TOWN OF CAMILLUS
PLANNING BOARD MINUTES
January 9, 2023 - 7:00 p.m.

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

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

GUESTS AND MEMBERS OF THE PUBLIC
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
Mater Dei Academy **TM #006.-02-34.0**
2656 Warners Road
Zoning Board Referral

Brian Peterson appeared to present his site plan for a new 40 x 60 pole barn. Mr. Peterson explained that they plan to add to the existing internal road to provide access to the pole barn. This was already approved with the development of the soccer field and they have already done drainage work for the fields. Mr. Peterson also explained that the site plan includes their future master plan and right now they are focusing on the pole barn. Chairman Cesta asked what the pole barn would be used for and Mr. Peterson responded it will be used for storage for fueled equipment and sports equipment. Mr. Peterson brought a color chart to show what the building color will be. The pole barn will be metal with a metal roof and will have down lighting on the sides of the building.

Ms. Lauer asked if the lighting will be visible to neighbors. Mr. Peterson stated he doesn't believe it will be. Ms. Lauer added that she would like to see specs of the wall packs.

Mr. Mallore asked how wide the roadway would be and what is it made of. Mr. Peterson replied it will be 12' wide and made of stone, and will eventually be finished to support construction equipment and fire trucks. Mr. Peterson added that the design for this road was approved previously by Code Enforcement Officer Tom Price.

Mr. Hudson stated he would like to know what the building looks like. Mr. Curtin added that since this is a prefabricated building a rendering can be done in order to add colors and explained this should be provided as well as a cut sheet for lighting which would create an exhibit for the ZBA.

Chairman Cesta advised Mr. Peterson to bring the rendering and cut sheet to the next planning board meeting to still be on track for the 2/7/2023 ZBA meeting. He added that the width of the road should be spelled out for the next planning board meeting as well.

Mr. White asked about the location of the wetlands and noted that on the south of the building there is a treed hedge row between wetlands and the soccer field and asked if the pole barn be on the southern side of hedgerow. Mr. Peterson confirmed that yes, it will be on the southern side. Mr. White also asked if site grading will be required. Mr. Peterson replied that there will be leveling and he believes it will be a 4' cut. Mr. White added that this is a small piece of the master plan so it is difficult to see how this one piece fits in. Mr. White stated that from the perspective of the DEC wetland is not an issue with the pole barn.

Chairman Cesta asked if the pole barn will have a concrete floor and Mr. Peterson confirmed that it will be concrete.

Mr. Curtin expressed his concern with segmentation under SEQR. He stated that the board can deal with this on a one-off basis but the next time Mr. Peterson comes in he will need to present the entire project since the pole barn won't adversely affect anything, but everything going forward will. Mr. Curtin advised that when the board meets again in two weeks that Mr. Peterson come back with colorized elevation plans of the pole barn and cut sheets for proposed lighting as this becomes part of the record that if approvable by the Planning Board moves on to the ZBA with recommendations. Mr. Curtin also reiterated that next time the applicant appeals the entire plan needs to be clearly articulated. Mr. Curtin asked that Mr. Peterson please provide a copy of the previously approved road extension and elevation plan that shows everything including lighting and window locations.

Mr. Mallore asked if there will be power in the pole barn. Mr. Peterson replied there will be power but no water or heat since it will just be used for storage.

Mr. Peterson will appear in two weeks with the necessary items.

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 from Benderson Development appeared to discuss changes made to his previous plan which is being resubmitted as a new application. The proposed Starbuck's will be a 2500 square feet expansion on the north side of the former Applebee's. A drive-thru queuing study has been done which shows a maximum of 12 cars stacked in the drive thru lane and Mr. Oates said that their proposal has room for 16 cars. Mr. Oates also shared with the board that they have leased out the complete former Applebee's space to a Mexican restaurant called Adelita's. The proposed Starbuck's will have a double drive thru lane that comes around the west side of the building. There will be two ordering stations that converge into a single overall pick up lane. It will be a one-way circulation going around the building with new angled parking spaces along the back and side as well as a new 3 bay dumpster masonry enclosure. Mr. Oates also stated that new drainage will be installed and they will be using all existing utilities. There will be landscaping modifications and upgrades which will enhance the entrance and bring more

colors and open up visibility to the building. Mr. Oates added that they will add decorative wood along the front and repaint the brick on patio to a gray color and upgrade awnings as well.

Mr. Hudson asked if there will be a logo and sign on building to which Mr. Oates responded there will be. Mr. Hudson also asked if there will be a sign at West Genesee Street. Mr. Oates responded if there is space available on the existing pylon sign. Mr. Hudson brought up the 2 handicap spaces at the north end of the old Applebees and asked if they service Applebee's or Adelita's. Mr. Oates responded they will service both. Mr. Hudson stated that there should be a stop sign at the end of all of the drive-in lanes for traffic coming in from St. Joseph's and Mr. Oates confirmed they can add these stop signs.

Mr. Mallore asked if crosswalks were figured in with queue. Mr. Oates responded yes and explained that one crosswalk is for employees taking out trash and one is in queue and is 5' wide. Mr. White stated he disagreed with the 16 car calculation since there is usually 3 feet between cars and that the queuing space shouldn't encompass crosswalk. He shared that he believes the number closer to 12 cars which is workable because it doesn't back into a public road.

Chairman Cesta asked if there are tables and seating to which Mr. Oates responded that yes, there will be indoor seating and an outdoor patio. Chairman Cesta also asked how many entrances there are. Mr. Oates replied that there is only one public entrance and a back employee entrance. Chairman Cesta asked about the hours of operation and Mr, Oates said that the hours are approximately 5am – 9pm with a busiest time of 7am – 9am. Chairman Cesta asked about the total square footage. Mr. Oates stated that the other restaurant is 5400 square feet and Starbuck's is 2500 square feet. Chairman Cesta suggested extending the crosswalk for people coming from the adjacent high school over the curb to the end of the property line. Chairman Cesta also asked about the hours of the restaurant? Mr. Oates responded 11am – 11pm and added that St. Joseph's closes at 5:00 so there will be available parking there during the restaurant's busy time as well as the Lowe's parking lot as it's not designated for Lowe's customers.

Ms. Lauer said that the refresh on the building and landscaping is phenomenal and believes there is ample parking and plenty of room for stacking of cars.

Mr. Hudson asked how many seats will be in Adelita's and Mr. Oates gave an estimate of 160-180 and and added that Starbuck's has 40 seats.

Mr. White suggested to move the crosswalk out of the queue. Mr. Oates agreed.

Chairman Cesta asked if they plan to remove mature trees. Mr. Oates said the plan on removing them and starting from scratch. Chairman Cesta also asked about snow storage and Mr. Oates stated he assumes they will push it to the Lowe's parking lot. Chairman Cesta asked about any site lighting changes to which Mr. Oates replied that there is a lighting plan showing pole locations and light levels and that the lights are dark sky compliant.

Mr. Curtin asked if the entranceway from West Genesee Street would be changing. Mr. Oates responded that no, any curbing and paving modifications are all contained. Mr. Curtin suggested to provide the board with a visual of how the landscaping looks now and how it will look with new

vegetation since it will be a significant visual change along West Genesee Street. Mr. Curtin added that the previous landscaping was approved by the planning board because it didn't want to see a sea of parking and suggested to maintain some level of mature tree growth and add new landscaping to it. Mr. Curtin asked about the condition of the parking area and curbing and Mr. Oates shared that he is not sure of the exact condition. Mr. Curtin also suggested that Mr. Oates look at the site and advise the board with any curbing that needs to be replaced and shared that the planning board likes to see granite.

Mr. White stated that he has no concern on the availability of parking.

Mr. Curtin concluded that a few tweaks need to be made to the site plan and that Mr. Oates bring that back along with any signage and added that he would like to see landscaping. Mr. Curtin repeated that Mr. Oates should do a site visit and make a determination if any work needs to be done as well. Chairman Cesta suggested to add an annual flower to the landscaping.

OLD BUSINESS
None

MINUTES
Ms. Lauer moved to approve the minutes of November 28, 2022 and December 12, 2022. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION
Chairman Cesta shared that March 9th is the Onondaga County Planning Federation Training Day for anyone needing to get their continuing education hours.

CORRESPONDENCE
A voucher was received from Onondaga County Planning Federation for annual membership dues of $75.00. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from Curtin Law Firm for $4,637.50, $1,750.00 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
Mr. Curtin shared that an application that has been kicked around between ZBA and Planning Board is in the process of being withdrawn and the applicant will be in in two weeks with a subdivision sketch plan that will ameliorate previous concerns with the board.

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 8:18 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
January 23, 2023 - 7:00 p.m.

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

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

GUESTS AND MEMBERS OF THE PUBLIC
Joyce Flood, 3rd 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

Tony Rotella's Body Shop **TM #015.04-06.1**
450 Horan Road
Amended Site Plan

Casey Rotella appeared to present his site plan for a 72 x 100 building expansion on the north side of the current building. The front will be same color as existing. Side of building will have be prefabricated steel same as back of building with steel roof. It will look seamless to what they have now.

Ms. Lauer asked if the expansion would be used for the same purpose, Mr. Rotella confirmed it is just an expansion of the business. Enough parking? Yes.

Mr. Curtin stated that everything conforms in terms of use and parking requirements.

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

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

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

Mr. Hudson moved to approve the amended site plan signage as shown with textures, colors and elevation for Tony Rotella's Body Shop. Mr. Klaben seconded the motion and it was unanimously approved.

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

John Szczech appeared to present his sketch plan for a two-lot subdivision for Michael Rether's property. Mr. Szczech explained that there will be a common easement with a maintenance agreement for lot 2 and a new lot with a new house for lot 3 which meets R-4 zoning requirements. Mr. Szczech also stated that septic has been approved by the county health department.

Mr. Klaben asked where the existing septic is. Mr. Rether replied that it is located in front of the apartment building. Mr. Klaben added that he would like to see finalized easement agreement.

Mr. Hudson noted that it is a hard exit onto Route 5.

Mr. Mallore inquired about the thickness of the driveway. Mr. Szezch responded there are no issues.

Mr. Curtin asked if there is any intention to further subdivide this property. Mr. Rether replied there are no plans at this time. Mr. Curtin advised if there are any plans to do so a traffic study may need to be done. The applicant can move ahead on a conditional basis which wouldn't preclude them from doing so in the future but additional requirements would need to be met. When comes back in he will craft something as part of the resolution.

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

Mr. Hudson moved to send this to the County for an administrative review. Mr. Klaben seconded the motion and it was unanimously approved.

OLD BUSINESS

Mater Dei Academy **TM #006.-02-34.0**
2656 Warners Road
Zoning Board Referral

Brian Peterson returned with new drawings showing lighting and building renditions. Described where the lights will be located on the new building.

Ms. Lauer moved to direct Mr. Curtin to write a letter to the ZBA with the Planning Board's recommendations to insure the internal roadway is adequate for access and egress, that lighting is minimal and dark-sky compliant, and that the building is an engineered metal building that conforms with other structures in and around the neighborhood. Mr. Klaben seconded the motion and it was unanimously approved.

Storke Renewables, LLC **TM #015.-01-37.3**
6051 Belle Isle Road
Site Plan

Rebecca Toner and Ryan Storke appeared to share updates on their solar project. They had a geotechnical engineering firm conduct an analysis on the site and they have indicated some sediment issues that will need to be addressed. Ms. Toner stated that Fisher and Associates is performing survey work. Mr. Storke added that they are considering having the pole management moved towards the interior of the project. This entails moving the pad in its entirety per National Grid's recommendation. Chairman Cesta added that moving the pole is good because of the Empire State Trail. Mr. Storke said that Fisher and Associates don't see any issues with moving poles. This is a non-penetration project and not touching the cap. Chairman Cesta asked if the panels are fixed or articulated, and Mr. Storke explained that they are fixed and you can't articulate on a ballast system. Mr. Storke also shared that they are working on stormwater mitigation plan and that they are not planning on introducing any new drainage system into the landfill. They will be upgrading the existing drainage infrastructure already in place. Mr. Storke said that they can do whatever anyone wants as far as fencing is required. Chairman Cesta asked if the fencing be ballast to which Mr. Storke responded that depends on where the town wants the fence. Chairman Cesta said that they need to take the Empire Trail into account when deciding on fencing. Chairman Cesta also asked if there is a standard operation of procedure for panel maintenance. Mr. Storke explained that this will be monitored over an annualized basis (the amount of soil) in order determine this. Chairman Cesta inquired if there is an actual site plan with dimensions as of today. Mr. Storke responded that they are paying Fisher for a site-specific map as there is currently no publicly available data for this site. They will have a more detailed review with construction drawings. Chairman Cesta asked if there will be a forthcoming site plan and Mr. Storke confirmed there will be one.

Mr. White shared that he thinks a Fisher and Associates survey will answer a good deal of questions about the layout and advised that at some point the DEC will need to comment from a permitting prospective. Mr. White also added that the DEC does has a type 2 list for SEQR that considers this type of project. Mr. White asked if the total project is under 25 acres to which Mr. Storke responded he believes it is approximately 22-24 total acres. Mr. White reiterated that if is under 25 acres the DEC has this on their type 2 list which will change SEQR approval from an environmental standpoint. Mr. Storke said they will have Fisher and Associates calculate the total area. Mr. Storke also wanted to share that they are waiting on a LIDAR review which is very important because some observed settlement is greater than 20 inches which is a problem and would need to be fixed and they need this to see what investment this would entail before continuing with the project. Mr. Storke is also proposing to switch to a shared use easement on the access road. Chairman Cesta suggested he reach out to Paul Legnetto. Mr. Storke shared that they already did so when they had the lease review. Chairman Cesta asked for confirmation of this. Mr. Storke stated that they are not proposing any lighting. There will be one light for access and egress which is already there.

Chairman Cesta stated that they will wait for the results of the LIDAR study, a survey delineating where fences are, and confirming road access and any buffering with the Empire State Trail.

Mr. Klaben shared he believes the area of the project is only 11 or 12 acres and agreed that if they could get an easement the placement of the pad in the center makes the most sense.

Mr. Hudson inquired how deep the cap is and Chairman Cesta added that the report states it is 20 feet.

Mr. Curtin suggested for the next meeting that Storke Renewables propose some fencing alternatives for planning board consideration as there is a concern about the collection of debris. Mr. Curtin also added they should have a plan for cleaning up around the perimeter of the fence line and that the design is critical not only from a visual standpoint but from a security standpoint as well.

Hematology Oncology Associates **TM #027.2-01-01.1**
Hambeltonian & Cobble Way
Site Plan

Chairman Cesta wanted to share the county's comments and added that the one issue for DOT to sign off on traffic has already been done.

Paul Huysman brought in physical samples of the building colors and explained there is a stone veneer bottom, horizontal siding with white trim, and the window frames will be natural aluminum which is close to the white trim. Mr. Huysman added that they are moving ahead with the interior design and would like to start the project in April.

Chairman Cesta asked if there are 2 phases for this project. Mr. Huysman responded that the initial building is 20,784 square feet and that in the future they are looking to add an additional 11,000 square feet. Chairman Cesta said that there were a few unknowns from the last meeting; namely it was hard to determine the visuals from Route 5, and how the steep topography on the hill would be maintained. He also added that they want more of a residential feel to the structure. Chairman Cesta asked if for signage they were going to inherit the existing Wellington sign on the corner. Mr. Huysman confirmed this and added they will come back with a signage application at that time.

Terry Horst advised that the steep slope can't be touched because this is the DOT's responsibility and added that the property line runs at the top of the slope.

Chairman Cesta noted that with the setback it is hard to visualize what one will actually see from Route 5. Mr. Huysman responded that it will be very limited. He explained that one can see the back of the daycare center from Route 5, but the Hematology Oncology building is set back further than the daycare center. Mr. Huysman advised there won't be a peaked roof like the daycare center and Hematology Oncology Association is proposing a flat roof which limits visibility.

Mr. Hudson said that since one can see the back of building from Route 5 he is concerned about the lack of shrubbery or flowers. He also added that on the east side between the day care and HOA there are spruce trees but they are 30' apart and wondered if they should be closer together. Ms. Horst responded that the intent is to buffer to create separation, not a screen and added that spruce trees need space to grow. Mr. Hudson then asked about there would be security fencing around the generator on the northwest

corner of the property. Mr. Huysman responded that the generator has a locked enclosure and they will get the highest performance level enclosure. Mr. Hudson inquired about the color and Mr. Huysman said it would be painted to match the building. Chairman Cesta asked how often they run generator for testing. Mr. Huysman explained it is exercised weekly on a programmed schedule and it runs for 10-15 minutes and there is a 10-15 minute cool down period. Mr. Hudson asked what fuel is used for the generator to which Mr. Huysman responded diesel fuel. He explained the storage tank is built underneath the generator in the enclosure. The generator allows 24 hours of run time in an electrical outage situation. It will be used for life safety; the intent is do not start infusions on generator power, but to finish any current infusions.

Mr. Klaben stated that he still has an issue with the roof and he wishes it was gabled to match the other buildings. He also added that he would like to see more landscaping around the generator.

Ms. Lauer thanked Mr. Huysman for bringing in the color samples and added that everything is aesthetically pleasing. She is happy with elevations, landscaping and coloring.

Mr. Mallore agreed with Ms. Lauer. He asked if the generator is like the one at the Brittonfield location which is enclosed with an open top that looks like it is part of the building. He wondered if it was feasible to have this generator look like part the building. Mr. Huysman replied that he prefers to keep the generator apart from the building due to vibrations when it is run and the generator is easily serviced when is apart from the building.

Chairman Cesta asked how visible the canopy is from Route 5. Mr. Huysman said they are trying to minimize the view. There will be a crown molding trim around the building and canopy. There are windows on the back of building that are not functional; they are aesthetic to give more of a residential feel. Chairman Cesta asked if there is enough room for the garbage trucks to access the enclosed dumpster area. Mr. Huysman confirmed there is enough room and there are two enclosed dumpsters.

Mr. White shared that he performed a significant engineering review and gave the applicant and team a long list of comments. He added that the applicant has thoroughly responded to each comment and that the majority were complied to, and that for the other comments they explained why they took the path they did and provided supporting documentation. Mr. White stated that there are still a couple of minor things. He asked that on the western driveway consideration be given to adding a catch basin to southern curb. Ms. Horst confirmed that this will be done. Mr. White also mentioned he will coordinate off-line relative to the SWPP where some figures were mixed up. Mr. White stated that with the catch basin and the minor revisions to the SWPP he is in a position to recommend that the supervisor sign the MS4 certification which will allow the applicants to apply for SPDES permit coverage. Mr. White ended with saying that from a site and engineering standpoint the applicants have made a good effort and he doesn't have any comments to follow on. Mr. White had one question regarding the bulk regulations table. He said that the future expansion is proposed 33,034 sq feet, and in the bulk regulations table it shows a requirement of 30,000 sq feet. Mr. White questioned if this is a requirement or is it mislabeled. Mr. Curtin informed Mr. White that he went over the resolution for the PUD specifically for this location and there was an aggregate of what would be approvable; then he deducted out what had been approved heretofore and applied that to what was being proposed along with the expansion and they are well within that and are compliant

Mr. Curtin advised that minor tweaks need to be made on the engineering submission. There are also additional changes that Ms. Horst has agreed to on behalf of the applicant. Only change to the site plan would be the addition of the catch basin that Mr. White has detailed where it is to be located and that this is a minor change which would be subject to Mr. White's review on a modified sheet. Mr. Curtin added that initially this application had some degree of controversy and now he doesn't sense a high degree of public interest or controversy associated with the application and that the traffic issues, lighting, landscaping, and the building elevation have all been dealt with. Mr. Curtin said he received Part 1 of the Long Form SEQR (Full Environmental Assessment Form) and sees no modifications to be made and Mr. White agreed. Mr. Curtin did not receive Part 2 of this form; therefore the Planning Board went through part 2 of the Long Term SEQR application of Hematology Oncology Associates Wellington, Project location Hambletonian Way, Camillus NY, sponsor Paul Huysman AIA, contact Maryann Roefaro, CEO of Hematology Oncology Associates of CNY. Mr. Curtin went through part 2 and predicated on all of the answers his recommendation is that the board entertain a motion for a negative declaration under SEQR. Chairman Cesta stated that the planning board has already established lead agency status on this.

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

Mr. White stated that engineering does not require a follow up review of documents and that it is his understanding that the applicant will provide the single catch basin as requested. He added that moving into construction make a contingency that they obtain their NYS DEC SPDES permit prior to any disturbance.

Ms. Lauer moved to approve plans as shown on sheets L1.0, L1.1, L1.2, L1.3, L2.0, L3.0, L3.1, L3.2, SK2 and E2 as prepared and submitted by applicants Bennetts & Huysman Architects, P.C and Terry Horst Landscape Architects, P.C. dated 10/31/2022 as amended. Mr. Klaben seconded the motion and it was unanimously approved.

MINUTES

Ms. Lauer moved to approve the minutes of January 9, 2023. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta asked if the professional fees for Storke Renewables, LLC which were assessed at $10,000.00 have been received. Planning Board Clerk Beth McDonough advised no payment has been received. Chairman Cesta advised to follow up with them because of the engineering work that has already been done for this project.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for $2,065.00, $175.00 of which is recoverable. Mr. Hudson moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

Mr. Curtin stated he was surprised that with all the initial interest with Wellington that no one was at the meeting. He also shared that the board and Mr. White have done an excellent job with this application.

