr. Curtin also stated that Code Enforcement Officer Tom Price will give any guidance needed.

Chairman Cesta advised Mr. Arshad to research the town website for signage requirement and added that as an example there are currently two Open signs which there is no need for.

Karen Sweeney **TM #065.-04-07.1**
5415C West Genesee Street
ZBA-Special Use Permit

Karen Sweeney appeared to discuss her application. Chairman Cesta stated that the Planning Board was familiar with the site as Ms. Sweeney has been in front of the board before and explained that since this was a new application it needed to be discussed again. Ms. Sweeney advised there is a crosswalk on West Genesee Street if her staff needs to cross the street and provided pictures of the current lighting on the building and stated she will put in more lighting on one side of building if necessary. Ms. Sweeney confirmed that the site has fifteen parking spots.

Ms. Lauer asked where the extra lighting would be added. Ms. Sweeney responded that if necessary, it would be added on the side of building where people would be coming through. Ms. Lauer asked if there was a site plan to which Ms. Sweeney replied the only plan she has is what Dr. Barry provided her with. Ms. Lauer stated the plan will need to show striping where parents will be crossing to drop off their children.

Mr. Hudson also asked about lighting and Ms. Sweeney responded that it will be left as it currently is unless it is decided it is necessary to add more lighting. Mr. Hudson also asked if there were pedestrian buttons on the crosswalk across West Genesee Street. Mr. White confirmed there are buttons. Mr. Hudson then asked if Ms. Sweeney received permission to have access to the SOS parking lot and Ms. Sweeney replied that they have not and that this is something that needs to be worked out between Dr. Barry and SOS.

Mr. Klaben stated that Ms. Sweeney needs to add the crosswalk striping where parents are crossing to drop off their children.

Chairman Cesta asked Ms. Sweeney to confirm the drop-off and pick-up is located behind building and that was confirmed. Chairman Cesta also mentioned snow storage

to which Ms. Sweeney stated she will use the same company and procedures as Dr. Barry has used before.

Mr. Curtin asked Ms. Sweeney if his letter to the ZBA has been shared with her. When Ms. Sweeney replied she has not seen this letter, Mr. Curtin gave her a copy of the letter. Mr. Curtin stated that the Planning Board has a survey and overhead shot of the property but still no site plan showing delineated parking spaces. He stressed that the Board needs a detailed site plan so they can refer that site plan with comments to the ZBA. Mr. Curtin also added that due to the proposed early morning and late afternoon hours that lighting is a concern.

Mr. Price stated that Zoning Chapter 30, Sections 1200, 1203, and 1205 lists what the Planning Board needs to see.

Chairman Cesta suggested that Dr. Barry should provide a site plan since he owns the property. Ms. Sweeney stated she hasn't been able to obtain this from Dr. Barry.

Mr. Curtin stated that there needs to be a referral with a site plan and will contact ZBA attorney Susan Otto and advise her that the planning board is continuing with the application and is waiting for a fully articulated site plan and will then be able to refer this to the ZBA with any comments and recommendations; and he will also let Ms. Otto know Ms. Sweeney will not be making an appearance at the November 1st ZBA meeting. Curtin added that he would be happy to work with Ms. Sweeney directly and invited her to call him with any questions.

NEW BUSINESS
None

MINUTES
Mr. Mallore moved to approve the minutes of November 14, 2022. Ms. Lauer seconded the motion and it was unanimously approved.

DISCUSSION
None

CORRESPONDENCE
A voucher was received from Curtin Law Firm, P.C. for $2,100.00, none of which is recoverable at this time. Mr. Klaben moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

Chairman Cesta commented on a previously approved voucher that was received from Barton & Loguidice that wasn't signed. The voucher was for $1,082.50, $832.50 of which is recoverable. Mr. White reviewed the voucher and confirmed it was valid and signed off on it.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 7:40 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
November 14, 2022 - 7:00 p.m.

