

**Town of Camillus
Planning Board
January 12, 2009
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Martin Voss
Lynda Wheat
John Williams

Staff Present

Paul Czerwinski, P.E.
Paul J. Curtin, Jr., Esq.

Members of the Public

Roger Pisarek, 1st Ward Councilor
Six others

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

New Business

Rescue Mission Thrifty Shopper –#4107 West Genesee Street

TP#056.-02-

03.0

Site Plan

Charles Parker, Executive Director of the Rescue Mission appeared before the Board to present a site plan for the Thrifty Shopper retail store to be located in the Rite-Aid Plaza at 4107 W. Genesee Street, zoned C-2.

The proposal depicts modifications to the elevation of the storefront and to the east side of the building. The storefront modifications include relocating the existing entrance door to the west and replacing it with a 6' x 7' double door. Once the door has been relocated, the applicant has proposed to in-fill the area to match the existing window system and knee wall by replacing the slate and black marble with red brick.

A donation drop off center is proposed on the east side of the building, within the alcove that is presently fenced off, accessible by gated doors. The proposal depicts removing the gated doors and installing a smaller 24'x16' fence within the interior of the area, for the adjacent restaurant's use. The drop off area is proposed along the southern portion of the area, as there is an entry door tucked within the east side. As the proposal shows the entrance to the area being only 15'3", the Board inquired how deliveries would be made; meaning would cars pull into the area and once in the area, how would they exit the area. The applicant stated that an attendant would be on duty to assist donators during normal business hours.

When asked if any additional lighting would be installed, the applicant stated that there was currently adequate lighting.

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After an extensive discussion, the Board concluded that there were two major public safety concerns pertaining to the drop off location, those being:

1. Vehicle traffic flow
2. Pedestrian safety

Mr. Curtin advised the Board, that with those two issues identified, the Board should consider the plan be modified as follows:

1. Reduce the interior fencing for the restaurant to 10'x20
2. Place a convex mirror on the west corner of the building
3. Add the aggressive striping to the entrance of the drop off area. The striping is to be completed as soon as weather permits.
4. Signage stating 'Delivery Drop Off' to be placed on the exterior of the fence.

Mr. Curtin also advised that as the Board discussed numerous concerns, he would recommend the Board revisit this site plan after 3 months, at the April 27, 2009 meeting.

After a brief discussion, Mr. Parker agreed to the above-mentioned modifications and to submitting a separate drawing reflecting those changes.

Ms. Wheat motioned to declare the Town of Camillus Planning Board Lead Agency for this application. Mr. Trombetta seconded the motion and it was unanimously approved.

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application a negative declaration under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

As there were no additional comments or concerns, Mr. Trombetta motioned to approve the site plan for the Rescue Mission Thrifty Shopper, conditioned upon reducing the interior fencing to 10'x 20', placing a convex mirror on the west corner of the outer building, adding aggressive striping to the entrance of the drop off area (to be completed as weather permits), and installing signage stating 'Delivery Drop Off' to be placed on the exterior of the fence, all to be added to the site plan and submitted by January 20, 2009, and conditioned upon staff review. The approval is also conditioned upon the re-review of the approved site plan at the Planning Board meeting on April 27, 2009. Mr. Flaherty seconded the motion and it was approved unanimously.

After conferring with the Planning Board professionals, Chairman Fatcheric advised that there would be no professional fees assessed to this application.

**Rotella, Anthony – 521 Horan Rd.
Site Plan**

TP#015.-03-04.2

Anthony Rotella appeared before the Board to present a site plan for the property located at 521 Horan Road, zoned C-3.

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Mr. Rotella operates an auto repair body shop, which has been located on the site since 1985. Mr. Rotella stated that the proposal is to install an 8' chain link fence with two 16' gates surrounding the existing parking area on the south side of the site, the purpose of which is for security.

The Board inquired if a formal site plan for the property had ever been filed with the Town. As one had not, Mr. Curtin advised the applicant that although he has been conducting business on the site since 1985, the new application creates an opportunity for the Planning Board to update the Towns records by requesting the formal site plan and reviewing the public safety of the site. Additionally, during discussion, the applicant had stated that three parcels had been merged.