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 9:07 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
February 13, 2023 - 7:00 p.m.

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

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

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

Chairman Cesta called the meeting to order at 7:01 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

Therese Bishop **TM #005.-03-08.1**
6421 & 6425 Newport Road **005.-03-08.2**
Scoping and Advisement

Therese Bishop currently owns two parcels with three buildings on Newport Road and explained that this is the old catholic church property. She would like to split the old church building off onto its own parcel which would leave 6421 Newport Road and 6425 Newport Road which are residential on one parcel. Her goal is to sell the commercial use building and keep the two residences. Ms. Bishop stated that her concern is the location of the septic field. Mr. White and Mr. Curtin both stated that there needs to be three lots because of the two primary residential structures, one property is landlocked. Ms. Bishop asked if she had to move the septic field. Mr. Curtin advised that each property should have its own septic service independent of any other property. Mr. Curtin also added that you can't have two primary residential parcels on the same tax parcel. Ms. Bishop then shared that one of the building's gas and water service both go through the other house; there is one water meter for both buildings and two gas meters in one house. Mr. Curtin advised Ms. Bishop go to Mr. Reith, who did the drawings in 2013, to see what he can come up with from a creative standpoint so that she can have conforming lots. Mr. White stated that Ms. Bishop's first step is to get the survey updated to reflect what the existing layout is and added that the current utilities pose a significant challenge. Ms. Bishop will need to provide separate utilities for the subdivided lots. Mr. Curtin advised Ms. Bishop to retain the services of a surveyor and have the survey redone to reflect what is currently on the ground. Mr. Curtin added that the surveyor can review the meeting minutes and if need be, they can reach out to him or Mr. White for further guidance. Mr. Curtin advised that the board will not consent to a landlocked parcel. Chairman Cesta advised that since this was a scoping session there was no application and if Ms. Bishop decides she wants to continue with this plan to come back with a formal application. Ms. Bishop asked if she leaves everything intact if she could return some of the old parking lot to grass. Chairman Cesta said that would be fine as long as it doesn't interfere with the flow of traffic.

Fairmount Free Methodist Church **TM #050.-02-03.1**
808 Onondaga Road
Sketch Plan

Levi London appeared to present his sketch plan and explained that the Methodist Church originally had two locations but due to COVID they consolidated congregations and are now only meeting at their Liverpool location. Mr. London stated that they would like to divide property; the parsonage is owned by the Liverpool church and they intend to sell the church lot. Chairman Cesta asked if their plan is to decommission the common road that accesses both parcels. Mr. London responded that they do not plan to decommission the road; instead their plan is to write in a right of way access for church use.

Mr. Klaben stated his only concern was that he wondered what they were planning to do with the shared entrance.

Mr. Hudson asked if there were shared utilities between the parsonage and the church. Mr. London responded they are not shared.

Ms. Lauer stated that they would either have to decommission access to church or have a maintenance and easement agreement in place.

Mr. White said to make sure reciprocal agreements are in place for second point of egress from parsonage lot.

Chairman Cesta asked if they had any options on the sale of the church. Mr. London stated that they have been renting the location to another church that is interested in purchasing the property. Chairman Cesta suggested not to have the common entrance and to leave it a residential parcel on its own with its own entrance and driveway.

Mr. Curtin asked about the road connecting the parsonage to the church; if is one-way and what the width of the road is. Mr. London responded he wasn't sure if it was one-way but it is roughly 8 feet wide. Mr. Curtin said a road of this width is one-way. Mr. Curtin also asked if the road is marked at all in terms of exit or entrance and inquired how the road is being used. Reverend Misciagna who lives in the parsonage said it is used for handicap parking spots in the back of the church. Mr. Curtin asked if the handicap spots can still be accessed if the road was removed. Reverend Misciagna confirmed they would still be accessible. Mr. Curtin suggested the connecting road be decommissioned since there are already two curb cuts that facilitate access to the church which is more than sufficient. Reverend Misciagna shared that the potential buyers requested access. Mr. Curtin said from a safety standpoint the road should be decommissioned to eliminate confusion and added that by doing so both properties can stand independently from one another.

Chairman Cesta advised Mr. London to reconfigure their plan and come back to the board with preliminary and final plats. Chairman Cesta also advised that $500.00 parkland fees will be due.

Tree Landers Tree Service **TM #007.03-05.2**
6429 Van Buren Road
ZBA Referral – Special Use Permit

Fritz Albiker, president of Treelanders Tree Service appeared to present his plans for a new pole barn. Mr. Albiker explained the front will be landscaped to match the front of the current office, there will be no exterior lighting and the color of the building will be forest green and tan to match everything else on the property. Chairman Cesta asked what color mulch would be used and Mr. Albiker responded he would probably use dark brown mulch.

Mr. Hudson shared he is impressed with the operation and it is great for the neighborhood.

Ms. Lauer asked about the purpose of the building. Mr. Albiker responded it will be used for a live-edged sawmill. Ms. Lauer also asked if there would be any changes to parking. Mr. Albiker responded there will be no changes.

Chairman Cesta asked if this will require any more millings to be put down. Mr. Albiker replied that the only gravel that would be put down would be under the floor of the building which is a concrete floor. Chairman Cesta asked if there is any drainage in the floor, and Mr. Albiker said there will be no drainage.

Mr. Curtin asked for confirmation that there would be power to the building but no exterior site lighting. Mr. Albiker confirmed this. Mr. Curtin asked for the color palate breakdown. Mr. Albiker responded that the roof and lower portion of the building will be forest green the rest will be tan. Mr. Curtin noted that this is a pre-engineered metal building as shown on the plans and asked if there will be any water services. Mr. Albiker responded there is no water and no sewer. Mr. Curtin also asked if this building will conform with the other approved buildings on site and Mr. Albiker confirmed it will. Mr. Curtin also inquired about the time frame for this project and Mr. Albiker said August 2023.

Chairman Cesta asked if air filtration will be required to which Mr. Albiker responded it won't be required as the back half of the building is open.

Mr. Hudson moved to direct Mr. Curtin to send a positive referral to the ZBA noting the colors, materials and adequacy. Mr. Klaben seconded the motion and it was unanimously approved.

Coppertop Tavern Catering **TM #046.-01-02.1**
3372 Milton Avenue
Temporary Site Plan

Kelly Henning appeared to present Coppertop's temporary site plan for a 20' x 20' tent which will serve barbeque ribs, chicken and pork sandwiches for approximately 90 days from mid-May through mid-August. It will operate on Thursdays and Fridays from noon until 8:00 pm. Ms. Henning explained that the tent will be located in front of Coppertop's new event house. Chairman Cesta asked why the tent is in the front and not in the rear like their other location in North Syracuse. Ms. Henning replied they would like it in the front for more traffic and visibility and added that if the tent is behind the building it won't be as successful. Ms. Henning explained that the food will be cooked inside the building. There is only a grill in the tent and the food will be put on the grill to heat and everything will be ready in 2 minutes. Ms. Henning added that the temporary signage is the same signage as they use in their North Syracuse location. There will be menu boards inside the tent and signage on the tent. Ms. Henning also stated that there will be a 10' x 10' tent with picnic tables for outdoor dining.

Mr. Hudson asked why they plan to put the tent on the asphalt instead of grass. Ms. Henning explained that they are planning on putting an entire outdoor area for parties on the grass. Mr. Hudson also asked how big the tent sign is, and Ms. Henning responded it will be the length of the tent and that menus hang inside the tent.

Chairman Cesta asked what they plan to do with the equipment overnight. Ms. Henning responded it will remain outside and they will put the sides of the tent down.

Mr. Hudson asked if there are garbage receptacles; and if so how many and where they will be located. Ms. Henning explained that in the fenced-in area there is big rolling garbage unit and there will be trash cans in the tent.

Chairman Cesta observed that the site location only has 5 spots in front of the building and that the tent will come out and intrude on the drive aisle. Chairman Cesta added that this is a tight spot and there is a concern for safety and another option would be to completely close off the section of drive aisle in front of the building.

Mr. White stated that it would appropriate to close off the ingress and egress immediately near the tent.

Mr. Curtin noted that the applicant did not submit short form SEQR. Mr. Curtin added that tweaking needs to be done to this temporary site plan, and that once SEQR is completed and submitted the board can take lead agency status; this gives her the opportunity to tweak the locations of cones and garbage receptacles. Mr. Curtin advised that the plan needs to be very clear as to how it functions. Mr. Curtin expressed his concerns given the proximity to Milton Avenue, and the heavy traffic is a public safety concern. Mr. Curtin told Ms. Henning that they need to show the board how they are going to protect anyone who wants to eat in the tent. Mr. Curtin also asked that since this is an event facility, how will it work when there are events during the course of May – August. Ms. Henning replied that since there is such a tremendous amount of parking on the right side and behind the building, it would be separate from the front of the building. Mr. Curtin also asked if it would be possible to move the tent back.

Mr. White noted that the whole front of the area is an open concrete gutter; there is no curb. Mr. White added that you can pull in anywhere and there nothing physically to prevent a vehicle from entering and stated that he isn't sure that cordoning the area off with a fence will be the right way to go. Mr. White concluded that he would like to see what Coppertop would propose to keep the area safe and suggested they consider relocating the tents which would eliminate some of the potential access issues.

Chairman Cesta advised Ms. Henning to come back with the short form SEQR and an updated plan addressing safety concerns.

Russell Rich **TM #017.-05-30.0**
162 Bennett Road
Lot Line Realignment

Russell Rich appeared to present his lot line realignment application for adjoining properties at 162 and 164 Bennett Road. Mr. Rich explained that the survey for 164 Bennett Road was done in the past 6 months and the survey for 162 Bennett Road dates back to 1948. Mr. Rich said he and his wife have lived at 162 Bennett Road for the past 35 years and they would like to make a portion of 164 Bennett Road part of their yard. Mr. Rich explained they want to go across the back of 164 Bennett Road and move the rest of the property from 164 Bennett Road to 162 Bennett Road. The space in back is all woods now and they would like to keep it that way. Mr. Rich added that they just purchased 164 Bennett Road so they currently own both parcels.

Mr. Klaben said that the 164 plan looks like there are two parcels. Mr. Rich explained that it looks like there are two but really there is only one parcel.

Ms. Lauer said the plan makes complete sense to her.

Chairman Cesta asked for clarification that all parcels are under Mr. Rich's ownership. Mr. Rich confirmed that he owns both parcels.

Mr. Curtin stated that he wants to make sure that after the realignment 164 Bennett Road will create a conforming lot; that the area and setbacks conform to what zoning requirements are. Mr. Curtin wondered if the new rear yard line gives the proper area and proper rear yard setback. Mr. Curtin asked what the zoning classification is for the properties. Ms. Lauer stated that she believes it is a 40' setback. Mr. White added that the zoning map says this is an R3 classification. Mr. Curtin noted that the line may have to slide back a few feet in order to meet the 40' setback requirement. Mr. Curtin advised Mr. Rich to have Bob Porcello at D.W. Hannig provide a new survey showing both parcels together so everything is on the same scale in order to show what is planned.

OLD BUSINESS

Michael Rether **TM #027.-02-05.0**
West Genesee Turnpike **TM #027.-02-09.0**
Preliminary Plat
Final Plat

John Szczech appeared and stated that at the last meeting with the sketch plan, the board was concerned with easement, egress and maintenance of roadway. Mr. Szczech shared that Mr. Curtin has talked with Mr. Petosa regarding these issues and that an agreement is forthcoming for Mr. Curtin to review and approve. Mr. Szczech added that the map is the same and Mr. Rether has submitted preliminary plat application, final plat application and short form SEQR.

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. Hudson 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.

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

Mr. Hudson moved to approve preliminary plat as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Hudson moved approve the Rether final plat as prepared by Paul James Olszewski, PLS PLLC, Project No. CA27-02-05, 09 dated February 7, 2023 showing a three lot subdivision subject only to the receipt of a reciprocal easement and maintenance agreement being prepared by the applicant's counsel that is to be submitted to planning board counsel for review and approval. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to assess parkland fees for two lots. Mr. Klaben seconded the motion and it was unanimously approved.

MINUTES

Mr. Hudson moved to approve the minutes of January 23, 2023. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta stated that the resolution needs to be amended to further articulate the map and plat reference from April 12, 2021; the applicant was Ron Milback for an 8 lot subdivision. Mr. Curtin explained that since this was already reviewed by the town attorney nothing needs to be reapproved; the language is just being cleaned up. Mr.Klaben moved to direct Mr. Curtin to amend the resolution. Mr. Hudson seconded the motion and it was unanimously approved.

Chairman Cesta advised there is a new fee schedule that was effective as of the last meeting.

Chairman Cesta stated that currently the website requires 10 paper copies and asked Mr. Curtin if changing this requirement to 5 copies needs a resolution as everyone is getting everything digitally now. Chairman Cesta shared that under code 39.52 there is a requirement for 14 copies and he would like to reduce this to 6 copies. Also, under code 39.50 there is a requirement for 10 copies and he would like to reduce this to 5 copies. Mr. Curtin advised that since this is town code the planning board can't do anything but recommend it be modified. Mr. Curtin suggested 1st Ward Councilor Mary Luber bring this up at the next town board meeting.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for $2,887.50, $437.50 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Ms. Lauer moved to adjourn the meeting at 8:30 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
February 27, 2023 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer
David Weber, Deputy Fire Marshall

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

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

NEW BUSINESS

WAVES **TM #040.-10-26.1**
5110 W. Genesee Street
Temporary Site Plan

Ed Binns from WAVES Ambulance explained that they would like to have a fundraiser at the Howard Hannah building parking lot in conjunction with Doug's Fish Fry. Mr. Binns added that he has spoken with the managers at Howard Hannah and they are on board with the plan. Mr. Binns stated that Doug's Fish Fry will park in the northwest corner of the lot and there will be no bake sale, just the fish fry trailer. This will be on Saturday March 11, 2023 from 11:00am - 6:00pm.

Mr. Klaben asked if this is the first time WAVES is doing this fundraiser. Mr. Binns replied that yes, this is their first time. Mr. Klaben then asked who will be managing the site and if someone will be there who is familiar with the process. Mr. Binns responded that WAVES will manage the site in conjunction with Doug's Fish Fry. Mr. Binns added that there will also be a static display ambulance on site and other than that, the set-up will be similar to how it has been in the past.

Chairman Cesta asked if Dave Simmons would be on site during the fundraiser. Mr. Binns responded that there will be someone on site to keep the building open for the workers. Chairman Cesta explained that Dave Simmons has hosted these events before and he knows the routine with where to park and how to direct traffic, and recommended Mr. Binns to get together with him beforehand to go over the process. Chairman Cesta also asked who would be providing the traffic cones to which Mr. Binns responded both Howard Hannah and Doug's Fish Fry.

Mr. Curtin advised that cones be put along the side of the queue of people waiting to get food. Mr. Curtin asked if there will be any temporary signage and Mr. Binns responded that there will be a small A-Frame sign that Doug's Fish Fry provided. Mr. Curtin noted that the plan shows two garbage receptacles and asked who will take care of the garbage. Mr. Binns responded that Doug's Fish Fry will do this.

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

Mr. Klaben moved to approve the temporary site plan at 5110 West Genesee Street for a fundraiser featuring Doug's Fish Fry hosted by WAVES with a staff of approximately 8 people. Mr. Hudson seconded the motion and it was unanimously approved.

New Cingular Wireless PCS, LLC **TM #061.02-01.0**
515 Oak Ridge Drive
Site Plan

Jake Lehman, on behalf of AT&T, appeared to present his site plan for an equipment upgrade. Mr. Lehman explained they wish to swap out three antennas for three new slightly bigger antennas, and that this is a simple upgrade that is going on across the state.

Chairman Cesta asked if this was upgrading to a 5G network and Mr. Lehman confirmed that it was.

Mr. Klaben asked if the antennas are the same height. Mr. Lehman explained that they are a little bigger; approximately 3' taller, however, they would not exceed the height of the antennas being replaced.

Mr. White stated that he will take a look at the submitted structural analysis report and will advise the board of any concerns.

Mr. Curtin asked or confirmation that the new antennas will be bigger but not any higher, and Mr. Lehman answered that this is correct. Mr. Curtin also asked if there is a weight differential and Mr. Lehman replied that the new antennas are each approximately 100 pounds heavier. Mr. Curtin asked if this was part of the structural analysis and Mr. Lehman confirmed it was. Mr. Curtin asked if this upgrade will enhance both the area of service and clarity; Mr. Lehman said yes, both will be enhanced. Mr. Curtin then asked if this will interconnect with any existing service or towers. Mr. Lehman said he wasn't entirely sure. Mr. Curtin asked if the upgrade conforms and complies with the lease agreement. Mr. Lehman replied yes. Mr. Curtin asked Mr. Lehman to send him a copy of the lease agreement and explained that the codes officer wants to make sure that all of the detail contained in the lease agreement is incorporated into any resolution the board makes.

Chairman Cesta advised Mr. Lehman that everything needs to be reviewed; legal will review the lease with the town attorney and engineering needs to verify weight capacity.

OLD 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 appeared to explain the changes to his amended site plan. Mr. Oates shared that all proposed modifications were made regarding adding a sidewalk/crosswalk connection to the school as well as moving a crosswalk from the drive-thru lane to the rear the of building. Mr. Oates also showed a colored landscaping plan and a landscape rendering and presented what they are proposing for signage. Mr. Oates noted that he also visited the site and determined that the existing concrete curb is in fairly good condition and shared that they would like to start construction on the project rather quickly.

Chairman Cesta thanked Mr. Oates for bringing in proposed signage and asked if the temporary signage would be an A-Frame sign. Mr. Oates confirmed this. Chairman Cesta reminded Mr. Oates that there is a time limit for the temporary sign.

Mr. Klaben expressed a concern with the triangular landscaping piece. Since this will have all low level plants if there dusting of snow in the winter it will be hard to differentiate the road from this parcel. Mr. Klaben asked Mr. Oates if there can be some sort of definition and Mr. Oates responded that he can do that.

Mr. White noted for the record that Benderson has reconfigured pedestrian access to the site from both and south and the east.

Mr. Curtin added that Mr. Oates and his team did an excellent job and thanked Mr. Oates for listening to the board's comments and responding appropriately.

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

Mr. Klaben moved to approve the amended site plan of Benderson Development in accordance with plans entitled Camillus Commons with a revision date of 1/24/2023 as submitted on sheets

C1.0 through C8.0 all inclusive as well as the Demolition Erosion Control Plan and Topographical Survey Map. Mr. Hudson seconded the motion and it was unanimously approved.

MINUTES

Mr. Hudson moved to approve the minutes of February 13, 2023. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

Mater Dei Academy **TM #006.-02-34.0**
2656 Warners Road
Scoping Review

Chairman Cesta shared that this was discussed at the pre-meeting and that there are a few things to be addressed, namely with moving ahead with the ball fields which have been slightly amended. Chairman Cesta added that the board will have to entertain an application for an amended site plan regarding these changes. Chairman Cesta also added that now is the time to look at the entire site as engineering will need to get SEQR approval. Since there is a lot to look at from an engineering standpoint, Chairman Cesta asked Mr. White what his advice would be looking at the site from a SEQR point of view and avoiding any segmentation. Mr. White suggested that the board consider the entire master plan from a SEQR perspective understanding that this is intended to be a long term phased project and that the intent is to make sure that any potential impacts or needs to support future phases are taken into account early enough so the applicant doesn't run out of space; they need to make sure they have enough area set aside to accomplish what needs to be done.

Mr. Curtin advised this has to be a master plan and that the applicant can preliminarily identify this in phases as to how they presently anticipate this being built out with the clear understanding that this phasing plan may change; this way there is a better understanding of what the impacts may be. Mr. Curtin also asked Mr. Peterson to prioritize what he thinks will happen next.

Mr. Peterson shared the fields will be first, then either the fieldhouse or church depending on funds. He explained that if the fieldhouse was first, it would be used temporarily as a church.

Chairman Cesta asked about the existing parking and Mr. Peterson replied there are approximately two lanes of parking which is 1/3 of what is shown on the plan. Chairman Cesta also asked if the road going to the pole barn would be built out to the specifications that will be needed for the entire site. Mr. Peterson confirmed it would be. Chairman Cesta then asked where the parking will be located for the ball field. Mr. Peterson explained it would be where the current parking is and that people would walk to the ball field from here.

Ms. Horst stated that the SWPP for the ball fields did not require to have stormwater retention or storage because of the sand and there is no impervious coverage and
because of the way the land rolls there is plenty of opportunity to utilize stormwater management within the entire site.

Mr. Curtin advised that there needs to be a concept or sketch plan with full SEQR and that this will be a phased application. Mr. Curtin asked Mr. Peterson how far away Mater Dei is from Holy Cross National Church to which Mr. Peterson responded 3-4 miles. Mr. Curtin suggested Mr. Peterson have a discussion with the leadership of that church as this may facilitate helping each other out on a temporary basis.

Mr. White added that he would like to see the grading and layout of ball fields; since this land is undeveloped there will be disturbance of more than an acre and as such there would be some amount of storm water quality and quantity that needs to be addressed. Mr. White advised Mr. Peterson to at the bare minimum to identify a plan to address the ball fields and that this would be a site plan submission.

Chairman Cesta asked if the fields will have lighting and Mr. Peterson responded that there is no need at this time.