PRESENT:

Chris Cesta, Chairperson
Don Klaben, Vice-Chairperson
Fred Hudson
Tracy Lauer
Jason Mallore

STAFF PRESENT:

Chuck White, Planning Board Engineer
Paul J. Curtin, Jr., Planning Board Attorney
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC

John Fatcheric, Town Supervisor
Dave Callahan, 6th Ward Councilor
Joy Flood, 3rd Ward Councilor
Dick Griffo, 5th Ward Councilor
Steve James, 4th Ward Councilor
Mary Luber, 1st Ward Councilor
Approximately 12 other people

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

NEW BUSINESS:

Joseph Szakacs **TM#: 005.-04-15.5**
2366 Canal Road
Zoning Board Referral

Joseph Szakacs and Elisabeth Szakacs appeared to address their application. This application is a referral from the Zoning Board of Appeals for a Special Use Permit. They are seeking this permit for commercial animal boarding. Mr. Szakacs owns and operates a dog training business. He would like to install a small kennel for boarding and training for existing clients.

Mr. Klaben asked how many dogs would be boarded and if there would be any electrical. Mr. Szakacs stated only five dogs at a time and there will be no electrical or water provided to the kennel.

Mr. Hudson inquired about exercise use and if he has advised any neighbors of the proposed kennel. Mr. Szakacs stated there is an existing obstacle course and he has informed the neighbors. A family member is a close neighbor and there is no line of site with a tree line buffer.

Ms. Lauer inquired if there will be any additional employees and hours of operations. Mr. Szakacs stated no additional employees and drop off/pick up hours would be 8 to 5.

Chairman Cesta questioned how the kennel will operate at night. The kennel will have outdoor access to a pen. The dog waste would be bagged and put in the trash.

Mr. Curtin asked the size of the kennel and the property. The kennel would be an insulted 10' x 20' pre-fabricated Amish barn, with fiberglass floor. The applicant presented a photo from his phone with the color scheme and the lot is 5.06 acres and additional parcels with 2 acres.

Mr. Curtin suggested the applicant obtain letters from surrounding neighbors, actual photos for the record, along with building elevations for the ZBA Board to review.

Project Lean **TM#: 017.-05-65.1**
174 Township Blvd Suite 20
Amended Site Plan

Raisa Zhovklaya of Project Lean appeared to address this application. The proposed sign is 4 square feet larger than approved. The desire sign would be 29.58 square foot, depictions of which were submitted for Board review.

Ms. Lauer and Mr. Price remarked it was an appealing sign. Mr. Curtin stated the sign was appropriate for the space and is very tasteful.

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

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

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

Mr. Hudson moved to approve the amended site plan signage as depicted for Project Lean Nation at Township 5. Mr. Klaben seconded the motion and it was unanimously approved.

Camillus Hill Development Corp **TM#: 027.2-01-01**
Hambeltonian & Cobble Way
Site Plan

Maryann Roefaro, CEO of Hematology Oncology Associates, Paul Huysman of Bennetts & Architects, and Terry Horst Landscape Architecture appeared before the Board to address this application. The Hematology Oncology Associates, Onondaga Hill site, is currently running out of space as well as parking for patients and employees and are looking to relocate to the Wellington Site. In April 2022 they presented this application and since then the plans have changed. The new location site will be smaller than the last proposal to 20,000 square feet due to cost of building supplies with the intent of a possibly expansion in the future. The office will be open Monday through Friday 8:00 AM to 4:30 PM, and Saturday mornings. The practice will see approximately one hundred patients a week with 30 employees. Medical waste would be taken care of by a medical waste carrier.

Mr. Huysman presented building plans for the proposed site. He states this will be a one-story building, approximately 25,784 square feet, 16' to the roof line with a screen for any mechanical equipment on the roof. There will be a lower level that will include a patio area and an entrance drop off canopy.

Ms. Horst states the site is flat with a water run off to a retention pond and an underground storm water system. They plan on keeping most of the trees and adding some evergreens for a buffer to the surrounding neighborhood. They did not have a detailed sign yet. A traffic study was done and the DOT does not have a problem with this new development and a letter will be forwarded to the board. There will be pole and building lighting consistent with surrounding businesses.

Ms. Lauer asked how snow will be stored and building colors. Ms. Horst will investigate the snow storage. Mr. Huysman stated they did not have a color scheme yet but it will have stone up to the window line of the building.

Mr. Mallore questioned the screening on the roof. Mr. Horst said a white fence screen covering the mechanical equipment.