Mr. Curtin advised the applicant that the Board would require a formal site plan, which would identify all existing conditions, site lighting, and existing parking, showing all areas for the one tax parcel. Photos of the existing site were also requested. The applicant was instructed that once the above items were received, the Board could then proceed.

Old Business

There was no old business before the Board this evening.

Minutes of the Previous Meeting

Mr. Flaherty moved to approve the minutes of the meeting of November 24, 2008. The motion was seconded by Mr. Logana and unanimously approved.

Mr. Logana moved to approve the minutes of the meeting of December 8, 2008. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

Anthony DeCapio Memorial Park

The Board received a request for a thirty-day extension for the submission of the filed final maps for the Anthony DeCapio Memorial Park subdivision. The final plat had been granted on October 27, 2008 and due to unforeseen circumstances with the surveyor, Mr. DeCapio was unable to have the maps filed within the allotted 60 days.

Ms. Wheat motioned to extend the approval for the filing of the final plat of the Anthony DeCapio Memorial Park for an additional 60 days, to allow for the recording of such in the office of the County Clerk. Mr. Trombetta seconded the motion and it was approved unanimously.

Correspondence

There was no additional correspondence before the Board this evening.

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Comments of Town Officials

Councilor Pisarek had no additional comments this evening.

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski had no additional comments this evening.

Comments of the Board Members

Mr. Trombetta inquired of the Township 5 status. Councilor Pisarek responded that the project is active, adding that Mr. Eldred indicated that they were waiting for some additional approvals prior to moving forward.

Mr. Voss commented that Store America has added the clock to the tower as requested.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:04 pm, seconded by Mr. Flaherty and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
January 26, 2009
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
John Trombetta
Martin Voss
Lynda Wheat
John Williams

Not Present

Richard Flaherty

Staff Present

Paul Czerwinski, P.E.
Paul J. Curtin, Jr., Esq.

Members of the Public

Bob Feyl, ZBA Vice-Chairperson
Joy Flood, ZBA Chairperson
Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
10 others

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

New Business

**Clements, Mark- Warners Rd (Pitcher Flats Subdivision) TP#006.-03-12.1
Sketch Plan**

Mark Clements appeared before the Board to present a sketch plan application for a two-lot subdivision located at 2765 Warners Road, zoned R-3.

Mr. Clements stated that the proposal is to subdivide the existing 8.042 acres into two lots, Lot 1A being 6± acres and Lot 1B being 2+ acres. The property is currently owned by his father, Samuel Pitcher, with whom he will be entering into an agreement to purchase Lot 1B, where he proposes to build a single family home. Previously, this parcel and the adjoining two parcels had been subdivided under the Pitcher Flats Subdivision, and as such, the applicant is aware of the deeded right of way that crosses the parcel that he would have to obtain a letter allowing him the right to cross the pipeline. According to the applicant, Buckeye is the owner of the right of way.

When asked about the curb cut, Mr. Clements stated that he might try to use the existing gravel driveway, which services the adjacent property. The Board informed the applicant that due to the driveway servicing both lots, a 24' wide driveway would be required. In any event, the Board suggested the applicant contact the County Department of Transportation to obtain a curb cut for the proposed Lot 1B to guarantee one would be granted in the future.

Mr. Logana inquired if the proposed house was to be erected in the area that had been recently filled in with soil, specifically questioning the stability of the ground. The applicant replied that approximately 2 to 3 feet of fill had been placed on top of the existing Niagara type soil, which has been settling for the past 2 years.

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Mr. Curtin recommended the applicant consult with Jim Stelter of the County Department of Transportation to request a curb cut for the new proposed lot. If approved by the Department of Transportation, this would assure him of the availability of a curb cut for the proposed lot. Additionally, Mr. Curtin advised that, as the parcel is 87,000± sq. ft., being slightly larger than 2 acres, more than enough land mass to design an adequate septic system that would facilitate a 3 bedroom, 1 ½ bath home or the equivalent, is available.