Chairman Cesta advised that the board will need to scope the whole plan to obtain approval for the ball fields.

Mr. Curtin asked about the parking available for people to watch and/or participate in the games and the impact on traffic. Chairman Cesta added it should be noted on record the anticipated number of people attending games to address traffic.

Mr. White suggested a basic assessment of what could be expected based on the build-out of the fields as there are interested parties that will need to see this information as part of the SEQR process.

Chairman Cesta advised Mr. Peterson that there will be professional fees associated with scoping of the site.

Mr. Peterson asked about moving forward with Pole Barn and of they are okayed to put in driveway coming down to it. Mr. White replied that the pole barn was approved as well as the driveway extended southerly to support that. Mr. Curtin agreed with Mr. White and stated that no further approvals are necessary.

Mr. White noted that for the new fieldhouse and new church they haven’t addressed how they will manage water and sanitation service and that this is something that needs to be considered in the master plan. They will have to consider how water is metered and will need to consult with OCWA regarding this.

Chairman Cesta advised Mr. Peterson to come in with a full site plan and work in phases from that point on as the board wants to see the entire site to avoid any segmentation.

Chairman Cesta shared that David Weber had a request for a resident to build in an R4 district and David Weber said he will send Mr. Curtin an email with all of the information.

Chairman Cesta reminded everyone to submit their continuing education hours to Carol O'Neill in the Comptroller's office.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $2,600.34, $2350.34 of which is recoverable. Mr. Klaben moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

Mr. Curtin shared that he will be away on March 13th and won't be at the next planning board meeting on 3/13/223; he will do a memorandum relative to any observations or comments on applications that will be before the board on that date. Mr. Curtin also stated that his partner will be out of the office at the same time so won't be able to cover for him.

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Klaben moved to adjourn the meeting at 8:06 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
March 13, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 6 people

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

NEW BUSINESS
Nicholas Moretti – Alternative Power Solutions **TM #046.-01-06.0**
3360 Milton Avenue
Site Plan

Nicholas Moretti from Alternative Power Solutions appeared to present his site plan for solar panels to be installed at 3360 Milton Ave. This will be a ballast system for solar installation on a commercial building. Mr. Moretti explained that this won't be covering the entire roof and that it will be 13 panels hooked up to one of the systems currently on site and 42 panels going to another existing system. Mr. Moretti stated that the panels won't lay any higher than 9 inches off of the roof, and since the existing parapet is over 1' tall the panels won't be seen from the road. Mr. Moretti added that standard roof sealant would be used for the base so water can flow around it and not get trapped under it and cause any potential roof damage. Mr. Moretti explained that they will use one of the town's approved certified electrical inspectors as well as a NYSERDA electrical inspector and also explained that once the system is installed, National Grid will come in and install a bifacial meter to clock how much electricity is being generated on the roof and then a credit will be issued to the customer's bill.

Mr. Hudson asked if they have received structural approval for the weight. Mr. Moretti confirmed that they have received this approval.

Chairman Cesta asked about any expansion in the future. Mr. Albanese who owns the property at 3360 Milton Avenue said there may be expansion; it depends on how this system goes. Mr. Albanese advised that if he did decide to expand that it won't be for a few years. Chairman Cesta advised Mr. Albanese if he does decide to expand that he will need to come back with a new site plan for the expansion. Chairman Cesta also asked if there is any battery storage for this system and Mr. Albanese responded there is no battery storage.

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

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

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

Mr. Mallore moved to approve the site plan for 3360 Milton Avenue installing a solar array and requiring electrical inspections from NYSERDA as well as a local electrical inspector. Ms. Lauer seconded the motion and it was unanimously approved.

OLD BUSINESS

New Cingular Wireless PCS, LLC **TM #061.02-01.0**
515 Oak Ridge Drive
Site Plan

Chairman Cesta advised Jake Lehman of Airosmith Development that the town legal review has occurred regarding the retrofits presented at the last meeting and they are adequate. Mr. White stated that there are also no engineering concerns.

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

Ms. Lauer moved declare this a Type 2 action under SEQR requiring no further review. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve the retrofit for AT&T on the tower for Airosmith Development referring to schematics T01 through G02 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Gasparini Property Management Inc. **TM #015.-03-05.3**
Lot #3 - Spicer Subdivision Horan Road
Site Plan

Chairman Cesta advised Gary Gasparini he will require a ZBA variance because of the setback. Chairman Cesta also stated that because of the time lapse the board would like to come up to speed on the building location, elevations, building use and calculations of parking.

Mr. Gasparini explained that everything went to DEC to find out what could be done. There is a setback line of 50' from the wetlands on the property and the space of usage is 20% of the overall acreage. Mr. Gasparini stated that the building will be used for flex space. He plans to build the frame, see who he can lease to and then divide it up accordingly. Mr. Gasparini added that as each piece gets rented he will go to the codes office and will conform parking-space wise to what the codes office will allow. Mr. Gasparini explained he is hoping to construct a visually appealing building. It will be metal on

the sides with earth tones. The front of building will be have an upgraded finish; the bottom half will be stone and the rest will be a clapboard-type siding. Mr. Gasparini added that he plans to stay with brown earth tones. The front garage doors will be glass windows that are nicer than the usual garage doors. Mr. Gasparini stated there will be 8 lights on the building and the window and door frames will be brown. Chairman Cesta asked if there will be any parking lot lights? Mr. Gasparini responded he doesn't plan this since the building is so close to the parking area. He also said that since isn't going to be used as a retail space people won't be there at night. Mr. Gasparini shared that the building will have a metal roof but he hasn't decided on a color yet and that he was considering a white roof to keep the building cool. Chairman Cesta advised Mr. Gasparini that the board will need to know the roof color.

Mr. Hudson shared that he wishes he knew the exact use of the building and that flex use doesn't conform with codes for this zone. He added that he feels this is a great use for the property.

Mr. Mallore asked if the back of building is metal? Mr. Gasparini confirmed it is metal. Mr. Mallore stated that a white roof would be a bit stark.

Ms. Lauer stated that the colors are esthetically pleasing and will elevate the neighborhood.

Mr. Klaben wondered why not widen the building 10-20'. Mr. Gasparini responded that he is trying to keep the parking spaces up and that if he did widen the building he would have to balance the spaces. Mr. Klaben noted that there are 19 parking spaces on the plan but only 13 are required. Mr. Gasparini stated he would like to keep any unused parking spaces in reserve as grass. Mr. Klaben agreed with this and advised to note on the plans "potential future parking as needed".

Mr. White advised that the current plan is not dimensioned; there are no drive aisle widths, parking space widths, or angles. Mr. White added that he doesn't know what the grading intent is and how they plan to manage water and drainage flow around the building. Mr. White advised that this all needs to be on the site plan for the board to review. Mr. White also advised to put signage on the site plan for the proposed one-way circulation. Mr. Gasparini stated that he will come back with a grading plan after meeting with the zoning board.

Chairman Cesta noted that since the plan has two entrances that width is important to be denoted. Chairman Cesta added that the board wants to see signage locations and that Mr. Gasparini should put any proposed sign monuments on the plan. Chairman Cesta once again advised Mr. Gasparini that he needs to get variance from Zoning Board and that the planning board will send a letter over to ZBA Chairman Feyl stating that the planning board has reviewed the site specific issues for this site plan and are waiting to proceed until Mr. Gasparini obtains the variance since the planning board can't approve anything that needs a variance. Chairman Cesta advised Mr. Gasparini to come back after he receives ZBA approval with the requested information showing dimensions and actual parking slips laid out.

Mr. White noticed that the plan shows one required accessible parking space and added that this is not van accessible and advised Mr. Gasparini that he needs to make sure this meets requirements and added that these dimensions need to be on the site plan. Mr. White stated that Mr. Gasparini needs to show the grading intent showing how to get water around building

to the stream since the site is relatively flat. Mr. White also advised Mr. Gasparini to provide species of his planting plan. Mr. White observed that the disturbance appears to be less than an acre. Mr. Gasparini confirmed this and added that it won't go past ½ acre. Mr. White advised this will keep it below the threshold for NYSDEC SPDES stormwater requirements. Mr. White told Mr. Gasparini that there needs to be a temporary erosion sediment control and that it is wise to have the contractor identify the area since it is so close to the wetland and wetland buffer. Mr. White recommended they show this sediment control intent on the grading plan.

Chairman Cesta advised Mr. Gasparini that the ZBA's next meeting will be on the first Tuesday of April.

MINUTES

Mr. Hudson moved to approve the minutes of February 27, 2023. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

A voucher was received from Curtin Law Firm for $2,012.50, $87.50 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 7:46 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 27, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Chuck White, Planning Board Engineer
Jennifer Basic, Attorney
Gregg Humphrey, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
John Fatcheric, Town Supervisor
Dave Callahan, 6th Ward Councilor
Joy Flood, 3rd Ward Councilor
Mary Luber, 1st Ward Councilor
Approximately 10 other people

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

NEW BUSINESS
SECNY **TM #047.-05-21.0**
3508 West Genesee Street
ZBA Referral – Area Variance

David Razzante from Metropolitan Sign Company and Walter Bobesky from SECNY appeared to present their plan for a new 20' 4" sign at SECNY's location at 3508 West Genesee Street. Mr. Bobesky explained that he did receive a permit for the sign as is but after he looked at the existing sign he felt he could do better. Mr. Bobesky added he is reducing the amount of signage on building to 2/3 and he is hoping that this will eliminate the standalone Chase sign and just be one sign. Chairman Cesta asked if there was room for any more tenants at the location besides SECNY and King David's. Mr. Bobesky replied there won't be any expansion. Mr. Razzante added that the design of the sign matches the sign across street. Chairman Cesta asked if there will be any landscape planning. Mr. Bobesky confirmed there will be plantings but isn't sure what they have planned yet.

Mr. Klaben said that he likes getting rid of both signs and having one nice sign.

Mr. Hudson asked if the bollards from the standalone pole will be removed. Mr. Razzante confirmed they will be removed. Mr. Hudson also asked of there will be any illumination on the new sign to which Mr. Razzante replied there will be LED illumination inside the sign.

Mr. Mallore asked for clarification on if they plan to take down the pole sign. Mr. Razzante responded that there will just be one sign.

Ms. Lauer stated that the sign is a big improvement to what is there currently.

Mr. Humphrey said that this needs a referral to ZBA due to the size of the sign.

Jennifer Basic stated that the new sign is an improvement and added that she would like some enhanced landscaping to soften the brick. Ms. Basic said that it would be appropriate to craft a positive referral to the ZBA and applicant stating that the Planning Board has reviewed the sign as submitted from SECNY Plaza for a internally lit sign and that the board unanimously agreed it is a welcome improvement and has no site specific concerns and will offer a positive recommendation to the ZBA. The Board so directed counsel to do so.

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 the signage for Adelita's Mexican Restaurant. Mr. Oates explained that they are proposing three building-mounted signs that are 41 square feet each. Mr. Oates added that one will be facing West Genesee Street, one will be facing the St. Joseph's building and one will be facing Lowe's.

Ms. Lauer asked if the sign over the door is the Adelita's logo. Mr. Oates confirmed that it is their logo.

Chairman Cesta asked if the door with the logo is where the entrance to Adelita's is. Mr. Oates confirmed this is the entrance. Chairman Cesta also asked if the logo sign is the same color as the building and if the sign is illuminated. Mr. Oates confirmed the logo sign will be illuminated and explained that the color of the sign is slightly different than the brick color so it will stand out.

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. Hudson seconded the motion and it was unanimously approved.

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

Mr. Hudson moved to approve the amended site plan for Benderson Development at 5241-5399 West Genesee Street specific to signage for Adelita's. Mr. Klaben seconded the motion and it was unanimously approved.

5214 W. Genesee St. LLC **TM #040.01-12.1**
3 Henry Beach Drive
ZBA Referral – Special Use Permit

Chairman Cesta explained that this is a ZBA referral for the Ukrainian Federal Credit Union and that the location is currently the McMahon Law Firm building. Chairman Cesta asked if this will be an administrative office or if this will be a banking center. Joseph Scripa of The Scripa Group responded that the majority will be administrative and the banking will only be a small portion and that there will not be a drive-thru at this location. Mr. Scripa added that there will be 3-5 tellers and on average there will be 30 customers per day.

Mr. Klaben asked if they plan on making any site-specific changes. Vincent Ryan of Keplinger Freeman Associates responded they will only change parking allocation and explained that the site currently has 24 spaces and because the bank parking requirement is up to 29 they will remove the existing shed to provide 3 spaces and that the open parking behind building will get them to the required 29 spaces. Mr. Klaben also asked if there will be any lighting changes to which Mr. Ryan responded there won't be any changes.

Mr. Hudson asked how many parking spaces they will have. Mr. Ryan responded there will be 29 spaces. Mr. Hudson asked if this includes handicap spaces and Mr. Ryan confirmed it does include handicap spaces. Mr. Hudson shared he has reservations about making a left hand turn out of Beech Drive.

Ms. Lauer inquired what the percentage is of administrative to consumers. Mr. Scripa responded there will be 6 administrative staff and an average of 3 tellers per day. Ms. Lauer added they should consider keeping any unused parking spaces in reserve as grass.

Mr. Mallore stated that since traffic will be minimal he is okay with the plan.

Mr. Hudson asked if there will be any signage. Mr. Scripa explained that all that is planned is exactly what is there for Mr. McMahon which is a monument sign at the drive.

Jennifer Basic asked if there will be an ATM Machine? Mr. Scripa responded that there is no plan for one at this time. Ms. Basic asked if a traffic study has been done. Mr. Scripa replied there hasn't been a study. Ms. Basic asked if the street is one-way and Mr. Ryan responded it is a two-way street.

Chairman Cesta explained that since this is a small amount of growth there is no real need for a traffic study and that the primary entrance is Henry Beech Drive, not West Genesee Street. Mr. White added that from a traffic standpoint the number is low; therefore there is no impact to the traffic network any more than there is today.

Chairman Cesta concluded that site specifically this would be a proper use and not be intrusive to the traffic and any pedestrian movement in that area. Chairman Cesta added that he would caution the ZBA that if the intensity were to increase they would need to come in and make necessary changes (for example if they were to add an ATM). Mr. Klaben moved to send a positive recommendation to the ZBA. Mr. Mallore seconded the motion and it was unanimously approved.

Chairman Cesta added that the ZBA would like to know that the McMahon sign is the only one they are keeping and also advised Mr. Ryan and Mr. Scripa to come in with their sign and show the planning board what it will look like as far as colors and lighting go.

Abundant Solar Power **TM #011.-01-26.1**
522 Gerelock Road
Site Plan

Chairman Cesta asked about the need to subdivide the property into 3 parcels. Andrew van Doorn from Abundant Solar explained that per the NY-Sun Solar Program there can only be 5 megawatts per parcel. Chairman Cesta advised that in light of this there will also need to be a subdivision application.

Steve Calocerinos from LaBella Associates explained this is a proposed solar array on Honeywell waste beds and that the parcel in question is approximately 691 acres. They are looking at 3 different solar arrays, each with 5 megawatts capacity. Each array will be on a subdivided parcel and each parcel size will be 25-40 acres depending on the layout of each array. Mr. Calocerinos stated these will be ballasted arrays with concrete blocks set on leveling pads and added that since the racking is constructed on those blocks there will be no penetration into existing ground. Mr. Calocerinos added they will be using the existing access roads and that there will be 3 interconnections into the existing electric grid; one for each array.

Chairman Cesta inquired about the current status of the waste beds. Mr. van Doorn replied they are they are decommissioned and non-capped and added that they were never capped and they were part of the alternative capping system. Mr. van Doorn also stated there will be a thin cap of top soil and no clay. Chairman Cesta also asked if they perform their own engineering studies. Mr. Calocerinos shared that they are currently in the process of doing a settlement study for ballasted solar arrays to make sure there won't be any settlement issues, and the studies will be done in June or July. Mr. Calocerinos added that test ballasts have been set up on the site.

Ms. Lauer asked if they would be fencing the site in and Mr. Calocerinos replied that the current site is already entirely fenced in. Ms. Lauer also asked if they will put together a decommissioning agreement and Mr. Calocerinos confirmed they will.

Mr. Hudson asked if the panels tilt. Mr. van Doorn replied that the panels are stationary and it is a fixed racking system. Mr. Hudson also asked if they have approval from the power company for the 3 interconnections. Mr. van Doorn responded that the power company is National Grid and explained that they have made it through the preliminary and are into details with engineering right now.

Mr. Klaben expressed his concern with removing the willows. Mr. Calocerinos responded they will not be removing the willows.

Chairman Cesta asked about the access to the site during constriction and wondered which roads they will be using. Mr. Calocerinos said they propose to come in on the west

side of site and Mr. van Doorn added that for construction purposes the intent is to use Gerelock Road. Chairman Cesta asked if the road is adequate to which both Mr. Calocerinos and Mr. van Doorn responded yes, in their opinion, it is adequate. Chairman Cesta also asked if they will add any lighting for security or servicing reasons. Mr. van Doorn replied that the lighting on site for the road will stay as is and that each equipment pad will have a light for services which will be turned off but can be turned on at night if need be. Chairman Cesta asked if the solar arrays will be visible and Mr. Calocerinos replied he doesn't believe so.

Mr. White stated he will certainly take a look at the plan in more detail.

Chairman Cesta advised there will be professional fees and also advised to submit the subdivision application as soon as they can. Chairman Cesta added that legal will want to see leasing documentation from Honeywell.

Gregg Humphrey stated that this is a good use for the property and added he doesn't think there is any way someone can see this because there is a high berm.

Jennifer Basic confirmed that she would like to see a letter of consent from Honeywell and asked what they will be using to maintain the vegetation under the panels. Mr. van Doorn explained that the type of vegetation being selected will grow naturally and have a limited height which is necessary to allow evaporation of any liquid. Mr. van Doorn added that the vegetation should grow and be left natural. Ms. Basic asked if they will build a construction road to which Mr. van Doorn responded that they will be using existing roads.

Chairman Cesta concluded that this is a good use but there are still concerns for dust on site; the composition and quality of dust with calcium carbonate and any other chemicals. Chairman Cesta advised to make sure it is safe and that the Planning Board would like to see confirmation of this.

OLD BUSINESS
None

MINUTES
None

DISCUSSION
Chairman Cesta shared that A&A Mart has until April 1st to complete painting of their site. Ms. Lauer stated that since they have had plenty of opportunity to paint it there shouldn't be an extension. Gregg Humphrey will send a reminder letter to A&A Mart that as of the 12/12/22 Planning Board meeting it was resolved they would repaint the building as demonstrated and to please respond with their schedule of work, and if they need an extension they need to come back to the planning board to request one.

CORRESPONDENCE
None

COMMENTS OF TOWN OFFICIALS

Councilor Joy Flood shared she has no doubt that SECNY will make great improvements to the plaza.

Councilor Dave Callahan stated that he feels the Ukrainian Credit Union is a good change and he doesn't think that adding an ATM will cause any issues since there won't be a drive-thru lane at the location.

Code Enforcement Officer Gregg Humphry said he is glad to be at his first planning board meeting.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 7:55 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
April 10, 2023 - 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
Gregg Humphrey, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 10 other people

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

NEW BUSINESS

John's Seafood @ Advance Auto Parts **TM #047.-05-22.1**
3508 West Genesee Street
Temporary Site Plan

Cheryl Hubbard and Mark Goddard appeared for John's Seafood. Ms. Hubbard explained they received permission from Advance Auto to park in their parking lot. This is a box truck with fresh fish and customers come to the back of truck to purchase the fish. This will run for 3 hours every Friday from April to December.

Mr. Klaben noted that they have approval from Advance Auto and asked if they have landowner approval. Ms. Hubbard replied they do not have landowner approval. Mr. Goddard explained that the manager of Advance Auto gave them approval and wrote a letter showing this approval. Mr. Klaben added that since Advance Auto just leases the property that the next step is to obtain an approval letter from the landowner.

Chairman Cesta advised that this application will have to wait and Ms. Hubbard can continue the application after they receive approval from landowner. Chairman Cesta added that as an alternative they can come to the farmer's market held at the town on Mondays. Ms. Lauer advised Ms. Hubbard and Mr. Goddard that she doesn't believe they will get approval from the landowner.

Tearney Martial Arts **TM #017.-05.65.1**
150 Township Blvd, Suite 30
Amended Site Plan

Ray Nasoni from Signarama appeared to present his signage application for Tearney Martial Arts.

Mr. Hudson asked how many feet of frontage Tearney's will have. Mr. Nasoni responded 15 feet. Mr. Hudson also asked how high the channel lettering is and Mr. Nasoni replied it is 4 feet and the round sign is 6 feet. Mr. Hudson noted there was a discrepancy because one of the forms said the dimensions were 60" instead of 6'.

Mr. Klaben asked if both signs will be backlit and Mr. Nasoni confirmed that both will be backlit.

Mr. Mallore asked for clarification of sign sizes. Mr. Nasoni replied that the front round sign is 72” x 72” (6 foot) and the back sign is 48” x 134”.

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

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

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

Mr. Mallore moved to approve the signage as submitted for Tearney Martial Arts at 150 Township Blvd pursuant to the amended application and drawing submitted by Signarama indicating that signage will be 48”H in the rear of the building and 72” overall radius in the front of the building and the representations are made part of the resolution. Mr. Klaben seconded the motion and it was unanimously approved.