Mr. Hudson ask the capacity of the underground storm water. Ms. Horst stating, they do have a design for the capacity of the rainwater but not with them. He also asked if there will be curbing on the north back parking lot and it will be.

Mr. Klaben said the original design has changed. He was questioning the removal of the gables which matched the surrounding business and had a neighborhood feel. Ms. Roefaro stating with the price increase of supplies and construction budgets that there budget has been limited. The plan is to make this as beautiful as they can. Mr. Klaben would like to see any additional mechanical plans for outdoor electrical, generators, etc. once the plan is complete.

Chairman Cesta suggested granite curbing for the plan and a landscaped screening to embellish the site up to RT 5. Mr. Horst stated their engineers have contacted National Grid and everything is accurate. Chairman Cesta questioned the disposal of the medical waste. This will be taken care of by a medical waste company. The outdoor patio will be used for employees, patients, and patient's family. Ms. Roefaro would like a sign on the building but will wait to see the final plans.

Mr. White stated Engineering has not completed a full review of this application yet.

Mr. Price asked the dumpster location to be screened. He would also like the proposed sign to have a 15' setback from the property line.

Mr. Curtin asked if the future expansion and drainage is included in this plan. Ms. Roefaro stated that it is and the space would possibility be used for administrative staff or additional treatment. Mr. Curtin would also like the curbing to be granite.

The Board stated that this presentative was a good first review.

Mr. Klaben moved to declare lead agency under SEQR. Mr. Hudson 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.

Mr. Hudson moved to obtain a $5,000.00 professional fee retainer. Mr. Klaben seconded the motion and it was unanimously approved.

OLD BUSINESS

Karen Sweeney **TM#: 065.-04-07.0**
5415C West Genesee Street
Zoning Board Referral

Ms. Sweeney appeared before the Board to address her application. This was Zoning Board Referral. She has presented a site plan. The parking and drop off has been added to the site plan. There will be staff parking designated with a sign. She will also have removal signs for pick up and drop off. Chairman Cesta will draft a letter to the Zoning Board of Appeals.

Storke Renewables, LLC **TM#: 015.-01-37.0**
6051 Belle Isle Road
Site Plan

Rebecca Toner appeared before the Board to address the Storke Renewables, LLC site plans. She has received negative declaration from the FAA which was provided to the board. Ms. Toner stated they have heard back from utilities and now have financial backing for this project. They are still waiting for engineering documents and the final plan of the building. Ms. Toner is still also waiting to hear back from the DEC for SEQR.

Mr. Mallore moved to set professional fees at $10,000. Mr. Hudson seconded the motion and it was unanimously approved.

MINUTES

Mr. Hudson moved to approve the minutes of the October 12, 2022, meeting. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve the minutes of the October 24, 2022, meeting. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta states the lender for the OYA project is requiring a resolution ratifying prior approvals.

RESOLUTIONS:

Ms. Lauer moved to ratify and approve all prior approvals including site plan and subdivisions, from Town of Camillus Planning Board and any referrals including the County Referral regarding the OYA project. Mr. Mallore seconded the motion and it was unanimously approved.

Ms. Lauer moved to authorized Mr. Curtin to send a letter of recommendation to the ZBA on 2366 Canal Road with no restrictions. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to authorized Mr. Curtin to send a letter of recommendation to the Zoning Board of Appeals regarding 5415C West Genesee Street with the stipulation of review after a year of the project by the Code Enforcement. Mr. Hudson seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from the Curtin Law Firm, P.C. for $1837.50 of which is not recoverable. Mr. Hudson moved to approve the payment. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Cesta discussed the Milback subdivision section 3. A form will be needed to be filled out for the subdivision, an agreement for parkland fees and a letter of credits will need to be presented to the Town Board and the Town Supervisor.

COMMENTS OF TOWN OFFICIALS

Town Supervisor Fatcheric questioned the Best Gas Fairmount site plan. Mr. Curtin will send the applicant a letter for a plan and time frame of completion as he was not in attendance.

Councilor Steven James would like to reiterate what Supervisor Fatcheric suggested on the Best Gas Station building.

Councilors Flood and Griffo were very impressed with the Hematology Oncology Associates presentation.