After a brief discussion, Chairman Fatcheric advised the applicant to obtain a letter from the Onondaga County Department of Transportation allowing the additional curb cut and consent from the owner of record authorizing the subdivision. The applicant was also advised that this application would be classified as a major subdivision and a Full EAF would be required.

Mr. Williams motioned to close the sketch plan application. Mr. Trombetta seconded the motion and it was approved unanimously.

**Coppertop Tavern – 3380 Milton Avenue
01**

TP#046.-01-

Lot Line Realignment

TP#046.-01-01.2

Robert Seigart of Schopfer Architects LLP and John Rybak of the Coppertop Tavern appeared before the Board to present a lot line realignment application for the property located at 3380 and 3384 Milton Ave., zoned C-2.

The applicant stated that the request for the lot line realignment is to combine the two existing parcels into a single lot for the Coppertop Restaurant.

Mr. Fittipaldi motioned to declare the Town of Camillus Planning Board Lead Agency for this application. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Trombetta made the motion to declare this application an unlisted action under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

Mr. Fittipaldi made the motion to declare this application a negative declaration under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

As there were no additional comments, Mr. Fittipaldi motioned to approve the lot line realignment for the property located at 3380 and 3384 Milton Avenue as depicted on the map re-dated September 11, 2008 as prepared by Lehr Land Surveyors. Mr. Trombetta seconded the motion and it was approved unanimously.

Old Business

**Coppertop Tavern – 3380 Milton Avenue
01**

TP#046.-01-

Site Plan

TP#046.-01-01.2

Robert Seigart of Schopfer Architects LLP and John Rybak of the Coppertop Tavern appeared before the Board to present a site plan application for the property located at 3380 - 3384 Milton Ave., zoned C-2.

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Mr. Seigart stated that they have made many changes to this project in an effort to improve the building and the site. Some of the changes are due to development/finalization of the restaurant floor plan, while other changes have been made to address County DOT concerns. Although the applicants do not feel the modifications are substantial, they want to highlight them so that they are not overlooked. The proposed modifications are:

ADDITIONS: The building additions have increased from 652 sq. ft. to 1,299 sq. ft., due to the development of the restaurant floor plan and the need for new coolers. The number of parking spaces required (78) is still well below the proposed number (110), which has not changed.

CURB CUT: The parking lot entrance off Milton Avenue has been reduced from 70' wide to 25' wide. Landscaped areas, 12' to 15' deep, with granite curbing, have been added on each side of the curb cut, between the street and the first parking spaces. Vehicular circulation is now greatly improved by having a single curb cut and a single aisle with 2-way traffic with parking on each side. This change was made at the direction of James Stelter, Onondaga County DOT.

STORMWATER: The rear parking lot has been shifted west approximately 12'. This has reduced the amount of new asphalt, allowing for a larger grass area (on the east side), which mitigates the additional stormwater runoff by acting as a shallow retention/infiltration area.

DUMPSTER ENCLOSURE: The dumpster enclosure has been changed from chain link to composite wood siding (Trex) supported by galvanized steel posts. This design looks better, lasts longer, and more effectively conceals trash and recycling.

LIGHTING: The L-1 lights (pole-mounted) have been shifted approximately 12' west with the rear parking lot. Type L-2 lights (wall packs) have been replaced with Type L-3 lights (decorative, 8' high, pole-mounted) along the east (entry) façade, Type L-4 lights (wall-mounted sign lights) have been added above the wall mounted sign on the south (Milton Avenue) façade. The photometric plan has been updated accordingly, and catalog cuts have been provided for review.

BUILDING ELEVATION: The exterior elevations have been improved. Additions on the north, south, and east elevations have been clad with horizontal siding and trim, aluminum windows, metal standing seam roofs, and a new entry canopy.

Mr. Czerwinski informed the Board that the site concerns have been addressed and it has been agreed that the access and the driving will be much safer.

Mr. Curtin commented that a sample board of the products and coloration of the proposed items being deployed are still required. He recommended the Board consider approving the site plan, while reserving the issue of the finite details of the elevations and the landscaping plan.