Buranich Funeral Home **TM #065.03-04.1**
5431 W. Genesee Street
Amended Site Plan

Samuel Buranich III and Matthew Vincentini appeared with their amended site plan for a concrete patio.

Chairman Cesta advised that concrete is considered a structure and added that there are setback requirements. Chairman Cesta stated the Planning Board will need a site plan showing the setbacks.

Gregg Humphrey shared the setback requirements of 10’ from the rear lot line and 15’ from the side yard lot line.

Mr. Vincentini asked why concrete is considered a structure. Mr. Curtin responded that concrete is an impervious surface that sheds water, and since water doesn’t percolate this creates some degree of runoff. Mr. Curtin also stated that he believes there is enough space but the applicant needs to show what the setbacks will be.

Mr. Vincentini also asked if they change the concrete pad to footers. Chairman Cesta replied they can do this but they would still have to have the same setback requirements.

Mr. Curtin added that the Planning Board needs a scaled drawing so they can easily see if the patio meets code.

Mr. Humphrey asked if there will be any lighting. Mr. Buranich responded they will use their existing lighting which is two stadium light posts, one light on the sidewalk and one light on the building.

Applicants will return with an updated site plan.

OLD BUSINESS

Fairmount Free Methodist Church TM #050.-02-03.1 808 Onondaga Road
Preliminary Plat
Final Plat

Levi London appeared with his completed preliminary plat and final plat applications.

Chairman Cesta inquired why both parcels were marked “A” (41A and 42A). Mr. Curtin advised this is acceptable since the application shows lines of demarcation as well as where the former blacktop drive is being decommissioned so there is no interconnectivity between the two parcels and they are independent from one another. Mr. Curtin also stated that since this is zoned R3, lot 42A is a conforming R3 lot and the church is an acceptable use within R3 without any further variances or approvals.

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

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

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

Mr. Mallore moved to approve the preliminary plat. Mr. Hudson seconded the motion and it was unanimously approved.

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

Mr. Klaben moved to approve the file subdivision of lots 41A and 42A of Terrytown Heights section B pursuant to plan prepared by Jeffrey J. Schultz Land Surveying and Mapping PLLC dated April 6, 2023. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Mallore moved to set parkland fees for one lot. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Cesta explained advised Mr. London contact his surveyor and advise that the planning board has approved his application as there is a process that needs to be follows. His surveyor will know the procedure and the necessary steps to take.

Abundant Solar Power **TM #011.-01-26.1**
522 Gerelock Road
Preliminary Plat

Steve Calocerinos from LaBella Associates and Dennis Stainton from Abundant Solar appeared with their preliminary plat application. Mr. Calocerinos explained that LaBella drew up a sketch plan map for subdivision creating 3 landlocked parcels inside an overall 691 acre parcel. Mr. Calocerinos added that access to the parcels will be provided by easements throughout the site and there will be easements to get from each array to the electrical grid. The parcels will be approximately 22-35 acres each.

Chairman Cesta advised that the applicant will need to get with highway engineer regarding roads. Mr. Calocerinos stated that the existing gate-controlled access road off of Gerelock Road will be the only point of access for the arrays both during construction and during operation & maintenance. Chairman Cesta added that since this is in close proximity to a state trail, the board will want to see spraying and mitigation on any dust.

Mr. White asked for an ETA on engineering documents such as stormwater plans, decommissioning plans, and the potential need for a road use agreement. Mr. Calocerinos responded that they are trying to get these done within two weeks. Mr. White inquired how the on-site testing is progressing to determine bearing capacities and when that data will be available. Mr. Calocerinos replied that the test ballasts were installed in January and they are preparing to run the first survey. Mr. White said these test results could have an effect on the layout of panels and/or how they are ballasted and supported. Mr. White also asked if there has been any coordination with the FAA. Mr. Calocerinos said there has been no communication with the FAA yet. Mr. White then asked if there has been any communication between the property owner or applicant and the DEC relative to placement of long term solar establishment on top of unique wastebeds. Mr. Calocerinos shared that LaBella Associates has conducted a feasibility study on behalf of Honeywell and Abundant a couple of years ago, and both parties as well as DEC were involved with the preparation of this report which identified if the waste beds would be suitable for use for placement of solar array; and he believes all parties agreed this is a suitable site. Mr. White asked that since no determination or formal finding was made if there a need or intent to cap these and would like to understand DEC's position. Mr. Calocerinos said that to his understanding there is no plan to cap these.

Mr. Curtin asked Mr. Calocerinos if he has walked the site. Mr. Calocerinos confirmed he has. Mr. Curtin asked what the ground condition of the site feels like. Mr. Calocerinos responded that it feels like dirt but there are areas that are soft and feel like there is peat or mulch underneath. Mr. Curtin asked if they intend to bring in additional fill for these areas to which Mr. Calocerinos replied no, they only plan on the installation of gravel leveling pads underneath the ballasts. Mr. White asked if there is any need for separation between the gravel and native soils. Mr. Calocerinos answered that there is no requirement but they will install a geotextile separation fabric. Mr. Curtin asked if the ground will be able to withstand machinery and if the studies anticipate the weight of the machinery. Mr. Calocerinos stated that there will be a requirement that low ground pressure equipment be used. Mr. Curtin asked Mr. Calocerinos if he knows for a fact that the only waste is processed waste from Solvay and Mr. Calocerinos replied that based

on reports that Honeywell has filed with DEC they are comfortable that they know what is in there.

Mr. White concluded that if the board is able to get all documents together at once rather than piece by piece this would facilitate review and minimize questions and would expedite the process.

Chairman Cesta asked if the perimeter roads require any maintenance or upgrading. Mr. Calocerinos responded no, and added that all roads are traversed by heavier equipment than what will be needed. Chairman Cesta asked if the wiring will be a certain amount of feet above the ground. Mr. Calocerinos explained that all of the panels are connected and the wiring runs through the channels that panels are affixed to and added that he doesn't believe the wiring will be buried. Chairman Cesta added any plantings will need to be identified.

Mr. Hudson noted that the on the Short Form Environmental Assessment Form, 8C asks if there are any pedestrian accommodations or bicycle routes available on or near proposed site. The answer should be yes, however they checked no. There is a trail to the south and a park is on the west side of the site.

Mr. White noted that since the layouts had some tweaking done that the applicant make sure that everything is updated when they get to the point of submitting the final plan. Mr. White also noted that the plat application that has been submitted for lots one and two shows linework that suggests underground electric which is contrary to what was stated before.

Mr. Humphrey stated he will wait for the actual drawings for installation and how the wiring is run and will review these at that time.

Chairman Cesta advised applicants to submit the engineering repots in their entirety for Mr. White to review so he can advise the board.

Mr. Curtin said he will want easement agreements and advised Mr. Calocerinos to contact the Town Supervisor's office as well as Jim Gascon, Town Board Attorney relative to a potential PILOT agreement.

Mr. White notified the applicants that any agreements regarding decommissioning or road use are subject to Town Board approval, not the Planning Board.

Mr. Curtin advised applicants to submit an amended Short Form Environmental Assessment Form with 8C checked "yes".

MINUTES
None

DISCUSSION
Chairman Cesta shared that for the Gasparini project on Horan Road, it was found that since Horan Road is an arterial road the required setback is actually 130 feet as opposed to 65 feet.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $1,025.00, $525.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

Mr. Klaben asked about A&A Gas Mart and Chairman Cesta advised it has been painted, however the canopy is red and he couldn't remember if it was supposed to be dark gray. Mr. Curtin stated that what was approved is what should be done and advised to pull the file and look at the resolution as the colors need to match what was approved.

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 8:16 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 24, 2023 - 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
Dick Griffo, 5th Ward Councilor
Approximately 11 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 # 066.-01-10.1**
5241 West Genesee Street
Temporary Site Plan

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 applications for temporary tent sale of New York State approved sparkling devices.

Chairman Cesta asked if there are any changes from previous years. Ms. Gump advised there are no changes.

Mr. Mallore moved to declare lead agency under SEQR for the location at 5241 West Genesee Street. Mr. Hudson 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.

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

Mr. Hudson moved to approve the temporary site plan for 5241 West Genesee Street as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer recused herself from voting for the Milton Avenue location.

Mr. Mallore moved to declare lead agency under SEQR for the location at 3724 Milton Avenue. Mr. Hudson 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. Mallore seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the temporary site plan for 3724 Milton Avenue as submitted. Mr. Hudson seconded the motion and it was unanimously approved.

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

Mr. Joe Goethe appeared to present the application for temporary site plan for Township Live @ 5.

Chairman Cesta asked if there are any changes from last year's event. Mr. Goethe explained that the only change is that they are shortening the event so it will just run from July through August. Chairman Cesta also asked if they ever cancel due to the weather. Mr. Goethe confirmed they do, especially if there is thunder and lightning.

Mr. Curtin added that this is a great addition to the town and thanked Mr. Goethe.

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

Ms. Lauer moved to approve the temporary site plan for the Hinsdale Road Group, Township 5 Live @ 5 as submitted. Mr. Hudson seconded the motion and it was unanimously approved.

As a side note, Chairman Cesta asked if there are any plans for screening for the power panel in front of Popeye's. Mr. Goethe said he will have landscapers take care of this.

Terzolo Financial Group **TM #017.05-73.0**
240 Township Blvd
Amended Site Plan

Mr. Fred Terzolo appeared to present his signage application for 240 Township Blvd. Mr. Terzolo explained that the sign will be on the side of the building and added that most of the tenants have signs on the front and back, but since he is located at the end he is requesting that the sign be put on the side along the top where the numbers are.

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

Mr. Hudson moved to approve signage for the Terzolo Financial Group at 240 Township 5 Blvd. Mr. Klaben seconded the motion and it was unanimously approved.

Local 315 Brewing Company **TM #007.05-09.1**
3160 Warners Road
Site Plan

Mr. Dan Mathews appeared and presented his site plan application for Local 315 Brewing Company. Mr. Mathews explained that he would like to build a new tasting room with production facilities for a distillery and cidery as well as a new pavilion in the back. Mr. Mathews added that the existing tasting room is small and that they don't have adequate restrooms. He would like to increase the tasting room and restrooms; and also add a small kitchen for future use. They will continue to use food trucks at this time.

Mr. Mallore asked how big he expects this to be. Mr. Mathews replied that the tasting room will 60 x 40 and the rest will be for production and storage; and the restrooms will be down a hallway. Mr. Mallore also asked if they plan on paving the parking lot. Mr. Mathews said the plan is to pave the portion closest to the building and to keep the rest gravel. Mr. Curtin advised Mr. Mathews that the town code requires it all to be paved and striped and that there is no exemption for this.

Mr. Klaben asked what Mr. Mathews intends to do with the existing building. Mr. Mathews explained that there won't be any changes to the building and that they will continue to use it for slower days or rent it out. Mr. Klaben also asked if there will be any lighting. Mr. Mathews replied that they will add lighting to the parking lots. Mr. Klaben advised Mr. Mathews to add striping and traffic flow to his plan.

Ms. Lauer stated that Mr. Mathews needs to mark the area of disturbance on the site plan and advised if disturbing over one acre they will need a SWPP; therefore the board needs to know the square footage. Ms. Lauer also advised the applicant to mark parking lot with stripes and add lighting to the plan.

Mr. Hudson asked where utilities are coming from. Mr. Mathews replied that the utilities come from Warners Road. Mr. Hudson stated that he will need to see this on the plat. Mr. Hudson also asked what the width of driveway is. Mr. Mathews said he wasn't exactly sure but explained it is whatever was required before with stone aprons on the side. Mr. Hudson asked if the road is wide enough for 2 vehicles and Mr. Mathews confirmed it is. Mr. Hudson said the road width should also marked on the plat.

Chairman Cesta advised that the engineer is absent and has comments on the site plan. Mr. Curtin shared that Mr. White will let Mr. Mathews know what those comments are.

Mr. Curtin asked Mr. Mathews if he intends to phase this project. He also asked if the property was on a sanitary sewer. Mr. Mathews responded that it is currently on septic, and added that he realizes it will need to be on a dosing system due to high volume days and low volume days. Mr. Curtin advised Mr. Mathews that the Planning Board - Town engineer will need to look at this and added if this is to be phased in it will be good to know the timing of this. Mr. Curtin added that a concept plan can be approved with a timeline. Mr. Mathews shared that he is thinking of starting with the pavilion, septic and a small restroom building; then doing the tasting room/storage in another phase.

Chairman Cesta advised Mr. Mathews to avoid segmentation and to make sure the total project is not more than an acre, otherwise a SWPP will be needed. Chairman Cesta also advised Mr. Mathews to have the dimensions available for the Planning Board – Town Engineer.

Mr. Curtin concluded that the overall project, unless further modified can be approved in whole, and that part of the resolution can be that the timeline to commence constriction on Phase Two can be extended further for good cause.

Chairman Cesta asked if there will be concrete under the pavilion and Mr. Mathews confirmed this.

Mr. Curtin said he will share the engineering comments with Mr. Mathews this week.

OLD BUSINESS

Buranich Funeral Home **TM #065.03-04.1**
5431 W. Genesee Street
Amended Site Plan

Samuel Buranich III and Matthew Vincentini appeared with their updated amended site plan with exact setbacks. Chairman Cesta confirmed that this updated plan is conforming.

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

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

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

Mr. Mallore moved to approve the amended site plan for Buranich Funeral Home at 5431 W. Genesee Street to install a pad for monument display. Ms. Lauer seconded the motion and it was unanimously approved.

Abundant Solar Power **TM #011.-01-26.1**
522 Gerelock Road
Preliminary Plat

Steve Calocerinos from LaBella Associates and Andrew van Doorn from Abundant Solar appeared with their preliminary plat application. Mr. Calocerinos explained that there is a settlement study to predict how much the ballasts and racking systems will settle and they will use these survey results to see how much adjustability needs to be built into the racking system. Chairman Cesta asked when this study will be done. Mr. Calocerinos responded that the first survey was done in either January or February, and added that this study runs in 3-month intervals on 30 test ballasts and expects the next survey results within the next couple of weeks. Mr. van Doorn stated that based on Honeywell's experience on the site the spring results are the main concern and explained that these next results (which include the spring thaw) will give them all the data they need, but they will continue to monitor the site as an extra precaution and added that he believes the settlement will be negligible since this is a very light system spread on large surfaces; therefore the load will not be concentrated.

Ms. Lauer asked for clarification on when the settlement study is ending. Mr. van Doorn responded it will end May 2023. Ms. Lauer also asked when they are looking to start the project. Mr. van Doorn responded that since he has no reason to believe that the settlement study will change anything they are hoping to start construction in August of this year.

Mr. Mallore asked if they will still be testing while building and Mr. van Doorn confirmed they will be and explained that the study is not deemed necessary and was just a recommendation from Honeywell but they chose to be extra cautious. Mr. Mallore said he noticed in the paperwork that emergency response is 3-5 minutes away and asked if they have staff at Honeywell or EMS ambulance services. Mr. van Doorn responded that there is no real need in operations for emergency response but there will be education for first responders to understand the system and added that Abundant Solar will have a local service team and Honeywell will have someone on site.

Mr. Hudson asked if they have received all of the necessary approvals. Mr. van Doorn said they were only waiting for DEC approval which they have obtained. Mr. van Doorn also explained that this is community solar with local subscribers.

Chairman Cesta asked if they have the decommissioning agreement in place with the town. Mr, van Doorn replied that they have a sample agreement that they can send to the town. Mr. Curtin advised Mr. van Doorn to send this to town attorney, Jim Gascon as soon as possible.

Mr Curtin also advised the applicants that they will need road surety bonds on all town roads and that they will need to talk with highway supervisor Paul Legnetto to anticipate truck traffic and this may require a bond to be posted.

Mr. Curtin said since this is a 4-lot subdivision it qualifies as a major event and to set up a Public Hearing to protect the applicant.

Mr. Curtin advised that Planning Board Engineer Mr. White has not had a chance to review the engineering documents and asked if there is a defined timeline. Mr. Calocerinos explained that this project is subject to the county referral schedule and that it also has to go to the city of Syracuse for 3-Mile Limit approval. Mr. Calocerinos shared that at this point their hope is to get approved by the end of May. Mr. van Doorn explained that this project has been three years in the making and commitments have been made to Honeywell guaranteeing construction this year with at least one of the subdivisions operating this calendar year and they are trying to avoid winter construction. Mr. Curtin explained that this application is new to the planning board and added that the planning board is a board of approval and not of advice; and this application will take time to get through. Mr. Curtin suggested a more defined timeline which lays out what scheduling of meetings may be required in order to help meet timing needs. This will provide a clear understanding of what they want to be done. Mr. Curtin added that this is a productive reuse of waste beds and the town, in his opinion, wants to see this happen.

Chairman Cesta added that for a subdivision, the county will only accept a final plat and asked Mr. Curtin if the final plat can be approved without the entire project. Mr. Curtin stated that since Mr. White's engineering comments won't address the configuration of the plat, if the board deems it is appropriate upon receipt of the final plat application a Public Hearing can be set up for May 8th at 7:05 pm.

Chairman Cesta moved to set the Public Hearing for the next meeting on 5/8/23 at 7:05 pm.

Mr. van Doorn shared that he is very appreciative of the speed at which the planning board is moving.

MINUTES

Mr. Hudson moved to approve the minutes of March 13, 2023 and April 10, 2023. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $1,119.50, $619.50 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 Curtin Law Firm for $1,925.00, $612.50 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 8:10 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 8, 2023 - 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
Gregg Humphrey, 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.

PUBLIC HEARING
Honeywell **TM #011.-01-26.1**
4 lot subdivision to accommodate Abundant Solar

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

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

Dennis Stainton of Abundant Solar explained that since NYSERDA requires the maximum AC size for solar projects to be 5 megawatts, the solar panel arrays need to be on their own parcels.

Mr. White stated that he is in the process of an engineering review. He asked if Abundant Solar has road access to each separate panel array. Mr. Stainton confirmed this.

Chairman Cesta asked if they will be accessing any sites from Airport Road. Mr. Stainton responded that they will not be accessing the sites this way.

Mr. Mallore moved to close the Public Hearing. Mr. Hudson seconded the motion and it was unanimously approved.

NEW BUSINESS
Samantha Miller **TM #042.-04-13.1**
4312 West Genesee Street
Site Plan

Samantha Miller appeared to present her site plan for a dance studio at 4312 West Genesee Street. Ms. Miller explained that her current site is not functional as the studio has grown and 4312 West Genesee Street can be used both upstairs and downstairs to provide space for more

students. Ms. Miller stated that there are 10-12 kids per class and the age range is from 2 years old to 68 years old, and the bulk of her students are under the age of 10 (approximately 90%). The studio teaches ballet, tap, jazz, and acro. The hours are Monday-Thursday from 4:00 pm – 9:00 pm and Saturday mornings from 9am - noon.

Mr. Hudson asked if the students would come in from the West Genesee side or from Germania Avenue. Ms. Miller explained that she anticipates having the front desk on the West Genesee Side. Mr. Hudson also asked if the parents would park on Germania Avenue and Ms. Miller confirmed they would.

Mr. Mallore asked if parents stay while their children are in class, therefore utilizing parking spaces. Ms. Miller responded that only a handful of parents stay and that she schedules class times so they don't all start at the same time.

Ms. Lauer asked if parents park and walk their children in. Ms. Miller responded that it depends on the age; the parents walk the younger children in but the older children get dropped off. Ms. Lauer expressed her concern with parents and children parking on Germania and walking around to the West Genesee entrance since it is pull-in parking. Ms. Miller explained that there is a sidewalk with a railing that borders the entire building. Ms. Lauer then asked if there is an ADA parking space. Ms. Miller responded that she is not sure and Ms. Lauer advised there needs to be one and suggested combining two small spaces for the ADA space. Ms. Lauer asked how many instructors are at the studio, and Ms. Miller answered there are 7 but only 4 will be there at a time because there are only 4 dance rooms and added that she will ask them to park in the public lot. Ms. Lauer then asked if there are any plans to upgrade lighting or will they use what is there. Ms. Miller stated that lighting upgrades were recently done and she plans to utilize what is currently there.

Mr. Klaben asked if Ms. Miller is taking the full building and how many rooms are in the building. Ms. Miller confirmed she is taking the entire building and explained that the downstairs is one room with cubicles which will be utilized as a dance room as well as storage and waiting rooms. There is one room upstairs which will be 3 big dance rooms with a central waiting room as well as a locker room and office. Mr. Klaben asked if dance recitals will be held at this location and Ms. Miller responded they will be off site.

Chairman Cesta noted that the top corner may need some attention so people aren't driving down off of it. Chairman Cesta also asked if they plan to change any signage. Ms. Miller stated that they will remove the front and put in a new sign on the light-up sign they currently have. Chairman Cesta asked if there is a rear entrance and Ms. Miller responded that there is a garage door and 2 doors but they won't be used as entrances. Chairman Cesta asked about trash hauling and Ms. Miller shared she will take any trash home and remove the dumpsters as the studio doesn't generate a lot of trash.

Mr. White reminded Ms. Miller that there needs to be ADA compliant parking.

Mr. Curtin stated that he will consider approving the plan subject to revised plan being submitted to the Code Enforcement Officer showing an ADA properly striped location on site.

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

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

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

Mr. Mallore moved to approve the site plan for the dance studio located at 4312 West Genesee Street contingent upon the applicant working with the Code Enforcement Officer providing an adequate ADA compliant parking space on site as well as appropriate curbing at the corner of the building as has been discussed during the course of the presentation. Mr. Hudson seconded the motion and it was unanimously approved.