COMMENTS OF THE ATTORNEY

Mr. Curtin is available to assist with the Milback's Section 3 project, along with the Board to help move along the process.

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

Chairman Cesta would like to welcome and introduced Paul Curtin's partner, Jennifer Basic.

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 8:37 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Theresa Garvey
Interim Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
November 28, 2022 - 7:00 p.m.

PRESENT:

Chris Cesta, Chairperson
Don Klaben
Fred Hudson
Tracy Lauer
Jason Mallore

STAFF PRESENT:

Chuck White, Planning Board Engineer
Paul J. Curtin, Jr., Planning Board Attorney
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC

Steve James, 4th Ward Councilor
Mary Luber, 1st Ward Councilor

Approximately 4 other people

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

NEW BUSINESS:

Kelcie Adams and Ashley Moses **TM #057.-01-02.0**
4927 West Genesee Street – Hair Salon
Zoning Board Referral

Kelcie Adams and Ashley Moses appeared to discuss their plan for a new hair salon with various services such as nails, hair, lashes and massage. Chairman Cesta asked how many employees. Ms. Adams and Ms. Moses responded there will be 8 independent contractors. The salon will operate by appointment only and their hours would be approximately 8:00 am – 7:00pm.

Mr. Klaben asked about parking and expressed concerns about three new parking spots on the drawing and wondered how they would fit. Mr. Klaben also brought up the size of the existing handicap spot and inquired about the handicap entrance. Ms. Adams responded they would go up the ramp to the front door as the back entrance has stairs.

Ms. Adams added that due to the nature of the business it is unlikely all 8 employees will be there at the same time. Chairman Cesta asked for an approximate maximum amount of people per day and Ms. Adams explained that there are currently 4 workers; one of which works part time.

Mr. Klaben asked if they are leasing the entire house to which Ms. Adams replied they are leasing the main level and second floor. She also added there is a basement office currently occupied. Chairman Cesta asked if the basement office had any customers; Ms. Adams said she believes there are no clients involved; the office is being used by that Tenant for paperwork only.

Mr. Hudson asked if any changes are being made to the outside of the building. Ms. Adams and Ms. Moses said no; they will just replace the existing sign with their name. There will be

no change to the size of the sign. Mr. Hudson asked if there will be any landscaping changes to which Ms. Adams replied there will not be any changes.

Mr. Mallore also expressed concerns about there being enough parking spaces the salon workers, their clients and the basement office.

Ms. Lauer stated that per code they need to have over 14 spots for the amount square footage of leasing space; plus the gentlemen in the basement will need one as well. There are currently 11 spaces and the three in the back don't work. Ms. Lauer added that the handicap space is not wide enough and not handicap accessible as it is not close to the handicap entrance. Ms. Lauer stated that more work needs to be done with this site plan and the planning board needs to know dimensions of the parking spots.

Chairman Cesta said there needs to be one parking spot per 150 square feet which will be the responsibility of the landlord Anthony Nappa.

Mr. Curtin stated there is missing information on the site plan and would like to ask the Zoning Board for a continuation so the site plan can be changed to become code compliant. Mr. Curtin also stated the board needs to know the square footage of the basement office in order to determine parking requirements. He added that parking is an issue for ease of access and egress as well as emergency access to the building. Handicap parking needs to be proximate to the entrance and this plan does not allow for that. Mr. Curtin added that he will take direction of the board and will correspond with the ZBA to ask for a continuation.

Chairman Cesta stated that a letter will be crafted to landlord Anthony Nappa detailing everything that is needed to proceed.

Mr. White stated that an ADA space needs to have access aisle of at least 60". Mr. White also added that the walkway has stairs and is not handicap compliant.

Mr. Hudson said they need to verify the leased space is 2158 square feet of heated area.

Chairman Cesta concluded that the board would like to see a more articulated site plan specific to parking and drive aisle widths; at this point the minimum requirement is 13 parking spots plus one handicap spot.

Michael Rether **TM #027.-02-05.0**
2755 West Genesee Turnpike **TM #027.-02-09.0**
Site Plan

John Szczech appeared to present his site plan for Michael Rether's property. He explained that the land is 6.5 acres and currently has 4 rental units and another existing building for a total of five existing buildings and is proposing to add two single family houses. Mr. Szczech asked if two new structures are allowed in an R4 zone.