Mr. Fittipaldi motioned to declare this application an unlisted action under SEQR. Mr. Williams seconded the motion and it was approved unanimously.
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Mr. Fittipaldi motioned to declare this application a negative declaration under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

As there were no additional comments, Mr. Trombetta motioned to approve the site plan for the Coppertop Tavern located at 3380 and 3384 Milton Avenue as depicted on the map dated December 31, 2008, job number 0819 as prepared by Schopfer Architects LLP showing site layout and elevation; inclusive of building elevation, parking lot layout, lighting plan and incorporating by reference drainage as shown on details provided by the County DOT, reserving to review the building materials that will be incorporated in the additional modifications to the building elevations, inclusive of color and material type as well as a landscaping plan. Mr. Williams seconded the motion and it was approved unanimously.

Ms. Wheat motioned to set the professional fees for this application for \$1,000.00. Mr. Trombetta seconded the motion and it was approved unanimously.

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

Country Oaks

John Szczech appeared before the Board to request a minor modification to the Country Oaks Subdivision. Previously, it was discussed that a small parcel, fronting Pottery Road, be given to the County. When Mr. Szczech contacted Onondaga County about deeding the parcel over to them, he was instructed that the County Legislature would have to approve the donation. During this same time, the neighboring property owner, Pat Virginia, has contacted Mr. Szczech to inquire if he could obtain the parcel to combine with his, to provide buffering as the small parcel is a wooded lot.

Mr. Curtin reported that he had been contacted by Mr. Szczech in anticipation of making this presentation. The applicant explained the extraordinary difficulties with the County Legislature that he would have to go through just for them to consider accepting this piece of property as a donation. Mr. Curtin clarified that the essence of the request was for any parcels, any stray pieces that were not otherwise going to be developed as part of the subdivision to be assumed so that they were not stand alone lots. He advised that the Board could amend their resolution to reflect that the property may be transferred to a contiguous property owner, without identifying the adjacent owner.

As there were no additional comments or questions, Mr. Voss motioned to amend the prior resolution for the Country Oaks Subdivision to allow for Parcel A to be transferred to a contiguous property owner, as shown on the Country Oaks General Plan and Notes map dated June 30, 2008, last revised July 21, 2008 as prepared by L.J.R Engineering, P.C. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Southern Container/ Northside Collision Center

Mr. Curtin commented that he has been in conversation with Tracy Wittenburg, who is the attorney representing Northside Collision. Pursuant to the request made by the Board, she has approached Fastrac and is coming up with a comprehensive right of way easement agreement that would address safety, and amend the configuration of the access points to the extent that it will allow for a better turning radius to get back to Southern Container, making it a vast improvement.

The second piece is that the comprehensive plan would require a minor modification to the entry point at Fastrac, allowing for access and egress out, stating he would present this conceptually to the Board. The proposal is to widen the existing right of way, changing the angle so there is a better sweep for purposes of turning, that allow emergency equipment back to the Southern Container point, which has always been a concern of the Town. Secondly in order to have true access and egress out, this road cut would have to be slightly widened and modified. Fastrac does not have an issue with that, but they do not want to have to appear back before the Board to amend their site plan. As such, Mr. Curtin thought that depending on how this was laid out, the Board could amend the site plan "administratively", because this is more of a comprehensive plan. The Board would make the notations on their plan and those notations would be clearly reflected in the file.

Mr. Curtin stated that once the details were clearly spelled out, a full presentation would be made. The key point being that because of the width at the right of way, it would allow for full access to emergency vehicles, therefore it has to be widened. After being widened, part of the right of way would encroach upon Fastracs existing site plan that was previously approved, allowing for egress to Hinsdale Road. From a traffic control standpoint, this right of way already exists and is being used, and will not be a high traffic location. Because of the nature of the work with Northside Collision, it will be a relatively low traffic location and should not present any degree of difficulty with regard to traffic or traffic issues.

Chairman Fatcheric asked if Mr. Curtin would respond to Ms. Wittenburg as she has stipulated a January 30, 2009 deadline.