Old Navy **TM #048.-01-01.1**
3579 West Genesee Street
Amended Site Plan

Kristen Lombardi appeared to present the amended site plan for Old Navy. Ms. Lombardi stated that the space was previously a Bed Bath & Beyond store. Ms. Lombardi explained that the exterior scope is to remove the grey and tile finish and fill with blue eifs for the sign background. Ms. Lombardi added that the existing entry will be removed and a new lower store front will be installed and they plan to open up portion of the block wall to add additional glazing for more visibility into the area (16' x 8' section). Ms. Lombardi said they are staying with the current design and just updating with the Old Navy blue color.

Mr. Hudson asked if there will be any additional outside illumination. Ms. Lombardi responded that the signage will be channel letters which are internally illuminated.

Mr. Humphrey shared that the codes office will need plans for any structural changes for permitting purposes.

Mr. Curtin asked if they are taking the entire space and Ms. Lombardi confirmed they are.

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

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

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

Mr. Mallore moved to approve the amended site plan for Old Navy including signage at 3579 West Genesee Street. Ms. Lauer seconded the motion and it was unanimously approved.

Coppertop Tavern **TM #046.-01-02.1**
3372 Milton Avenue
Site Plan

Randy Coogan with Schopfer Architects appeared with Coppertop's site plan for a new patio. Mr. Coogan explained they would like to expand the existing patio from 775 square feet to approximately 1900 square feet and they will install an open air pergola over the entire patio. Mr. Coogan added there will be new landscaping around the site and this area will be enclosed with a 6' high PVC fence. This new patio is meant to allow guests to be served with appetizers prior to dinner and not intended to increase the dining capacity of the facility. There will be no changes to existing building, parking or sidewalks.

Chairman Cesta asked the capacity of entire site to which Mr. Coogan responded approximately 96.

Mr. Hudson asked if there will be landscaping around the outside of the fence. Mr. Coogan said the landscaping will only on the inside of the fence. Mr. Hudson shared that the board would like to see something on the outside. Mr. Coogan responded that they would have to bring the fence in 3-4 feet in order to accommodate the landscaping. Mr. Hudson stated that having plantings on the outside would dress up the curb appeal.

Mr. Klaben asked if there will be any issues with parking when having an event during a busy period for the restaurant. Mr. Coogan said there will not be any issues. Mr. Klaben asked if they plan on having the ability to enclose the pergola. Mr. Coogan responded that they may install retractable shades.

Chairman Cesta asked if there will be a bar outside. Mr. Coogan explained that there won't be anything permanent and they may have a temporary stand that wouldn't require water or plumbing. Chairman Cesta asked if the main access to the patio is from inside the banquet facility and Mr. Coogan confirmed this. Chairman Cesta asked if the food comes from restaurant and walked over. Mr. Coogan responded that most food will come from the restaurant but there is a small kitchen for heating and preparing smaller quantities. Chairman Cesta also asked about pedestrian access from the parking lot. Mr. Coogan explained there are no real changes from what is currently there. Chairman Cesta added that the entire plan will have to be sent to NYS Liquor Authority for their approval as well.

Mr. White asked if they are using both indoor and outdoor square footage for parking calculations. Mr. Coogan responded that they are just using the indoor square footage and added that if they also use the 1900 square feet there is still adequate parking.

Mr. Humphrey asked of the outdoor area serves the event house or the tavern to which Mr. Coogan responded the event house. Mr. Humphrey also asked if it is for private parties such as weddings and Mr. Coogan answered yes.

Chairman Cesta shared he had a request from the ZBA who granted a variance on the sign previously that as they are doing their plantings they would like to have the

enhancements to the base of the sign finished as the main sign is lacking plantings around the base.

Mr. Curtin suggested bringing the fence line in near Milton Avenue and put landscaping on each side of the fence which would soften up the overall appearance.

Chariman Cesta asked about lighting. Mr. Coogan explained they are looking at string lights across the pergola as well as ground mounted landscape lighting. Chairman Cesta asked if they will remove the existing concrete patio. Mr. Coogan responded that the existing pavers will be taken out and redone so that everything matches and also so everything drains better to the central area. Mr. White added that he has reviewed the drainage and has no major concerns.

Mr. Curtin recommended an updated site plan with the only change being the movement of the fence along the front elevation of the plan (the fence should be moved back 4 feet) as well as landscaping across the front of the fence. Mr. Curtin added that Mr. Humphrey can review and approve this plan independently of the board as being appropriate for that area. This can be a conditional approval subject to Mr. Humphrey's review.

Chairman Cesta added that he would like to see a cut sheet or picture of the finish of the fence and recommend it be a neutral wood tone.

Mr. Klaben moved to declare lead agency under SEQR. Mr. Hudson 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. Klaben moved to make a negative declaration under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the amended site plan predicated on the plans entitled Coppertop Event House prepared by Schopfer Architects dated 5/1/23, sheets numbered T1.1 through C3 subject to revision to front elevation of fence line being withdrawn to the north by 4' and appropriate plantings be installed in a new planting bed to be established within the 4' buffer as well as cut sheets for any new lighting and the fence being proposed in a neutral earth tone color that would blend in with the existing building, Mr. Hudson seconded the motion and it was unanimously approved.

OLD BUSINESS

Abundant Solar Power **TM #011.-01-26.1**
522 Gerelock Road
Preliminary and Final Plat

Chairman Cesta asked if the preliminary plat is finalized. Steve Calocerinos confirmed that it is finalized. Chairman Cesta stated he would like to send this off to the Onondaga County Planning Board for their comments.

Mr. Humphrey asked if this also needs to go to the City of Syracuse for a 3-mile review. Chairman Cesta replied that it does and Mr. Calocerinos added that the applicant will coordinate with the City of Syracuse.

Mr. Calocerinos made a verbal request on behalf of the applicant to extend the applications for 120 days to finalize project both for the subdivision and site plan. Mr. Curtin said this should be confirmed in writing as well and sent to the Planning Board clerk.

Mr. Klaben moved to accept the verbal request to extend the applications currently pending subject to the receipt of a formal letter for a period of up to 120 days for finalization. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. White shared that he is going through everything submitted thus far. Mr. White asked if the wastebeds will be able to support the loads of the equipment that is proposed and asked about the status of the in-place testing; when do they anticipate having the results of these tests. Mr. White added that he also needs details on the side road turnouts coming into the waste bed areas and asked if there has been coordination with the DEC relative to the site.

Mr. Stainton shared he has approval from the DEC for an alternate solar pilot closure.

Mr. Calocerinos shared that the feasibility study is being performed in anticipation of the settling basins being developed with solar arrays on top of them and that one of the items that was addressed in this study was drainage models to meet DEC requirements and deal with stormwater runoff from solar panels. Mr. Calocerinos added that the evapotranspiration model has been approved by Honeywell and DEC. Mr. White asked if there is an active SPDES permit and Mr. Stainton responded that Ramboll has one. Mr. White said he would like a copy of the active permit. Mr. White expressed his concern on what will happen in 30 years when the site is decommissioned and the solar is removed and added that the applicants should take a closer look at estimates and establish security for decommission on that facility. Mr. White concluded by saying he will issue an engineering review letter as soon as he has completed going through all of the submitted material.

Mr. Curtin asked Mr. White if there are any known deficiencies in document submission. Mr. White responded that he would like to see the confirmation of the settlement analysis, DEC Acceptance, method of closure, and the SPDES permit.

Mr. Stainton shared that they will be there for the lifecycle of the equipment.

Chairman Cesta stated that the board can review the county's comments on the subdivision at the June 12th meeting.

Mr. Curtin advised the applicants that they need to fill out the long form SEQR for both the subdivision and site plan applications.

Chairman Cesta asked why some of the waste beds are identified as Allied and not Honeywell. Mr. Stainton explained that Allied was purchased by Honeywell so they are all the same.

Mr. Calocerinos said he will come back in two weeks to address the engineering comments and share any updates or revisions in response to these comments.

Gasparini Property Management Inc. **TM #015.-03-05.3**
Lot #3 - Spicer Subdivision Horan Road
Site Plan

Gary Gasparini appeared to discuss his ongoing plan for Horan Road. He explained that he is trying to figure out some way to build on the property that meets all the requirements of the town. Mr. Gasparini shared that the previous Code Enforcement Officer believed this property had a 40' setback but he recently discovered that the actual setback is 65'. Mr. Gasparini stated he is thinking of subdividing the lot into two parcels in order to get back to the 40' setback and added that he only needs a portion of the lot for his proposed building.

Chairman Cesta advised Mr. Gasparini that he will need to go to Code Enforcement Offider Gregg Humphrey to determine setbacks with the proposed lots as well as to make sure the site is buildable if it is subdivided. Chairman Cesta then advised that the ZBA would give the variance and determine what that variance is. The Planning Board has already looked at the building elevations but would like to know the purpose of the building which will determine parking requirements.

Mr. Curtin noticed that contiguous properties are on the other side of Geddes Brook; there are owners that are backing up to the property on the east side. Mr. Curtin said that with the subdivision there will be a non-conforming unusable lot that would remain. Mr. Curtin shared two suggestions on what to do with this unusable lot. Mr. Gasparini could contact Save The County who might like to take the land. Mr. Curtin also suggested that Mr. Gasparini append each portion to the contiguous properties on the other side of the brook. Mr. Curtin added that it would be nice to know the solution for the entire site before it goes from the Planning Board to the ZBA. Mr. Curtin also advised Mr. Gasparini that before the plan goes to the ZBA he has to identify clearly what the variance is that he is going to be requesting.

Mr. Curtin concluded that this will be left open with the Planning Board and advised Mr. Gasparini to see Gregg Humphrey for a list of different entities to approach (such as Save The County, CNY Land Trust etc.) regarding taking ownership of the unusable lot.

MINUTES

Mr. Hudson moved to approve the minutes of March 27, 2023. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta asked that Mr. Humphrey receives copies of resolutions, agendas and maps.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $335.00, $210.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $125.00, 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 for the publishing of the public notice for $31.20. 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 $1,742.50, $1,242.50 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved

COMMENTS OF TOWN OFFICIALS

1st Ward Councilor Mary Luber shared that she was at the groundbreaking ceremony for Hematology Oncology Associates and wanted to thank the board for making this happen and added that it is very exciting for the town. Ms. Luber also noted that the address for Old Navy was incorrect on the agenda. The correct address is 3579 West Genesee Street.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 8:50 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 22, 2023 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Jason Mallore

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

GUESTS AND MEMBERS OF THE PUBLIC
John Fatcheric, Town Supervisor
Dave Callahan, 6th 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

MVPT Physical Therapy **TM #035.-05-26.0**
5320 West Genesee Street
Amended Site Plan

Chairman Cesta advised that this plan isn't necessary to come to the planning board since there is no change in sign size and added that the codes office can issue a permit for the new sign.

Mr. Mallore moved to refund MVPT Physical Therapy the $180.00 Amended Site Plan application fee. Mr. Hudson seconded the motion and it was unanimously approved.

First Baptist Church **TM #023.-02-01.3**
1960 NYS Route 5
ZBA – Special Use Permit

Benjamin Johnson, pastor of First Baptist church, appeared to discuss his plan to put in a patio area to commemorate the church's 10th year anniversary. Mr. Johnson added that there will also be a gazebo and a bench with a dedication plaque as well as the church bell from their old building. Mr. Johnson also said that the church previously had this location approved for additional parking spaces but has not needed this.

Mr. Curtin stated that this application presents no legal issues and wanted to recognize that this plan will be taking some area out of reserved parking that the board previously established. Mr. Curtin added that since there is no need for the extra parking, he recommends a positive recommendation and that there are no site plan issues.

Mr. Hudson moved to direct Mr. Curtin to make a positive recommendation to the ZBA on First Baptist Church's amended site plan for a special use permit as well as advising the ZBA of no site plan issues that they need to take under consideration.

Christian Michalkow **TM #007.1-02-06.2**
3215 Armstrong Road
Sketch Plan

Christian Michalkow appeared to discuss his sketch plan for 3215 Armstrong Road. He explained that the property was in a trust to his parents who have both passed and the remaining part of the agreement was that he and his two brothers each get 1/3 of the property.

Chairman Cesta shared that Planning Board Engineer Chuck White has reviewed the plan and has found no site specific issues.

Chairman Cesta asked if there needs to be any additional curb cuts. Mr. Michalkow responded that there is a curb cut at the old barn at the end of the road that has always been there and he isn't sure if anything in addition is needed. Chairman Cesta also asked if they anticipate building on the site to which Mr. Michalkow responded yes.

Mr. Hudson asked if there is access to water and Mr. Michalkow confirmed they have access. Mr. Hudson also asked what the big inground box near the driveway on the left parcel is. Mr. Michalkow answered that this is a Water Authority box. Mr. Hudson then asked what the barn on the east side of road is used for and Mr. Michalkow replied it is used for agricultural purposes.

Mr. Mallore asked if they plan to build on all 3 lots. Mr. Michalkow explained that the lot where the barn is will be built on and that the other parcel is for the youngest brother who doesn't live in the area so there are no immediate plans.

Mr. Curtin advised that Mr. Michalkow will need approval for curb cuts from the county and suggested he get the curb cut permit in hand so he has that going forward. Mr. Curtin added that the site lines are more than adequate.

Chairman Cesta asked Mr. Curtin if the preliminary sketch plan needs to show the proposed septic leach field? Mr. Curtin confirmed that Mr. Michalkow needs to work with his engineer on this as the county will need to sign off on it.

Mr. Mallore moved to close sketch on 3215 Armstrong Road. Mr. Hudson seconded the motion and it was unanimously approved.

Christian Michalkow **TM #010.1-03-05.0**
3775 Armstrong Road
Sketch Plan

Christian Michalkow explained this is the Armstrong Road that is between State Fair Boulevard and Van Buren Road. Mr. Michalkow added that the property was purchased as one parcel and he would like a subdivision to extend the existing property to have the borders in line to the left of the property to have some symmetry and added that the rest of the lot in the back is unique and shared that he doesn't know what his intent would be

for this lot in the future but he does have property access. Chairman Cesta asked where the access is to this flag lot. Mr. Michalkow responded that the access is right off of Armstrong Road.

Mr. Hudson asked what the property is zoned to which Mr. Michalkow responded R3. Mr. Hudson stated that since this is R3 the road access for the eastern-most lot is adequate.

Mr. Curtin added that the flag lot has 80' of frontage which meets and exceeds what would be otherwise required for access purposes and asked what is currently on this parcel. Mr. Michalkow replied that along the property line to Golden Meadows is all trees and the rest is grass. Mr. Curtin also asked if there any plans to develop on this parcel and Mr. Michalkow said not at this time. Mr. Curtin then inquired about the topography of the parcel and Mr. Michalkow responded it is 12' from the road to the end of property. Mr. Hudson added it is a 3-5% slope.

Mr. Curtin added that if there will be multiple properties, access will be very critical and this needs to be up to the town standards of an adequate width and must be able to accommodate emergency vehicles. Mr. Curtin also suggested that if this approved, any proposed construction on Lot One would require Planning Board review and approval.

Mr. Hudson moved to close sketch on 3775 Armstrong Road. Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS

Abundant Solar Power **TM #011.-01-26.1**
522 Gerelock Road
Preliminary and Final Plat

Bartolo Morales of Abundant Solar appeared to share the latest updates with their solar array project. Mr. Morales shared that they met with Chuck White and are planning on having final summation soon. Mr. Morales added that they are looking forward to receiving comments from the County Planning Board and are hoping to have final approval from the Town of Camillus Planning Board on June 12th.

Chairman Cesta stated that Mr. White is still reviewing the engineering and that the subdivision has been sent to the County for review as well as the site plan. Chairman Cesta advised there was a question on the map regarding the address. He believes the address is 522 Gerelock Road but the map has different numbers on it. Mr. Morales shared that these are just numbers that they use in-house and that 522 Gerelock Road is the correct address. Chairman Cesta asked if the parcels will each have their own address. Mr. Curtin answered that technically they will since they will each have their own tax parcels and added that once the subdivision map is approved and filed 911 will deal with this and not USPS since there will be no mail delivered to these locations.

Chairman Cesta shared that there is an interest for a visual site inspection and Mr. Morales responded that they will coordinate a time for this inspection. Mr. Curtin advised that once a date and time is specified that they notify Honeywell.

Mr. Curtin also advised the applicant to work closely with the town engineer and added that the board will not act until Mr. White signs off on this.

MINUTES
None

DISCUSSION
None

CORRESPONDENCE
A voucher was received from Curtin & Basic P.C. for $4,112.50, $1,225.00 of which is recoverable. Mr. Hudson 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 7.32 p.m. Chairman Cesta seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

PLANNING BOARD MINUTES
June 12, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer
Gregg Humphrey, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Joy Flood, 3rd 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
Joseph E. DeMari **TM #020.-03.20.2**
5919 Newport Road
Lot Line Realignment

John Legnetto, who did the survey work, appeared to present Joseph DeMari's lot line realignment plan. Mr. Legnetto explained that they are cleaning up the property lines and that the neighbor who is buying from Mr. Schneider will be buying more land off of the back of the property.

Mr. Curtin stated that this is a conforming lot and added that everything looks fine and that he commends the applicant for what he is doing.

Chairman Cesta asked of this realignment will change any access or right-of-ways to the site and Mr. Legnetto responded that it won't change this and added that the only change is widening the property.

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

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

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

Mr. Hudson moved to approve the lot line realignment for 2815 Rolling Hills Road as depicted on plan prepared by Paul J. Olszewski, PLS, PLLC dated May 4, 2023 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Christian Michalkow **TM #007.1-02-06.2**
3215 Armstrong Road
Preliminary and Final Plat

Christian Michalkow **TM #010.1-03-05.0**
3775 Armstrong Road
Preliminary and Final Plat

Christian Michalkow appeared with his preliminary and final plats for 3215 Armstrong Road and 3775 Armstrong. Chairman Cesta asked if there were any changes to his sketch plans and Mr. Michalkow responded there were no changes.

Ms. Lauer asked if the driveways have been approved through DOT. Mr. Michalkow responded he did not have this approval and Ms. Lauer stated that he can get this approval when he goes to the County for review.

Mr. Curtin stated that since there is one existing driveway cut and two more will be required he needs to get those at the same time he goes to the County.

Chairman Cesta said that this will need to go to SOPCA since the properties are on a county road.

Mr. Mallore moved to send preliminary plat for 3215 Armstrong Road to County. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to send preliminary plat for 3775 Armstrong Road to County. Mr. Mallore seconded the motion and it was unanimously approved.

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

OLD BUSINESS
Abundant Solar Power **TM #011.-01-26.1**
522 Gerelock Road
Preliminary and Final Plat

Chairman Cesta shared that the planning board received the County comments and they took no position.

Mr. White wanted to reiterate that the final engineering letter dated June 9, 2023 addresses both the subdivision and site plan applications and shared that at this point, engineering is satisfied with the understanding that there are still a few minor questions and items left.

Mr. Humphrey stated that decommissioning is a concern. Mr. White shared that the applicant submitted a letter dated June 6, 2023 by Honeywell which put the

decommissioning questions to rest and solidified the intent for Honeywell to be the maintainer of the closure of these cells.

Mr. Curtin said that there are two applications before the board; one for preliminary and final plat and one for site plan. Mr. Curtin added that since the two applications are so closely related they will be treated as one application and that the SEQR review under part 2 will address both subdivision and site plan for tax parcel #011.-01-26.1 for the Abundant Solar Power Honeywell plan at 522 Gerelock Road. Mr. Curtin went through Part 2 of Long Form SEQR with the board and predicated on all of the answers he recommends that the board is prepared to issue a negative declaration under SEQR and can proceed accordingly.

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

Mr. Mallore moved to approve both the site plan and subdivision for the proposed Abundant Solar project at 522 Gerelock Road, tax map ID # 011.-01-26.1, Town of Camillus, Onondaga County, NY pursuant to the terms and conditions in detail as set forth in a letter dated June 9, 2023 addressed to Mr. Christopher Cesta, Planning Board Chairman by Charles White, Planning Board Engineer enumerating the detail of what has been submitted and what has been found to be appropriately revised and also detailing any open matters that need some level of attention subject to a final resolution to be prepared by the Planning Board Attorney and thereafter circulated. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to set parkland fees for three lots. Mr. Mallore seconded the motion and it was unanimously approved.

Rolling Meadows Section 5 **TM #021.03-08.1**
Ike Dixon Road and Rail Fence Road
Construction Drawing

Mr. White stated that he has been working with John Szczech and his engineer on a couple of items related to stormwater improvements above and beyond what was originally proposed for Rolling Meadows section 5 and shared that they have come up with some good solutions that he is happy with. Mr. White added that the applicant is looking for construction drawing approval and he has no objections to the drawings and also wanted to note that Mr. Szczech has moved construction forward at his own risk and it is coming along quite well. Mr. White recommended that the board approves the Rolling Meadows section 5 construction drawings.

Mr. Curtin stated that this will be subject to normal agreements between the town and developer; a road construction and maintenance agreement, and a copy of proposed covenants and restrictions that affect the property.

Mr. White added that they are in the final stage of coordinating an easement across and under the National Grid lines and this should be in place within the next month; this will allow for that section to cross perpendicularly under high voltage lines.

Mr. Hudson moved to approve the construction drawings. Mr. Mallore seconded the motion and it was unanimously approved.