Mr. Hudson stated that there needs to be clarification of what constitutes residential and said we need to follow the law.

Ms. Lauer said there appears to be enough room for the two new structures but is not sure if it can legally be done.

Mr. Klaben says there needs to be a legal opinion and added that he is not a fan of this plan as there is really no layout or design.

Mr. Mallore said he is also not a fan of this plan but added that there is room and if it is legal and follows all the rules and regulations it would work.

Chairman Cesta stated in its current condition the property functions well.

Mr. Price said that there is a debate that an R4 district doesn't allow multiple single family dwellings. His opinion is that it complies with zoning, the buildings meet setback requirements and the lot density is fine. He believes that a single family detached unit is an allowable use on this piece of land. Mr. Price added that the Planning Board can go to ZBA and ask for an interpretation.

Mr. Curtin said his interpretation of the code is that within an R4 district you can put one single family on one lot (tax parcel) and that on an R4 you can build a multi-family building that has certain sizing requirements. He respectfully disagrees with Mr. Price and recommends that since there is a difference of professional opinion that this be referred to the ZBA for an interpretation of the code. Mr. Curtin added that only the ZBA can grant relief and wants ensure this is done by the book.

Chairman Cesta said we need to follow legal advice and cannot grant any approvals until we get the ZBA's interpretation of the code.

Ms. Lauer made a motion for Mr. Curtin and Mr. Price to work cooperatively together to frame questions adequately and send them to ZBA for an interpretation. Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS
None

MINUTES
None

DISCUSSION
None

CORRESPONDENCE
None

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
Mr. Curtin has spoken with Tim Croyer who is the surveyor representing Mr. Milback. The City now acknowledges they have the preliminary subdivision plan that was referred to them for the 3-mile limit overall for the Malibu project and is saying that since there is a reduction in density (changing from duplexes to single family houses) they need to start all over again. City Planning is meeting on 12/12/2022 where the application will be heard and approved and they can move forward. Mr. Curtin added if there are any infrastructure issues Mr. Morris, the Project Engineer, will get in touch with Chuck White.

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 7:54 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
December 12, 2022 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 7 people

Chairman Cesta called the meeting to order at 7:02 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

St. Joseph's Imaging **TM #066.-01-10.1**
5310 West Genesee Street
Amended Site Plan

Lauren Bellotti from St. Joseph's Imaging appeared seeking approval for signage above their new space at the Camillus Commons Building. Ms. Bellotti explained this will be an illuminated sign above the front doors that is very similar to Empire Dermatology and will be just like the signage for St. Joseph's Health with white illuminated letters. There were no questions offered by either the Board or its professionals.

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

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

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

Mr. Klaben moved to approve the amended site plan for the signage as depicted on the Benderson Development submission entitled Camillus Commons, Camillus NY, Property #3617, Drawing #3617-206 for St. Joseph's Imaging. Mr. Hudson seconded the motion and it was unanimously approved.

OLD BUSINESS

Kelcie Adams and Ashley Moses **TM #057.-01-02.0**
4927 West Genesee Street – Hair Salon
Zoning Board Referral

Anthony Nappa, the landlord of 4927 West Genesee Street, appeared to discuss changes to his site plan regarding parking. He explained that he moved the handicap spots to the front of the building and will install a ramp on the front walkway. Chairman Cesta asked how many

total parking spaces there will be. Mr. Nappa responded there will be 14 spots excluding the handicap spots which will meet the 13 parking spot minimum.

Mr. Mallore asked if the new handicap spot will be properly lit. Mr. Nappa replied that he believes it will be because it is close to the streetlights on West Genesee Street.

Ms. Lauer advised Mr. Nappa to check the width of the handicap spaces as they should be at least 18 feet wide.

Mr. Mallore asked if there needs to be two handicap spots. Mr. Curtin said just one is needed so they could change the two spots to one spot. Mr. Curtin also recommended pole lights for lighting; one near the handicap spot and two along the sidewalk.

Chairman Cesta suggested widening the entrance so it's adequate for cars entering and exiting at the same time and stated he will make a referral to the ZBA.