Mr. Curtin stated that as this modification would be a minor modification to the site plan and inquired if the Board agreed that the site plan could be modified "administratively" due to the comprehensive plan nature of the request. The Board unanimously agreed that the request could be modified "administratively".

Onondaga Planning Survey

Chairman Fatcheric stated that the Onondaga County Planning Board has asked that the Town of Camillus Planning Board complete a performance survey for them. They would like each individual Board member and staff to complete a survey. Once completed, please submit to the Clerk to be forwarded to the County.

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Correspondence

There was no additional correspondence before the Board this evening.

Comments of Town Officials

In light of the Onondaga County Planning survey, Chairperson Flood commented that it had been discussed at the recent Planning Conference that the County of Oswego had begun charging application fees to the Towns for any referrals being made to their County Planning Board.

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski had no additional comments this evening.

Comments of the Board Members

Mr. Williams commented that he would not be absent from the February 2009 meetings.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:15 pm, seconded by Mr. Fittipaldi unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
February 23, 2009
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Martin Voss
Lynda Wheat

Staff Present

Paul Czerwinski, P.E.
Paul J. Curtin, Jr., Esq.

Members of the Public

Bill Davern, 3rd Ward Councilor
Bob Feyl, ZBA Vice-Chairperson
Roger Pisarek, 1st Ward Councilor
6 others

Not Present

John Williams

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

New Business

**Kandon, LLC – 5362 West Genesee Street
Site Plan Review for Special Use Permit**

TP#035.-05-28.1

Art Kanerviko of Kandon LLC appeared before the Board to present a site plan review for a Special Use Permit for the property located at 5362 West Genesee Street, zoned C-1.

Mr. Kanerviko stated that they would like to replace the Quizno's Restaurant that vacated the Aspen Dental strip center with Cheeburger Cheeburger which is a national chain restaurant and this location will be considered a "micro slider" restaurant.

Chairman Fatcheric advised that the reason this application is in front of the Board is due to the property being located in a C-1 zoning district. A Special Use Permit is required in order for a restaurant to be located within a C-1 district.

After a brief discussion, Mr. Flaherty inquired if the exhaust system would need to be adjusted or changed. Mr. Kanerviko stated that Cheeburger Cheeburger would be utilizing the same system that Quizno's used. When asked the hours of operation, the applicant stated they would be similar to Quizno's.

Mr. Curtin stated that it is our understanding that the applicant is pursuing a Special Use Permit for the accommodation of the Tenant. The Board finds no site-specific issues that would adversely affect that application. The applicant has agreed to submit the specifications of the current ventilation system to Tom Price, Code Enforcement Officer for the Town of Camillus for review and if necessary has agreed to update the system if needed.

As the Board does not see any additional site plan issues that the ZBA should take into consideration at this time, Mr. Flaherty motioned to declare that the proposed use does not create any site plan issues or concerns that are not already dealt with, conditioned upon the Code Enforcement Officer reviewing and accepting the specifications for the ventilation system. Mr. Logana seconded the motion and it was unanimously approved.

**Tree Landers Tree Service and Landscaping
Site Plan Review for Special Use Permit**

TP#007.-03-05.2

Dan Fabrizio of Tree Landers Tree Service and Landscaping appeared before the Board to present a site plan review for a Special Use Permit for the property located at 6429 Van Buren Road, zoned R-3.

The applicant is proposing to modify the existing Special Use Permit to install an additional 40' x 84' coverall building to the site. The coverall building would be identical to the existing coverall building and placed adjacent to it, to be used for cold storage and firewood storage. When asked if there would be any type of flooring, the applicant indicated the floor would be a combination of stone and paved with blacktop. When asked if any utilities would service the structure, the applicant no lighting, electricity, or water would service the structure. Mr. Czerwinski inquired if any additional paving or roads would be installed on the site, to which the applicant indicated there would not. Mr. Czerwinski stated that the additional paving should not affect the drainage on the site, as it flows to the south.

As the Board does not see any additional site plan issues that the ZBA should take into consideration at this time, Mr. Fittipaldi motioned to declare a proposed use does not create any site plan issues or concerns that are not already dealt with. Mr. Trombetta seconded the motion and it was unanimously approved.