Rolling Meadows Section 5 **TM #021.03-08.1**
Ike Dixon Road and Rail Fence Road
Final Plat

Mr. Hudson moved to approve the final plat for Rolling Meadows Section 5 subject to an agreement with the town board relative to the highway agreement; and any easements that are to be offered to the town should be prepared and submitted to the town engineer and town attorney for their review and approval; and also subject to planning board attorney review of covenants and restrictions that are associated with this particular section. Mr. Mallore seconded the motion and it was unanimously approved.

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

MINUTES
Ms. Lauer moved to approve the minutes of April 24, 2023. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION
None

CORRESPONDENCE
A voucher was received from Barton & Loguidice, DPC for $4,872.50, $4,622.50 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from Curtin & Basic P.C. for $2,012.50, $175.00 of which is recoverable. Mr. Mallore moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
Joy Flood shared she is happy that Abundant Solar has been approved and is on its way.

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
Chairman Cesta shared that there will be a site tour of the Honeywell waste bed site at 10:30 am on Tuesday 6/13.

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 7.37 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

PLANNING BOARD MINUTES
June 26, 2023 - 7:00 p.m.

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

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

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 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
Christian Michalkow **TM #007.1-02-06.2**
3215 Armstrong Road
Preliminary and Final Plat

Ms. Lauer asked if there was a private sewer on the property with the house at 3215 Armstrong Road. Mr. Michalkow explained that there isn't a septic system since it is just a cold storage facility. Ms. Lauer asked if each parcel will have its own septic system and Mr. Michalkow confirmed that they will.

Mr. Curtin stated that these are legally conforming lots that conform with zoning and shared that the board is in a good position to move forward with the applications for approval.

Mr. Hudson moved to waive the public hearing for 3215 Armstrong Road. Mr. Klaben seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to approve the two-lot subdivision at 3215 Armstrong Road in accordance with map prepared by Douglas Jay Reith of CNY Land Surveying dated 04/01/23 entitled Final Plat Armstrong Subdivision Amended. Mr. Klaben seconded the motion and it was unanimously approved.

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

Christian Michalkow **TM #010.1-03-05.0**
3775 Armstrong Road
Preliminary and Final Plat

Mr. Hudson moved to waive the public hearing for 3775 Armstrong Road. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare lead agency under SEQR. Mr. Hudson 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. Klaben moved to make a negative declaration under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the two-lot subdivision at 3775 Armstrong Road in accordance with map drawn by Douglas JAY Reith OF CNY Land Surveying dated 05/04/23 entitled Michalkow Subdivision. Mr. Hudson seconded the motion and it was unanimously approved.

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

MINUTES
None

DISCUSSION
Mr. Curtin advised that Ron Milback has requested to meet with the Planning Board Chairman, Planning Board Engineer, Town Attorney and Planning Board Attorney and anyone else the chair may recommend in order to figure out how to navigate through the process as he is ready to start development on the next section of Malibu Hills.

CORRESPONDENCE
None

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Ms. Lauer moved to adjourn the meeting at 7.10 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 10, 2023 - 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, 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

Benderson Development Company, LLC **TM #s: 066.01-10.1**
5241-5399 W. Genesee Street **066.01-10.1/2**
Amended Site Plan - Signage **066.01-10.1/3**
066-01-10.1/4

Matthew Oates of Benderson Development appeared to address the amended site plan application relative to the signage for the Starbucks location. He noted that their original correspondence referenced 109' of total signage, but that has been revised to 80.45', and the proposed Starbucks' signage is consistent with the remainder of the plaza.

Mr. Klaben inquired whether there is a need for drive thru signage on the building as the arrows contained on those signs are only accurate within the curb cut for the building and could cause confusion in the plaza drive lanes. Mr. Cesta inquired whether the arrows could be removed from the drive thru signs on the building.

Mr. Oates noted there will be ground mounted direction finding signs for the drive thru and agreed to remove the arrows from the building signage; requesting that their application be amended to reflect that change.

Ms. Lauer moved to declare lead agency on this application. 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. 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 sign package for Starbucks prepared and submitted by Benderson Development for Camillus Commons property #3617 dated January 20, 2023 and revised June 5, 2023, allowing for signage on three sides of the building, amended to eliminate the arrows on the building mounted drive through signs. Mr. Hudson seconded the motion and it was unanimously approved.

Benderson Development Company, LLC **TM #s: 066.01-10.1**
5241-5399 W. Genesee Street **066.01-10.1/2**
Amended Site Plan – Landscaping **066.01-10.1/3**
066.01-10.1/4

Matthew Oates of Benderson Development appeared to address the amended site plan application relative to the sidewalks on the eastern side of the St. Joseph's medical building, which they desire to remove and replace with a 15' deep sidewalk with wider accessibility ramps and landscape islands, consistent with the previous improvements on the northern side of the building.

Mr. White inquired if these changes cause a reduction in parking spots; Mr. Oakes confirmed they do not.

Mr. White also commented that the pedestrian crosswalk at the south end of the sidewalk crosses into a hatched area, creating a safety issue, and recommended moving the crosswalk slightly north so it aligns with the accessibility ramp. Mr. Oates confirmed they would make that change.

Mr. Cesta inquired about the landscaping schedule; Mr. Oates noted they plan to do removal and replace the landscaping once the construction is complete.

Ms. Lauer moved to declare lead agency on this application. Mr. Mallore 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. Mallore moved to make a negative declaration under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve the site plan as prepared by James Allen Rumsey for Benderson Development entitled Camillus Commons 5341-5399 West Genesee Street, Camillus, NY, sheet #s C1.0 through C5.0, dated 5/15/23, amended to include the agreed modifications to the crosswalk. Mr. Klaben seconded the motion and it was unanimously approved.

OLD BUSINESS

Storke Renewables, LLC **TM #: 015.-01-37.3**
6051 Belle Isle Road
Site Plan

Ryan Storke and Rebecca Toner appeared to address their application. Mr. Cesta explained that original application submitted in August of 2022 was not complete and has timed out. He requested Mr. Storke make a verbal request to extend the application, following up with a formal written request, which Mr. Storke agreed to and did.

Mr. Mallore moved to approve extending the Storke Renewables, LLC site plan application, originally submitted in August of 2022, subject to a formal written request being provided to the Board. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Storke provided an update on their progress, noting they have been working with the utility company to upgrade and change certain apparatus around the project to fit within the confines set forth by National Grid, they moved the access point to the array system on the landfill, and they changed the system sizing on the DC level.

He explained that they had conducted a ground penetrating radar study on the landfill to address settlement issues, did a hard count on vents, reviewed a few pad site concerns about weight distribution, all of which are reflected in the most recent drawings submitted.

He added that they have determined that installing a full perimeter fence of the landfill is the best and fastest option and have submitted several options of fencing for the Board's consideration.

He elaborated on the access point showing that it has been moved to where the weigh station currently is located. This location puts it inside the fence and they will pull power off the second pole in before it crosses Belle Isle Road, then run customer poles for the utility interconnect. The 1 megawatt battery system will be adjacent to that location.

Mr. Cesta asked Mr. Storke to elaborate on the battery storage. Mr. Storke explained that the battery storage is there to control a small percentage of injection of megawatt hours daily, providing 1 megawatt hour of electricity whenever desired.

Mr. Cesta inquired whether they have discussed access with the landfill operator. Mr. Storke indicated they had discussed access through the weigh station building site and Storke had agreed to take responsibility for moving that and for the future desired demolition of the mechanic shed.

Mr. Cesta inquired about Storke Renewables anticipated timeline. Mr. Storke noted that they have the final walk through with their asset operator scheduled and have completed working with National Grid on the system size, although National Grid can continue to make changes.

Mr. Curtin confirmed with Mr. Storke that he had received his correspondence sent December 16, 2022, which detailed the deficiencies and omissions in the original application package. He explained that when a complete application package and letter of request to extend the original application are received, the Board can move forward evaluating the plan.

Mr. Storke asked for clarification on visual impact analysis and vegetative buffer requirements and Mr. Curtin provided some guidance as to what the Board would be assessing.

Mr. Hudson requested additional information about the fencing; Mr. Storke indicated a complete site plan, including fencing, would be forwarded to the Planning Board Clerk.

Mr. Cesta inquired whether debris maintenance of the fence line would be addressed in their plan. Mr. Stroke indicated that they plan to provide reasonable periodic vegetation and debris removal from the fence line, which would be detailed in their lease.

Mr. Cesta also recommended Mr. Storke communicate with the Highway Superintendent about any potential road surety agreement that might be required.

Mr. Storke inquired whether their decommissioning plan and lease option document have been reviewed. Mr. Curtin indicated that they previously were but, due to the long delay in their progress on the application, a current review would be necessary.

MINUTES

Ms. Lauer moved to approve the minutes of the May 8, 2023, June 12, 2023, and June 26, 2023 meetings. Mr. Hudson seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

Ms. Lauer moved to approve payment of the voucher submitted by Barton & Loguidice, P.C. in the amount of $3,255.10, of which $3,130.10 is recoverable. 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 8:02 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Martha Dickson-McMahon
Interim Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
July 24, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer
Gregg Humphrey, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
4 other people

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

NEW BUSINESS
Mater Dei Academy **TM#: 006.-02-34.0**
2656 Warners Road
Site Plan

Brian Peterson and Terry Horst appeared to present their site plan application for Mater Dei Academy. Mr. Peterson explained that the school sits on approximately 45 acres, 37 of which are usable. His is proposing to expand parking lot, create quad area, fieldhouse, dormitory, sports fields, church, priory and cemetery as well as new parking for the church, sports fields, fieldhouse and dormitory. This will be a phased project and Mr. Peterson shared that he is not yet sure exactly how he will proceed building-wise but would like to establish the sports fields first, then either the fieldhouse or church depending on funds. The rest will be phased over time; approximately 10-20 years.

Chairman Cesta asked if there is still a plan to add access from Newport Road. Mr. Peterson confirmed there will be access from Newport Road. Chairman Cesta asked when this will happen and Mr. Peterson replied when the church is built.

Ms. Lauer noted that there is more parking than is required and asked if they can leave some in reserve and develop as needed. Mr. Peterson responded yes. Ms. Horst explained that the parking was based on space that was available and there can be flexibility.

Mr. Mallore asked if the church entrance off of Newport Road is where the corn field is currently. Mr. Peterson replied yes. Mr. Mallore also asked if there will be five curb cuts in total (one on Newport Road and four on Warners Road). Mr. Peterson explained that one curb cut was taken off of the plan so there will be a total of four (one on Newport and three on Warners). Mr. White added that Warners Road is under NYS DOT Jurisdiction and Newport Road is County DOT Jurisdiction and both will have some say as to where the curb cuts are located.

Mr. Humphrey said that three of the curb cuts could be combined into two since two of them are so close together.

Ms. Horst stated that the property is on the edge of wetland and explained that they are asking for a permit to do work in the buffer zone for the sports fields.

Chairman Cesta asked about the time frame for the sports field construction. Mr. Peterson responded they would like to start construction next summer. Chairman Cesta advised that the first step in order to proceed is to obtain DEC approval for working in the wetland and to focus on construction of the fields and required parking. Chairman Cesta asked if there will be access for bus or handicap drop-off since parking is rather far away from fields. Mr. Peterson responded that he believes there will be and added that he hasn't gotten into that yet. Chairman Cesta advised him to focus on this as well.

Mr. Hudson asked about the drainage of the soccer fields. Ms. Horst explained that the drainage goes east towards the wetlands.

Mr. White emphasized that phasing is important as well as understanding larger draining and grading plans and how everything fits together will determine where the phasing lines will be divided and advised that they will need to figure out how the phasing will work. Mr. White asked Ms. Horst how they plan to handle stormwater on site. Ms. Horst explained there are several options that she is considering and added that trying to use underground storage might be a challenge for upper area and added that she is considering using pond or at-grade storage facility for lower area. Mr. White advised they will need to look at multiple types of systems.

Mr. Humphrey stated that it is important to get the phasing down as well as the design of the buildings.

Chairman Cesta asked how many retentions there are on site to which Ms. Horst replied there are two on site.

Mr. White asked what the fields are currently and Mr. Peterson responded they are usually corn but they didn't farm on the area this year.

Mr. White asked Mr. Curtin if this is a coordinated review since there is a long form SEQR. Mr. Curtin responded that yes, he agrees with this assessment.

Chairman Cesta advised Mr. Peterson and Ms. Horst to work with Mr. White on stormwater, engineering and proper permitting.

Mr. Curtin added that the site has new and existing impervious surfaces as well as an existing septic field and this probably needs an assessment as to its capacity since there is very little room for expansion and will need to know what condition is it in; how long it has been there, and what new buildings will tie into it. Mr. Curtin concluded that overall this is a great first step in terms of a concept plan.

Chairman Cesta advised the next step is to communicate with Mr. White and added that there will be professional fees associated with this project.

Samuel Cosamano **TM#: 020.-01-37.1**
5573 Rolling Meadows Way
Site Plan

Samuel Cosamano explained he is proposing a 32kw ground mounted solar array in order to achieve net-zero for his home. Mr. Cosamano added that he bought three properties and combined them into one; the back setback is at least 50' and may actually be more, and the setback is more than 100' for the front and sides. The array will be less than 12 feet high and will be 110-120 feet long. Mr. Cosamano stated that he doesn't believe anyone will be able to see the array and hopes he is in compliance with the code.

Mr. Hudson stated he likes the plan suggested that Mr. Cosamano take down any trees that could fall on the panels.

Mr. Klaben asked about the layout of the panels. Mr. Cosamano said he wants them to face south to the greatest extent possible.

Chairman Cesta inquired about access and shut off to site and asked if the driveway is adequate. Mr. Cosamano confirmed this and added that there are no restrictions getting to and from the panels. Chairman Cesta also asked if this needs to be lightning protected. Mr. Cosamano confirmed this as well and explained that it is all grounded. Mr. Cosamano explained that it is net metered; he can put power on the grid and draw it back at night.

Chairman Cesta advised Mr. Cosamano that pages A101, A102 and A103 were not submitted electronically and advised him to do so.

Chairman Cesta asked if work area is seeded and Mr. Cosamano responded that it was seeded recently and grass is now starting to grow.

Mr. White inquired about the slope of the work area and asked if the arrays be stepped or following a contour. Mr. Cosamano responded that the area is pretty flat but the arrays will be stepped.

Mr. Humphrey stated that the plan meets code and that Mr. Cosamano made a best effort for the array not to be visible. Mr. Humphrey added that the electrical connections to the house will be inspected and reviewed the codes office.

Mr. Curtin shared that upon reading revisions to the town regulations regarding ground mounted solar energy systems, the applicant has met and/or exceeded requirements of the code and is using existing screening to the best advantage.

Mr. White shared that he hasn't gone through and reviewed everything, and if the board is suggesting moving things along they can do so with some contingencies. Mr. White also added that he doesn't need to review it since codes is fine with the plan.

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

Ms. Lauer moved to approve the application of Samual Cosamano of 5573 Rolling Meadows Way, Camillus NY, Tax Parcel 020.1-05-37.1 which is a 10 acre +/- site for a solar array as proximately shown on a plan prepared by Ianuzi & Romans Land Surveying, PC dated March 10, 2023 identifying approximate location of the solar array behind the applicant's existing single family home conditioned upon the following :
#1) that the plan prepared be amended to show a development envelope which will allow the applicant to move or modify the exact location of the array in such a fashion that it is consistent with the plans that were prepared by Alternative Power Solutions of NY, LLC and shown on their sheet A101 where the angling of the array is slightly different than that which is shown on the Ianuzi & Romans site plan.
#2) that the applicant conforms and complies with all of the requirements of sections 805A, 1 through 10 and section B which refers to section 1806 which deals with how the solar array is to be maintained after construction.
#3) that the applicant conform and comply with any additional comments and/or directives that are received from the Planning Board Engineer relative to the placement of the array or its compliance with the new local law.
Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS
None

MINUTES
None

DISCUSSION
Mr. Humphrey shared that Hematology Oncology has a field change and moved one of their curb cuts. Mr. Humphrey explained that they were going to use a combined curb cut with an easement and no longer want to do that; and they are keeping egress and ingress on Cobbler. Chairman Cesta said they still need to come in with signage. Mr. Curtin advised Mr. Humphrey to put a note in the file regarding the field change.

CORRESPONDENCE
A voucher was received from Curtin & Basic P.C. for $3,585.00, $1,835.00 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 7.59 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 14, 2023 - 7:00 p.m.

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

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

GUESTS AND MEMBERS OF THE PUBLIC
3 other people

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

NEW BUSINESS
Roeco Inc **TM #017.-05-65.1**
200 Township Blvd, Suite 20
Temporary Site Plan

Michele Roesch of the Brasserie appeared to present her temporary site plan for an Oktoberfest party which will be held on September 30th in the parking lot outside her leased location. This is the second year she is having this party and everything will be run the same as last year except they will not be bringing in a beer truck this year; they will have canned beer rather than draft beer. Ms. Roesch added that there will be stop signs and shared that there was no traffic last year. Chairman Cesta asked if there will be a point-of-sale inside the tent. Ms. Roesch confirmed there will be as well as a wireless pad that will send orders to the kitchen. Ms. Roesch explained there will be a bar set up under the tent so people aren't going in and out. Chairman Cesta asked if there is power in the tent and Ms. Roesch responded there will not be power. No.

Mr. Curtin asked if the site plan is the same one that the Planning Board approved last year and Ms. Roesch confirmed the site plan is the same. Mr. Curtin added that he is not aware of any complaints from last year's event and informed Ms. Roesch that her application requires a short form SEQR and advised her to submit the form post-meeting. Mr. Curtin recommended that the board considering going through SEQR.

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

Mr. Mallore 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 pending submittal of SEQR form. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the temporary site plan for Roeco Inc. located at 200 Township Blvd on September 30th from 2pm - 8pm contingent on completion of SEQR form. Ms. Lauer seconded the motion and it was unanimously approved.

OLD BUSINESS

Storke Renewables, LLC **TM #015.-01-37.3**
6051 Belle Isle Road
Site Plan

Ryan Storke and Rebecca Toner appeared to address their application. Mr. Storke advised he sent over the responses from their engineering department earlier that day and will give the board time to review them. Mr. White noted they have not responded to any comments beyond the decommissioning plan and advised that the responses are incomplete at this time. Mr. White stressed that the road that goes up the middle needs to be accessible and Mr. Storke stated that they have no intent of blocking off the road.

Mr. Storke shared that they are still working with DEC.

Mr. White stated that there is a long list of items to check and advised everything must be checked before construction.

Mr. Curtin asked Mr. White to comment on the access road between the two arrays. Mr. White stated that there is an existing road today with an existing scale house that needs to be maintained as accessible and needs to be taken into consideration when fences are laid out and battery storage units are placed. The landfill will continue to function as a landfill while Storke comes in with their parcels. Mr. White added that they need to separately secure the 3 facilities.

Chairman Cesta noted that the existing fence is part of the security for around the landfill and asked what kind of security is required beyond that. Mr. Storke responded that from a liability perspective they have to fence in the entire area that comprises solar panels and solar equipment even though it already has a perimeter fence.

Chairman Cesta asked if there is enough site area for staging and work equipment while allowing the landfill operation and scale house to proceed, and Mr. Storke conformed there is enough site area. Mr. Storke added that they plan to stage on the northeast side and shared that Highway Superintendent Paul Legnetto feels this is a logical solution as it is out of the way from the activeness of the road.

Chairman Cesta explained that the planning board looks at site specific issues and when the engineering concerns are complete and Mr. Legnetto approves the staging area this can be moved along and added that there are still many unknowns that the board needs to look at.

Mr. Storke shared that they are working with legal counsel and the town board.

Mr. Storke stated he would like a 7’ agricultural fence, however he has no idea where the cap is inside the landfill. Chairman Cesta stated that the planning board isn’t concerned about the style of the fence as it isn’t in a residential area. Chairman Cesta also stated that Mr. White needs to inform the board of the safety of battery storage.

Mr. Curtin added that although there is no aesthetic concern with the fencing, the concern should be safety and how to keep people out of the solar array. Chairman Cesta asked

if the intent is to secure solar panels and battery storage facility with access to emergency vehicles. Mr. Storke confirmed this and Chairman Cesta advised that the planning board still needs to see the fence. Mr. Storke shared that Fisher & Associates is working on suitable fencing.

Chairman Cesta advised that Mr. White's comments need to be addressed in detail and that Mr. White will inform the board when he is satisfied.

Mr. Storke shared they would like to start this project as soon as possible but they are still waiting on National Grid's review of the layout.

Chairman Cesta asked if a ballast test was done. Mr. Storke responded no and explained that a LIDAR review was executed to address the weight disbursal and it was deemed successful.

Mr. Mallore asked how long it will take to bring the product in and the hours this will be done. Mr. Storke responded it will take weeks and will be done during normal working hours (9:00 – 5:00).

Mr. White stated he will need a formalized response on letterhead acknowledging the comments they are not able to respond to at this time.

Chairman Cesta concluded with advising Mr. Storke that the planning board will need a site plan showing staging areas and access coordinated with Mr. Legnetto and added that once all of the engineering comments are answered they can come back.