Best Gas Fairmount **TM #056.-02-01.0**
4137 West Genesee Street
Amended Site Plan

Muhammad Arshad appeared with pictures of the colors they would like to use on the outside of the building as well as the work order for the kerosene pump. He explained that the bottom of the building will be Sherwin Williams SW9162 African Gray and the top portion will be Sherwin Williams SW6256 Serious Gray. The fuel signage and store signage will remain red. Mr. Arshad also stated that the ice machine has been moved and the neon "OPEN" sign has been removed. Chairman Cesta reminded Mr. Arshad that some window signage still needs to be removed as they can't exceed 50% of window space and that there are specific signage codes that need to be followed.

Mr. Hudson inquired about the fencing around the rubbish bins. Mr. Arshad said they will repair the fencing and paint it the same color as the body of the building.

Mr. Klaben stated it would be nice to see the colors on a rendering of the building.

The applicant requested June 1, 2023 for the completion of the painting project. Ms. Lauer stated that June 1st is a very long time away and suggested April 1st would be a more adequate deadline.

Mr. Mallore asked about the color of the concrete barriers. Mr. Arshad asked the board for their opinion and it was decided that yellow would be appropriate.

Chairman Cesta suggested that the landscaping island maintain a mix of annuals and perennials with a neutral color mulch and advised that codes will address the signage.

He added that the board would like the painting to be done as soon as possible and no later than April 1st.

Mr. Curtin asked for a clarification of colors. Mr. Arshad explained that it will be Serious Gray on top, which is a darker gray, and African gray on the body all the way around the building, which is a lighter gray. The canopy will be the darker color. Mr. Curtin stated the Board resolution will have an April 1st deadline for the completion of the project subject to the applicant coming back and requesting an extension for showing good cause as a result of weather and weather only.

Chairman Cesta inquired about the kerosene dispenser. Mr. Arshad replied that it is getting repaired and showed the work order. He also stated that the company is backed up and this won't get done for 6-8 months. Mr. Arshad explained that the Work order is for all 4 fuel pumps (one regular, one premium, one diesel and one kerosene). All pumps will be replaced. He also added that the kerosene pump is not working at this time. Mr. Mallore asked if there is a lock out for the pump and Mr. Arshad replied he wasn't sure but added that it is stopped from the inside.

Mr. Hudson made a motion for Mr. Curtin to craft a resolution letter with dates, colors and elevations as well as enhanced landscaping and refurbished pumps. Mr. Klaben seconded the motion and it was unanimously approved.

MINUTES

Mr. Mallore moved to approve the minutes of November 14, 2022. Ms. Lauer seconded the motion and it was unanimously approved.

DISCUSSION

2023 Organizational

Ms. Lauer moved to hold meetings on the second and fourth Mondays of the month at 7:00 p.m., with the exception of holiday weeks which will have the meetings on Wednesday immediately following. Mr. Hudson seconded the motion and it was unanimously approved.

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

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

Mr. Mallore moved to approve the Curtin Law Firm, represented by Mr. Curtin, as Planning Board Legal Council. Mr. Klaben seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to nominate Chairman Cesta as Planning Board Chairman for 2023. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Cesta advised there will be no alternate member in 2023. Mr. Cesta also advised existing members to try not to miss more than four meetings and they are required to complete a minimum of 3 hours of training.

Chairman Cesta moved to approve Beth McDonough as Planning Board Clerk for 2023. Mr. Mallore seconded the motion and it was unanimously approved.

CORRESPONDENCE
None

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
Mr. Hudson received an email about the meeting with the County Executive and asked Chairman Cesta to elaborate. Chairman Cesta explained the County Executive is hosting a meeting with Town Supervisors and Town Planning Boards to let everyone know what Micron will mean for the community. It will be Monday December 19th at 2:00 pm at the OnCenter.

Chairman Cesta wanted to thank everyone for allowing him to serve this year and shared he is thankful for Supervisor Fatcheric and Paul Curtin's help. Chairman Cesta also thanked everyone for their service this year and wished everyone a nice holiday.

ADJOURNMENT
Mr. Mallore wished everyone Happy Holidays and moved to adjourn the meeting at 7:54 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

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