MINUTES

Mr. Mallore moved to approve the minutes of the May 22, 2023 and July 24, 2023 meetings. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta stated that the planning board previously approved subdivision of EM Farms and Honeywell has purchased quite a bit of acreage. Mr. White shared that Kirsten Gerhardt of the Wetland Trust reached out to Gregg Humphrey and asked if permits are required for construction of vernal ponds which will change drainage patterns. The question came up whether this needs planning board review. Vernal ponds/basins are shallow scrapes in the grounds whose purpose is a habitat restoration project. Mr. White shared that the Wetland Trust is in ownership of 135 acres and that there will be approximately 8 acres of land disturbance and no tree felling. There are no DEC permits as they are able to stay out of the flood plan, wetlands and wetlands buffer. There will be no future agricultural use of the property and the Wetland Trust will maintain long term monitoring and maintenance plan. Chairman Cesta stated that the only concern for the board is if this allows public access to site (birdwatching etc). Mr. Curtin suggested the board retain a cursory review as it will be informative for the board to have a presentation and to take lead agency status. Mr. Curtin added he would like to know how it functions. Mr. Curtin said this will create a record so everyone has a better understanding of the project. Chairman Cesta recommended that an application be submitted so the planning board can review the project.

CORRESPONDENCE
The following vouchers were received from Barton & Loguidice, DPC:

11/02/2022 : $850.00, $600.00 of which is recoverable.
12/02/2022 : $2,977.63, $2,727.63 of which is recoverable.
01/12/2023 : $9,673.25, $9,548.25 of which is recoverable.
08/09/2023 : $2,154.00, $1,904.00 of which is recoverable.

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

A voucher was received from Curtin & Basic P.C. for $1,050.00, none of which is recoverable. Mr. Klaben moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
Mr. Curtin shared updates with Ron Milback. He has stabilized some of the steep slopes and has cleaned everything he can. Some sites that were owned by Victor Grozdich are not stable. Mr. Milback is working with legal and engineering to move forward and is currently trying to acquire the balance of property so everything can be done at the same time. Some of the roads need to be redone as the binder has failed. Chairman Cesta asked if there is any surety money left and Mr. Curtin said this needs to be verified. Mr. Curtin added that the preliminary site plan was approved but that was for duplexes and the board should ask for an amended preliminary which would be easier for Mr. Milback to come in with final plans. Mr. Milback inherited a lot of problems from Mr. Grozdich and is trying to work through everything.

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 8:13 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 28, 2023 - 7:00 p.m.

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

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

GUESTS AND MEMBERS OF THE PUBLIC
2 other people

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

NEW BUSINESS
Howard Hanna Real Estate **TM #040.-10-26.1**
5110 W. Genesee Street ***Temporary Site Plan***

Dave Simmons appeared to present his application for one-day hosting of Doug's To-Go Fish Fry on 9/22 from 11-6 at the Howard Hanna Office. Biggest rush hour is 4-5:30 and they typically run out of food. There is also a bake sale which makes as much money as the fish fry. This will be the fifth year for this event. Mr. Simmons shared that this is a fundraiser to benefit Golisano Children's Hospital.

Mr. Simmons added that Mr. Fatcheric and Mr. Price had previously mentioned getting an approval of up to three years if there are no changes.

Mr. Curtin recommended the board allow the existing site plan to be continued for a period of three years and then renewed unless there are onsite changes. The approval is for no more than two events per year.

Mr. Hudson asked if the Codes Officer should review this each time the event is held. Mr. Curtin recommended this and advised Mr. Simmons to see Codes Officer Gregg Humphrey before each event.

Mr. Klaben asked if there are any changes this year and Mr. Simmons replied that there are no changes at all.

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

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

Mr. Hudson moved to approve for a duration of three years with no changes to the site plan as demonstrated for Howard Hanna Real Estate temporary site plan for Doug's To-Go Fish Fry fundraiser located at 5110 W. Genesee Street. This is not to exceed two events per year and the Codes Office is to be notified of the date and time of each event. This is only specific to Doug's Fish Fry. Mr. Mallore seconded the motion and it was unanimously approved.

The Wetland Trust, Inc. **TM #011.-01-03.1**
Warners Road
Site Plan

Kirsten Gerhardt of The Wetland Trust appeared via a Zoom meeting to present her site plan application. Ms. Gerhardt shared that The Wetland Trust is a nonprofit organization to preserve and restore wetlands. Ms. Gerhardt explained her plan for EM Farms on Warners Road Camillus is to turn flat agricultural land that is no longer in use back to wetlands. The Wetland Trust wishes to create a series of vernal pools. The total area of the vernal pools is approximately 7 acres. Each vernal pool is meant to be very shallow to hold surface water temporarily. Each pool is only excavated an average of 6" below surface grade. This is a good habitat for frogs and salamanders for breeding with no predators. Ms. Gerhardt added that they will seed the area with a wetland seed mix. There are no trees inside work area, only open flat fields. The work area is outside of the wetlands adjacent area as well as the flood plain. Ms. Gerhardt also added that there is an underground gas line and that they submitted a UDig request letting them know they will not be within 50' of the gas line which was approved.

Mr. White asked if there are any plans for accessing the property during construction. Ms. Gerhardt explained that they have a right of way off of Warners Road through an unpaved road and an old farm road that goes through the property. Ms. Gerhardt added that there is good access to the site for equipment. The work should only take a couple of weeks and they plan to have just one excavator and one bulldozer on site.

Mr. White asked if there are any plans to allow access to this area for the general public and also asked what the planned use is for the site. Ms. Gerhardt responded that they haven't opened up any of their sites so far to public access as these sites contain sensitive species. Ms. Gerhardt added that there are no plans to open this site for public access except for possible private tours in the future.

Mr. Curtin asked if there will signage to indicate the area won't be open to the public. Ms. Gerhardt responded that they post their properties with a small sign that says Wetland Trust and that Trespassing is Prohibited.

Mr. Curtin also asked of the vernal ponds will require maintenance on an ongoing basis and if so, who performs this maintenance. Ms. Gerhardt explained that The Wetland Trust individuals will monitor and maintain the area and added that vernal pools are low maintenance, and the main maintenance is controlling invasive species. Ms. Gerhardt added that vegetation maintenance will be done every year.

Mr. White asked if the proposed plants and reestablished vegetation will be native species and local to this area? Ms. Gerhardt confirmed this.

Mr. Hudson asked if this is a purchase of a right or an easement. Ms. Gerhardt replied that The Wetland Trust protects properties with conservation easements. Mr. Hudson also asked if this easement is in perpetuity to which Ms. Gerhardt responded yes. Mr. White added that The Wetlands Trust owns the property and that they purchased it from EM Farms.

Chairman Cesta asked if there are issues with an increase of mosquito population. Ms. Gerhardt responded that they haven't noticed any issues with mosquitos and added that they don't typically collect mosquito data.

Chairman Cesta also asked how they plan to secure the right of way access. Ms. Gerhardt replied that they will use either farm cable or a chain with the wetlands sign.

Mr. White inquired about the status of the stormwater pollution prevention plan and timeline for initiating work. Ms. Gerhardt advised that the stormwater plan is drafted and ready to go and they hope to start work as soon as possible; they are looking at mid-September. Mr. White advised Ms. Gerhardt to get the stormwater plan to him as he will do the review and make recommendation of the issuance of MS4 acceptance.

Mr. Curtin advised to hold off on moving forward until Mr. White has everything he needs. Ms. Gerhardt advised she will attend the next meeting on September 11, 2023.

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

MINUTES
None

DISCUSSION
Chairman Cesta shared there were some fees to rectify the failures of Victor Grozdich at Starlight Estates and added that one of the failures is pre-existing conditions that need to be taken care of in order for the current developer to move forward. Mr. Curtin stated that he, Mr. White and Mr. Humphrey walked the site. Mr. Curtin added that he crafted a letter to Mr. White and Mr. Humphrey to one of the neighbors who has refused to allow corrective activities on his side slope which is contributing to many problems on the site. Mr. Curtin said that this is a site specific issue that is adversely affecting the down-streamed properties. Mr. Curtin, Mr. White and Mr. Humphrey also looked at the roads and other drainage in the area. Mr. Curtin shared he is working with Mr. Milback so proper attention is given to drainage and other related matters. Mr. Curtin also added that Mr. Milback is still trying to acquire the balance of the property from Mr. Grozdich. Mr. Curtin advised that he was told that we do have securities with Grozdich and they are on hand at the town offices.

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 8:02 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
September 11, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
1 person

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

NEW BUSINESS
None

OLD BUSINESS
The Wetland Trust, Inc. **TM #011.-01-03.1**
Warners Road
Site Plan

Kirsten Gerhardt of The Wetland Trust appeared with her site plan for The Wetland Trust, Inc.

Mr. Hudson advised Ms. Gerhardt as she is filling out forms the applicant should be "The Wetlands Trust Inc." and at the end of the documents where a signature is needed, it should be "The Wetlands Trust Inc." followed by the name of the person signing the document.

Chairman Cesta asked for clarification on signage; namely if there will be any temporary signage. Ms. Gerhardt responded there will not be any signage explaining what is going on; just a sign that says The Wetlands Trust Inc. and No Trespassing. This sign will be put on a chain that will run across farm gates. Ms. Gerhardt added that they will also post these signs on trees around the sides of the property. Chairman Cesta asked if the entire site will be posted for no hunting and no trespassing. Ms. Gerhardt confirmed there will be No Trespassing signs but they do offer some hunting licenses so there will not be any No Hunting signs. Ms. Gerhardt added that this is only one hunter and they will know when he comes in and out of the property, and the hunter is aware of what The Wetlands Trust is doing. Chairman Cesta also asked what kind of bollards would be used and Ms. Gerhardt replied they will be wooden.

Chairman Cesta shared that the board is very pleased with this plan.

Mr. White stated that he has worked with Ms. Gerhardt and has reviewed the SWPP. Mr. White added that he has provided MS4 acceptance form so The Wetlands Trust Inc. can pull SPDES permit.

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

Mr. Mallore moved to approve The Wetland Trust Incorporated EM Farms restoration project at Warners Road in accordance with submitted plans titled Figure 1 Site Location, Figure 2 DEC and NWI Wetlands, Figure 3 Federal Floodplain and Site Features, Figure 4 NRCS Mapped Soils, Work Plan, Work Plan on 22 Aug. 2023 Orthoimagery, Work Area Baseline Features and Orthoimagery, and EM Farms Wetland Preserve Stormwater Prevention Plan. Mr. Klaben seconded the motion and it was unanimously approved.

MINUTES

Mr. Klaben moved to approve the minutes of August 14, 2023 and August 28, 2023. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve minutes of July 10, 2023. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $8,736.63, $8,486.63 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

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. Ms. Lauer seconded the motion and it was unanimously approved.
Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
September 25, 2023 - 7:00 p.m.

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

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

GUESTS AND MEMBERS OF THE PUBLIC
2 other people

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

NEW BUSINESS

B & C Storage **TM #015.-04-07.3**
4004 Box Car Lane
Amended Site Plan

Collin Donahue of B&C Storage appeared to present his amended site plan. Mr. Donahue explained that they would like to replace 6 older buildings with 2 new buildings which would upgrade the frontage and aesthetic of the property as well as reduce impervious surface by 30%.

Mr. Hudson asked about the materials and construction of the new buildings. Mr. Donahue explained that they will be pre-manufactured steel buildings just like their other buildings. These will be climate-controlled one story storage buildings with standing seam metal roofs and wall packs on the outside. The color will be classic beige with green doors which are the same colors as existing buildings. Mr. Donahue added there will be downward facing lights as well as lights every 30 feet around the perimeter. Mr. Hudson also asked if there will be excavation and site preparation. Mr. Donahue responded there will be but not much as the ground is already graded. Mr. Donahue also added that they won't be doing the whole thing at once since there needs to be a transition with the current tenants.

Ms. Lauer advised Mr. Donahue to include buildings colors in the package as well as specs on the wall packs.

Mr. Klaben said it will be nice to have the site upgraded and added that he likes the reduction of impervious space.

Chairman Cesta asked if there will be any additional signage. Mr. Donahue replied nothing is planned at this time for additional signage. Chairman Cesta asked if there will be new green space and Mr. Donahue confirmed there will be. Chairman Cesta asked if the pavement will be redone or if they plan on using the existing pavement. Mr. Donahue said the pavement will probably have to be redone. Chairman Cesta commended Mr. Donahue on his sites and said that they always do a nice job.

Mr. White advised Mr. Donahue that as they develop the plan further they will need to provide details of grading and drainage as well as finished floor elevations of the proposed buildings based on where they sit on the site. Mr. White asked if there will be any access on the east side to which Mr. Donahue replied there won't be access. Mr. White also advised Mr. Donahue to keep enough setback of the new roads from the existing road to prevent any confusion for drivers. Mr. White asked if there will be gate access and Mr. Donahue responded there will not be a gate. Mr. White also asked if the retaining wall on the east side will stay, and Mr. Donahue confirmed it is staying. Mr. White advised Mr. Donahue to prepare a landscaping plan.

Chairman Cesta asked Mr. White if demolition particulars are needed. Should be clear from a materials standpoint and will need to figure out a phasing plan on how to deal with customers and how they will transition in and out. There will be site disturbance as well as regrading and reconstruction. Mr. White added that Mr. Donahue will need to provide elevation views of the buildings.

Mr. Curtin asked about the spacing between buildings. Mr. Donahue responded it will be between 30-35 feet. Mr. Curtin told Mr. Donahue he will need to show the proposed distancing between buildings. Mr. Curtin noticed that the application says 5 buildings and needs to be amended to 6. Mr. Curtin asked about the phasing of the project since Mr. Donahue is planning on doing one building at a time. Mr. Donahue shared that they would like to start in the early spring for the first building and late summer/early fall for the second building. Mr. Curtin advised that the board needs to be aware of the phasing plans and concluded by saying that the conceptual plan is well laid out and an improvement to the property.

Chairman Cesta said that since the storage units will be climate-controlled, insulation standards will need to be spelled out as well.

OLD BUSINESS
None

MINUTES
None

DISCUSSION
Chairman Cesta discussed a new plan for the demolition of The Sports Outfit building across from Target to be replaced with a bank. Chairman Cesta said that one issue is that this would require a zone change before the planning board can see the application and that 3rd Ward Councilor Joy Flood will have to bring this to the town board for approval. The whole site has different zoning (LBO, commercial, residential) and Chairman Cesta is wondering if the whole area can be zoned appropriately and perhaps have the requirement of purchasing the property to properly buffer. Mr. Curtin shared that he made this recommendation years ago and agrees this would be a good idea as the evolution of West Genesee Street has changed and the balance of neighborhoods behind the new businesses needs to be protected. Chairman Cesta shared that he has a comprehensive update review next month and will mention this at that time. Chairman Cesta said that the first step is to get the zoning change, and the Town Board may want

the Planning Board's opinion on the whole site and added that this will need to go to the County as well. Since zone changes take approximately 2 months for approval Mr. Curtin said that if Councilor Flood will advocate for the zone change, he has no problem legally with entertaining a concept plan review as long as they understand it has no legal bearing until the approval of the zone change and/or any variances that may be required.

CORRESPONDENCE

A voucher was received from Curtin & Basic P.C. for $4,042.50, $350.00 of which is recoverable. Mr. Hudson 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

None

ADJOURNMENT

Ms. Lauer moved to adjourn the meeting at 7:38 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
October 23, 2023 - 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
1 other person

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 #048.-01-01.1 &**
3501-3597 West Genesee Street **#036.-01-01.1**
Amended Site Plan

Matthew Oates of Benderson Development appeared to present the amended site plan for Fairmount Fair. Mr. Oates stated there are two separate site improvements. The first improvement is to widen the sidewalk going from Marshall's to Ulta by 10 feet as well as to make the curb line smoother. Mr. Oates added that there will be more landscaping along the edge of the drive lane to improve pedestrian experience. The second improvement is to modify the parking lot near Five Below to extend out rows of parking and provide better access into the parking lot. Mr. Oates stated there is no additional square footage, rather the plan is for additional enhancements to the site. Mr. Oates advised they anticipate construction to start in the spring.

Ms. Lauer asked if the existing manholes will be smoothed out. Mr. Oates confirmed this saying that they will be redoing the driving lane as well.

Mr. Hudson asked if the site will lose parking spaces. Mr. Oates explained that there will be a loss of 20 spaces near Marshall's and a gain of 10 spaces near Five Below for a total decrease of 10 spaces overall. Mr. Hudson asked if this will be within the ratio of spaces to stores. Mr. Oates confirmed this will be. Mr. Curtin shared that there are more parking spaces than are required at the site. Mr. Hudson also asked if there will be a loss of handicap spaces and Mr. Oates explained there will be, but it will still be code compliant for ADA parking. Mr. Hudson asked if the size of the parking spaces will change, and Mr. Oates replied they will be the same size and meet town codes.

Mr. White asked if the hydrant belongs to OCWA. Mr. Oates responded he believes it is private but will double check. Mr. White advised if it does belong to OCWA that they will need to be notified. Mr. White also asked if the new curbing will be granite and Mr. Oates confirmed that it will be granite and will be matched to what is existing.

Mr. Curtin asked Mr. Mallore if the proposed modifications will be adequate for fire safety to which Mr. Mallore responded yes.

Chairman Cesta asked if new lighting will be added. Mr. Oates responded there will not be any new lighting, but they plan to relocate two light poles.

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

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

Mr. Klaben moved to make a negative declaration pending submittal of SEQR form. Mr. Hudson seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the proposed modifications to the existing site plan as shown for Fairmount Fair at 3501-3597 West Genesee Street, Camillus NY as shown on plans entitled Benderson Development sheets C1.0, C3.00, C3.01, C4.0, C4.10, C4.11, C4.2, C5.00, C5.01, C6.00, C6.1, C7.00 and C7.01 all dated 9/1/2023 and plan entitled Costitch Engineering sheet VA100 dated 7/6/2023. Mr. Mallore seconded the motion and it was unanimously approved.

As a side note, Chairman Cesta asked about the improvements on the south side of Tops. Mr. Oates replied they plan to grass the area and put in some trees.

OLD BUSINESS

None

MINUTES

Mr. Hudson moved to approve the minutes of the September 11, 2023 and September 25, 2023 meetings. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta advised that the Comprehensive Plan update is forthcoming and he will keep the board apprised of the movement on that.

Mr. Mallore asked why Centro is not going up to Christopher Place. Chairman Cesta said he isn't sure because there is plenty of room and that was one of the conditions for approval. Mr. Curtin advised that was a condition because of public safety and added that the letter from Centro was a key element to the approval of the project. Mr. Curtin asked for a copy of this letter and will fashion a letter to Centro regarding this issue. Chairman Cesta added that the entrance is very dark and the fencing is broken.

Chairman Cesta advised there will be a referral from the Town Board for Starlight as they want to modify their PUD. Mr. White shared they would like to take the commercial pad site and convert that to single family homes which will be a rental community.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $2,801.48, $2,551.48 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from Curtin & Basic P.C. for $1,837.50, $175.00 of which is recoverable. Mr. Hudson 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

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 7:26 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 13, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Paul J. Curtin, JR., Attorney
Gregg Humphrey, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Approximately 7 other people

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

NEW BUSINESS
Rich & Gardner Construction Co. **TM #029.-01-17.3**
5701 W. Genesee Street
Site Plan

Todd Oudemool of Memphis Holdings, who is the sole owner of 5701 W. Genesee Street, appeared to the present the site plan for this property. Mr. Oudemool explained that the building was built in 1980 and with the exception of some trees being cut, overgrown shrubs removed and three new light poles, nothing has been done with this site. There is a grass island with 3 light poles and trees. The trees were taken down in order to saw cut the tarvia to run a conduit to the island for lighting. Mr. Oudemool added that there were 22 parking spots around the grass island but it was so overgrown since the building hasn't been occupied in 3 years that the parking spaces were unusable. There were also approximately 15 parking spots facing the building that were unusable due to overgrowth. The trees have been cut back in order to take care of parking and lighting to allow for the new tenant, which is SOS. Mr. Oudemool stated that the parking will stay the same and there will be no landscaping changes except to continue to cut down or remove overgrowth as needed.

Chairman Cesta asked what the nature of the building use will be. Mr. Oudemool replied that it will be a therapy office and administrative space. Mr. Oudemool added that the building is 6050 square feet and will predominantly be used for physical therapy. Chairman Cesta also asked if there is a change in the roof area. Mr. Oudemool confirmed this and explained that the building has a north, east and south entrance. All 3 entrances are functional, and SOS will use the entrance with the portico as the main entrance. This new portico is 11' x 7' and there will be no parking in front of it. This is where patients can enter, and the portico does not come out beyond the sidewalk.

Mr. Klaben asked if there is any delineation of where the grass will be and inquired if there is a curb, mainly for plowing purposes. Mr. Oudemool responded that there is not a curb but will be staked for plowing purposes. Mr. Oudemool added that since there is no curb, something may be done about that. Mr. Klaben also asked if the building to the south of the property is a house or a business, to which Mr. Oudemool responded it is a house. Mr. Klaben inquired that if they cut down the trees on the south side if there still be enough of a buffer. Mr. Oudemool confirmed

there will be a buffer and added that the trees are deciduous pines and that no trees were taken down; the limbs were cut back. Mr. Oudemool added that you can see the house now, but you could see it before and it's not a clear shot. Mr. Oudemool also added that the light poles are down-cast facing north.

Mr. Mallore expressed concerns with the handicapped parking spaces and asked if patients will be able to use the east entrance as these spaces are rather far away from the main entrance. Mr. Oudemool responded that the east entrance will be an employee entrance and that patients will need to go in the main entrance with the portico.

Ms. Lauer said that the site looks a lot better with the trees cut down; it is much cleaner as well as safer for people coming and going.

Chairman Cesta asked if there will be bollards to protect the lights with the lack of curbing on the center island. Mr. Oudemool explained that the light poles sit on 3' poured concrete pads and since the grass island is 11' wide, the poles are 5' in on either side.

Mr. White advised that the handicap parking will not work as shown because there is no sidewalk and there is no way to get to a sidewalk without walking into a parking lot. Mr. Oudemool said they can move the handicap spots.

Mr. White added that the drawing lacks dimensions for everything and the board needs to know if it is meeting town's parking requirements. Mr. White advised Mr. Oudemool that he needs to provide a detailed submittal showing dimensions as well as the intent of striping. Mr. White also said this needs to be an engineered site plan rather one than drawn by hand. Mr. Oudemool stated that the parking spots are 9' x 18', and Mr. White said this does not meet code.

Mr. White asked if any lighting has been installed. Mr. Oudemool confirmed this and explained that the light disbursement at the edge before the tree canopy is .2, and is .1 at the tree canopy, and the house is 60-80' beyond that. Mr. White said he will defer to the board as it looks like the brightest area is on either side of the island with low light levels at the building. Mr. Oudemool shared that there is existing lighting around the perimeter of the building. Mr. Curtin asked if this lighting lights up sidewalk area and Mr. Oudemool confirmed it does.

Mr. White also asked if the concrete sidewalk is the same elevation as parking lot? Mr. Oudemool responded yes and added there is no curb. Mr. White advised Mr. Oudemool to consider installing stop blocks to prevent people from pulling in on the sidewalk.

Mr. White said he would defer to the board for a more accurate site plan that properly lays out correct size spaces by code (which is 10' x 18') to indicate what the lot is able to provide.

Mr. Curtin advised Mr. Oudemool that moving the handicap parking closer to the main door is critical for ease of access. Mr. Curtin said that Mr. Oudemool will need to show the proper dimensions in the drive aisle as well as the parking stalls. Mr. Curtin asked about the condition of the parking area and Mr. Oudemool shared that 4000 square feet

was saw cut, repacked and repaved within the last month and due to the time of year they lost the time to seal it but will stripe it now and will re-stripe it in the spring. Mr. Oudemool added that the rest of the parking lot is in decent shape. Mr. Curtin also asked if the concrete sidewalk is curbed to which Mr. Oudemool responded it is not, there is a little bit of an upgrade. Mr. Curtin asked if there is onsite drainage. Mr. Oudemool responded that he has not seen ponding of any water, but the way the lot is graded, the grass island catches some water. Mr, Klaben noted that there is a catch basin at the entrance. Mr. Curtin expressed concern about how to protect the light poles without curbing if the grass island serves a purpose as far as stormwater collection goes. Mr. White stated that the poles have 3' concrete bases which will provide protection. Mr. Oudemool added that at this time the bases are painted safety blue.

Mr. Curtin concluded with advising Mr. Oudemool that he will need a re-engineered site plan showing the actual dimensions of parking spaces, the relocation of the handicap parking and the site plan will also need to show driving aisles.

Mr. White asked if the bushes along the building will remain. Mr. Oudemool responded that everything has been cut back or taken out so nothing intrudes onto the sidewalks.

Mr. Curtin asked if there were any plans for signage and Mr. Oudemool replied that he is not sure at this time.

Chairman Cesta stated that the board will need the exact dimensions drawn to scale as well as relocating handicap parking closer to the entrance. Chairman Cesta also recommended some type of cushion or bollard be installed along the building.

Starlight Estates Development, LLC **TM #015-.1-02-01.0**
5848 Stellium Drive & 3759/5868 Pegasus/Stellium **#015-.1-02-02.0**
Town Board Referral – Zone Change Request

Laura Cassalia of CHA Consulting appeared to present the modification of Starlight Estate's PUD from commercial to residential. Ms. Cassalia explained that there are 6.5 acres where the intent is to build 19 single-family rental homes that would be managed by Mr. Rocco of Starlight Estates. Ms. Cassalia added that the houses will be 1250-1650 square feet each with a 2-car garage. Ms. Cassalia also stated that there is no current interest in commercial use on this parcel.

Mr. Curtin said that this single-family home project built solely for rental is a case of first impression and that it will need to conform and comply with front yard, side yard, and rear yard setbacks. Mr. Curtin explained that if this idea is not successful, these are still stand-alone units.

Mr. Curtin asked if there are storage facilities to the right of the rental houses and Ms. Cassalia responded that these are storage facilities that will be available for rent. Mr. Curtin asked if these facilities are for the rental houses and Ms. Cassalia said they are not solely for the rental houses; they are for all residents of Starlight Estates, thus a commercial use. Mr. Curtin asked about the term of occupancy and Mr. Rocco responded the rental homes will have one-year leases. Mr. Curtin asked if a market study has been done for this and Ms. Cassalia responded there hasn't but added that this is a trend coming

this way because renting is becoming more popular than buying a house. Ms. Cassalia shared that the village of Minoa already has these single-family rental homes and that several more are proposed in the area. Ms. Cassalia said she will provide Mr. Curtin with other areas in the country where this is happening.

Mr. Curtin explained that the Planning Board will be making a formal recommendation to the Town Board and that it will be up to the Town Board to amend the PUD ordinance and this will be done with a public hearing with input from the community.

Chairman Cesta said that since the storage units are a commercial element the board needs to know how this plays into the residential and commercial mix and needs to understand everything the applicant is asking. Mr. Curtin added that the initial assumption was that these units were tied to the homes.

Mr. Curtin asked who will take care of the maintenance and Ms. Cassalia responded that there is a maintenance agreement. Chairman Cesta asked if these homes will be members of HOA and Mr. Rocco responded that no, they won't be.

Mr. Curtin asked if this is all viewed as one tax parcel and Mr. Rocco confirmed this.

Mr. Curtin said that Ms. Cassalia will need to provide him with literature on like kind applications as well as building elevations.

Chairman Cesta asked about the use of the driveway that goes to the church and added that it looks like this is the access to the storage units. Chairman Cesta advised the Board will need to know the particulars on this.

Mr. Rocco stated that the storage units will be for public use and not just Starlight Estate residents. This adds a commercial component to the application.

Chairman Cesta noted that the exit at Stellium Drive is right in front of a house and wondered if this should be moved.

Ms. Lauer stated that she thinks the use is appropriate, but also believes plan is overdone in that there are more units than can fit. Ms. Lauer also shared that she is not sure about the commercial piece (storage units).

Mr. Klaben said that he likes the switch from commercial to residential rental homes, but he also has concerns with the storage units open to the public.

Mr. Mallore also stated that he likes the residential aspect but also has a concern with the storage facility. Mr. Mallore added that he agrees with Chairman Cesta's idea of changing the access way to the side road instead of Stellium Drive.

Mr. White asked if the intent for the roadway is to be a public road. Ms. Cassalia responded that this can go either way; it can be a private road that is maintained or it can be a town road. Mr. White advised that either way will need to be built to town standards.

Chairman Cesta asked why not build duplexes instead of single-family homes. Mr. Rocco responded that Starlight Estates is full of these and he wants something different.

Mr. Curtin advised that once the Planning Board gets more information they can frame a recommendation for the Town Board and reminded Ms. Cassalia to provide proposed elevations and studies.

OLD BUSINESS

B & C Storage **TM #015.-04-07.3**
4004 Box Car Lane
Amended Site Plan

Collin Donahue returned to show the board the proposed wall-packs and explained that they are 20-watt downward facing that will be on the exterior of the storage buildings and will light up areas where customers will be entering. Chairman Cesta asked if these are motion-detector lights and Mr. Donahue responded they are dusk-to-dawn lights.

Mr. Donahue showed the proposed exterior colors and explained they are the same colors as their existing buildings which is beige and green.

Mr. White advised that since the site area disturbance appears to exceed one acre a SWPP will need to be provided. Mr. Donahue asked if a SWPP would still be needed if this were to be a phased project. Mr. White replied confirmed a SWPP is still needed and added that you can't segment a project to avoid permitting. Mr. White said the grading makes sense but thinks it's odd to have the two driveways. Mr. Donahue said they were trying to make it more concise to avoid confusion. Mr. White stated that some level of delineation needs to happen between the parking area and driveway connection. Mr. White also noted that the driveway throat isn't that wide and they need to look at vehicle circulation and suggested Mr. Donahue's engineer take a look at that.

Mr. Mallore asked about the traffic flow; namely if you can get from the west side to the north side. Mr. Donahue responded no because there is a retaining wall. Mr. Mallore asked about the dimensions from the end of the building to the retaining wall. Mr. Donahue responded it is approximately 40-50 feet. Mr. Mallore said it will be tight but workable.

Chairman Cesta asked Mr. Donahue if the plan is to take down 6 buildings and build 2. Mr. Donahue confirmed this. Chairman Cesta asked where the access is to the bays in the front building. Mr. Donahue explained that both buildings will have interior storage and there are five entrances. Mr. Donahue added that only one building will have drive-up storage with a man-door and overhead door. Chairman Cesta asked if the hammerhead can be extended to accommodate vans. Mr. Donahue confirmed that it can be extended.

Chairman Cesta advised Mr. Donahue that he will need a SWPP to move this project along.

MINUTES

Ms. Lauer moved to approve the minutes of the October 23, 2023 meeting. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION
Chairman Cesta asked Mr. Curtin if he got the letter regarding Christopher Community. Mr. Curtin confirmed he did as well as the letter from Centro. Mr. Curtin advised that he has crafted a letter to Christopher Community which will go out this week. Mr. Curtin added that bus service is imperative to keep pedestrians off of West Genesee Turnpike as it is not safe.

CORRESPONDENCE
A voucher was received from Costello, Cooney and Fearon, PLLC for work done on behalf of the Planning Board for OYA Solar for $175.00, all of which is recoverable. Mr. Klaben moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $3,184.04, $3,059.04 of which is recoverable. Mr. Mallore moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from the Onondaga County Planning Federation for annual dues of $100.00. Mr. Klaben moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
Mr. Curtin shared he will draft a letter to Mr. Grozdich, the developer of Malibu Estates. Mr. Curtin said that he, Mr. White and Mr. Humphrey have been working closely with the current builder and have been able to identify key deficiencies, namely with the roadway and stormwater detention facility. Mr. Curtin has received a proposal from JK Tobin listing what it will take to put everything back into service the way it should function. Mr. Curtin also said that no further consideration will be given to further development of the site until all infrastructure improvements are made to the satisfaction of the town. Mr. Milback, the current builder, is aware of what needs to happen going forward.

COMMENTS OF THE ENGINEER
Mr. White shared that due to the time that has elapsed, the securities for Malibu Estates are no longer of adequate value due to the cost of construction increasing over the past 20 years. Mr. White shared that Mr. Grozdich just had a contractor cut out and patch the settled roadway cross sections as well as reconstruct the hammerhead turnaround. Mr. Grozdich will also have JK Tobin in to do the whole new binder on top of this repair. Mr. White is optimistic that there will be a newly paved road in the near future.

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 8:21 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
November 27, 2023 - 7:00 p.m.

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

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Gregg Humphrey, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 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
Rich & Gardner Construction Co. **TM #029.-01-17.3**
5701 W. Genesee Street
Site Plan

Todd Oudemool returned to discuss the site plan for 5701 W. Genesee Street. Mr. Oudemool explained that he updated the site plan to identify the space of the drive aisles which is 21' from each end of the island, 57' from the ground cover to the island and 61' from the island to the building. Mr. Oudemool added that the parking spots have been changed to 10' x 18' which resulted in a loss of two spaces overall; there are now a total of 47 spaces, two of which are handicap parking which have been moved closer to the entrance. Mr. Oudemool also identified the storm drain and added that the grading is such that rainwater flows to the storm drain and there is minimal ponding on the site.

Mr. Hudson reminded Mr. Oudemool that the board had asked for an engineered site plan and noted that the plan presented by Mr. Oudemool is hand drawn. Mr. Oudemool stated he didn't recall this from the last meeting. Mr. Humphrey added that the town code requires an engineered site plan. Mr. Hudson asked if there is striping, and Mr. Oudemool confirmed that it is currently striped. Mr. Hudson stated that he hopes the striping will last through the winter. Mr. Hudson also asked if the 21' drive aisle is wide enough. Mr. Humphrey explained that he and the town engineer Mr. White visited the site and noted that much of the striping is gone. Mr. Humphrey also stated that the drive aisles are 21' around the ends of the landscaping island and 21' between rows of parking to the south. Mr. Humphrey shared that Mr. White said that this will work since it's not a busy site. Mr. Hudson stated that the striping needs to be done, and Mr. Oudemool confirmed that it will be.

Mr. Klaben stated that this is a good use and good addition to the area.

Ms. Lauer stated that this is a single use entity and since it is an existing condition she sees no problem with width of the drive lane.

Mr. Mallore also said he has no concerns with the drive lanes.

Mr. Hudson asked if there will be signage. Mr. Humphrey shared that they have submitted for permits already and one sign is 7 square feet and the other is 5 square feet.

Chairman Cesta said that this is an LBO preexisting site that has been there for about 30 years and stated that regarding the actual drawing to scale he is advising the board it will be acceptable.

Mr. Oudemool stated that this is not a new site plan and added that the town doesn't have the original site plan in their records. Mr. Oudemool added that this was all approved by the codes office, then at the last second he was rushed to get in to the Planning Board for approval before the tenants moved in. Mr. Oudemool shared that he is not pleased that he is being told to get an engineered drawing on a site that has been here since 1980 since this was initially approved by the codes office with no site plan approval.

Mr. Curtin stated that the Planning Board doesn't want to deviate from what is required. Mr. Curtin asked if the drive aisles are two-way. Mr. Oudemool replied that there is no designation or arrowing to indicate ingress and egress. Mr. Curtin wondered if it would make sense to have it be one-way going counter-clockwise. Mr. Oudemool said that he would like to defer to SOS on this. Curtin added that he would like Mr. Oudemool to take this up with SOS so traffic is moving in one continuous motion for safety purposes.

Mr. Curtin added that it was very specifically stated at the last meeting that the board needed something that was not hand drawn on a survey. Mr. Curtin also stated that he recommend that the Board approves this subject to a professionally drawn site plan being submitted to codes.

Chairman Cesta asked if this will be striped before SOS opens to which Mr. Oudemool responded that it will be striped before the opening date of 12/10/23.

Mr. Mallore 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. Mr. Hudson 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. Hudson moved to approve the site plan for 571 West Genesee Street with the condition that a scaled drawing as planned be submitted to the Codes office and the Planning Board clerk by February 1st , 2024. Mr. Klaben seconded the motion and it was unanimously approved.

Starlight Estates Development, LLC **TM #015-.1-02-01.0**
5848 Stellium Drive & 3759/5868 Pegasus/Stellium **#015-.1-02-02.0**
Town Board Referral – Zone Change Request

Laura Cassalia of CHA Consulting returned to discuss the modification of Starlight Estate's PUD from commercial to residential. Ms. Cassalia explained that she submitted the requested additional information: potential building elevations and footprints as well as links to similar communities across the country. Ms. Cassalia also stated that the piece of the property that had the storage units can remain as commercial since there was a concern with this. Ms. Cassalia added that she also looked at the road layout suggestion to move this up to the driveway of the church and said that due to the National Grid easement, grading and proximity to the intersection it doesn't lend itself well and also said that the location of the driveway is what was originally planned with the community so things were built around that.

Chairman Cesta asked Ms. Cassalia if they anticipate issues with the access driveway for the storage units and Ms. Cassalia replied that they do not anticipate any high traffic.

Mr. Curtin noted that the storage unit parcel is commercial and owned by Mr. Rocco, and is a commercial use within the existing PUD. Mr. Curtin asked Ms. Cassalia to confirm that this is no longer part of this application and Ms. Cassalia confirmed that this is not part of the application.

Mr. Curtin asked if the client is willing to impose restrictive covenants relative to the use of the land that would be subject to the approval of the planning board (such as playsets, pools, laundry). Mr. Rocco confirmed that he would impose the same types of restrictions that Starlight Estates is using. Mr. Curtin advised that since this isn't part of the HOA there needs to be restrictive covenants and wanted to ensure that certain activities that already enhance the livability and ambience of Starlight Estates will also be imposed on this development.

Chairman Cesta reminded the Planning Board that they are not looking at site specific issues at this time; they are just sending a referral to the Town Board.

Ms. Lauer gave a positive recommendation to change the use to residential.

Mr. Klaben gave a positive recommendation to change the use to residential.

Mr. Hudson gave a positive recommendation to change the use to residential.

Mr. Mallore gave a positive recommendation to change the use to residential.

Chairman Cesta gave a positive recommendation to change the use to residential.

Chairman Cesta explained that Mr. Curtin will craft a recommendation to the Town Board who will put it on their agenda and schedule a public hearing.

Mr. Humphrey advised to keep an eye on accessory structures such as pools, sheds etc. Mr. Humphery added that this plan fills a great need in the community.

Mr. Curtin stated he will craft a recommendation to the Town Board. Chaiman Cesta asked if the Town Board can place conditions and Mr. Curtin responded that they can if they want to. Mr. Curtin added that he wants to make sure that Mr. Rocco can incorporate any conditions into the lease agreements so tenants know what they can and cannot do.

MINUTES

Ms. Lauer moved to approve the minutes of the November 13, 2023 meeting. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta noted that the second meeting in December falls on Christmas so will be moved to Wednesday December 27th if needed. Mr. Curtin asked when the organizational meeting will be held and Chairman Cesta said it will be at the next meeting which is December 11th.

CORRESPONDENCE

A voucher was received from Curtin & Basic P.C. for $2,012.50, none of which is recoverable. Mr. Mallore moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

Mr. Curtin shared that he sent a letter to Christopher Community and he hasn't heard back from them yet. Mr. Curtin advised that he will follow up with a phone call if he doesn't hear back soon since the population that occupies this project needs public bus service and have to walk to the village to get the bus which is an unsafe situation.

Mr. Curtin stated that he also sent a letter to Mr. Grozdich, the developer of Malibu Estates. Mr. Curtin shared that he found out in the interim that work was already undertaken by JK Tobin and the new binder has been put down where necessary and the new top coat is down. Mr. Curtin added that Mr. White is happy with this progress. Mr. Curtin said that he spoke with Mr. Grozdich and it was a positive conversation. Mr. Grozdich said he will hire JK Tobin to take care of the detention basin and explained he has cash reserves in the bank that the town is holding. Mr. Grozdich further agreed to give up all control of the HOA and turn everything over to a newly constituted board of managers. Mr. Curtin concluded that there is still a lot of work to be done but things are moving in the right direction as the two biggest issues (drainage and the road) are being properly dealt with.

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 7:46 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
December 11, 2023 - 7:00 p.m.

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

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

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

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

NEW BUSINESS
None

OLD BUSINESS
None

MINUTES
Mr. Klaben moved to approve the minutes of November 27, 2023. Mr. Hudson seconded the motion and it was unanimously approved.

DISCUSSION
2024 Organizational

Chairman Cesta moved to nominate Beth McDonough as Planning Board Clerk for 2024. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Hudson moved to nominate Chairman Cesta as Planning Board Chairman for 2024. Mr. Klaben seconded the motion and it was unanimously approved.

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

Mr. Hudson moved to approve the Post Standard as the advertising venue to post Public Hearings. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Cesta moved to nominate 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 nominate the Curtin Law Firm, represented by Mr. Curtin, as Planning Board Legal Counsel. Mr. Klaben seconded the motion and it was unanimously approved.

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

Chairman Cesta advised there will be no alternate member in 2024.

Chairman Cesta thanked everyone for a great year and also advised board members to hold absences to no more than four meetings per year and they are required to complete a minimum of 3 hours of continuing education/training.

CORRESPONDENCE

A voucher was received from Curtin & Basic P.C. for $2,712.50, $175.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $1,427.50, $1,177.50 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

Joy thanked Chairman Cesta and the Planning Board members for their hard work and dedication to the town.

COMMENTS OF THE ATTORNEY

Mr. Curtin explained that he received a directive from the Town Supervisor to address the issues at Malibu Estates and stated that he and Mr. White have been working on this diligently. Mr. Curtin added that these issues spring from the original developer Victor Grozdich, and shared that the roadway has been completed, the top coat is on, and drainage has been completed to a certain extent. Mr. Curtin added that a commitment has been made to take care of the detention basin at a fixed price. Mr. Curtin stated that he and Mr. White worked to get the project infrastructure completed in conformity with previously approved plans.

Mr. Curtin said it has been a great year and added that it has been a pleasure working with everyone and wished everyone a Merry Christmas and Happy New Year.

COMMENTS OF THE ENGINEER

Mr. White thanked everyone for their continued confidence and is looking forward to next year.

COMMENTS OF BOARD MEMBERS

Chairman Cesta talked about the comprehensive plan update and said that this is important to the Planning Board because it will be the outline of what the town sees. Chairman Cesta added that this will take up to a year to complete. Chairman Cesta explained that an advisory group from the community will be selected along with him, zoning, and Supervisor Fatcheric to build a vision with a shelf life of at least 10 years.

Chairman Cesta wished everyone a Merry Christmas and Happy New Year.

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 7:18 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

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