Old Business

**Kehoskie, Thomas – 99 Yorkshire Blvd.
Site Plan**

TP#041.-01-55.0

Thomas Kehoskie and Robert Eggleston appeared before the Board to present a site plan application for the property located at 99 Yorkshire Blvd., zoned LBO.

The applicant intends to occupy only the first and second floor of the building with offices or professional services, comprising of 2,800 ± square feet. He is no longer pursuing any area of the building to be designated as residential apartments. All mechanicals and storage would be housed in the basement, leaving the only leasable areas as the first and second floors.

As the Board previously voiced concerns pertaining to traffic safety issues, the applicant modified the plan; those modifications include relocating the main access-driving aisle

and relocating the main entrance to the site. Access to the site is proposed from Yorkshire Boulevard, entering on the southern side of the site by way of a 20' wide one-way driving aisle, located 75' from West Genesee Street, circling the rear of the property exiting on the northern side of the site. The proposal depicts the main entrance of the building being relocated to the rear of the property. Due to previous concerns pertaining to the entrance, the applicant has reviewed the modified site plan with the Town of Camillus Police Chief and the Town of Camillus Highway Superintendent and has submitted letters from each indicating that the concerns have been resolved to each of their satisfaction.

The proposal depicts 19 parking spaces located in the rear and on the southerly side of the site. The applicant indicated that as the use of the building still has not been established, they considered the most intensive use to determine the minimal amount of parking spaces required, which were derived by:

- Administrative offices requiring 1 space per 200 sf., requiring 14 parking spaces.
- Personal/professional services requiring 1 space per 150 sf., requiring 19 parking spaces.

After a brief discussion, the Board voiced concerns that the proposal depicts a huge parking field and that the overall coverage is intensive of the use as the property is located in a LBO zoning district. The Board reiterated that the purpose for the creation of that zoning district was to create a transitional district, which adjoins a residential neighborhood, thus making it look and feel less intensive than a commercial site. What has been proposed, other than the structure itself, would definitely have a commercial appeal. Additionally, the Board voiced concerns pertaining to the parking spaces identified as numbers 8-16. The Board commented that this location is in a sensitive area and that those parking spaces could potentially create safety concerns to those traveling on West Genesee Street, due to the topography of the site.

After some debate, Mr. Curtin explained that this site location is in an extremely sensitive area, due to the zoning classification and the proximity to West Genesee Street. Although the history of the property may include previous office use, the Board is required to review all site-specific concerns. Site plans are required when a building or structure is to be erected, when a building or structure is altered such that its footprint or façade is altered, when vehicular or pedestrian movement or walkways are altered, when surface water drainage is altered, when exterior lighting is installed or altered, or when designed landscaping is installed or altered. The role of the Planning Board is to determine if a site is in compliance with the laws and regulations of the Town, any possible adverse impact the proposed use may have on the surrounding properties and neighborhoods. The Planning Board reviews physical and visual compatibility with the surrounding neighborhood, accessibility of emergency services, handicapped accessibility, public safety issues, hours of operation, parking and loading facilities, and snow storage amongst other things. In the process of coming to a decision on the site plan, the Planning Board considers the geometric characteristics of all structures and related improvements, the aesthetic characteristics such as design, texture, materials, colors, and illumination, and the physical attributes of the site including size, shape, elevation, topography, and natural vegetation.

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After reviewing the proposal presented, it was suggested that the applicant consider modifying the plan to reduce the overall number of parking spaces, suggesting to remove the parking area along the southerly side of the site, and relocating the spaces to the northwest corner. By relocating the parking to the rear, "green space" would be created along the entire south side of the site. Also mentioned was the removal of the rear porches to create three parallel parking spaces. The above-mentioned modifications would alleviate accessibility and pedestrian safety concerns, decrease the impervious area, while improving the drainage on the site and surrounding areas. The property would also "blend" with the adjacent LBO site, as their parking field is located to the rear of their site.

Mr. Eggleston stated that he would review the modifications suggested and submit a revised site plan. Chairman Fatcheric advised the applicant that the following additional items would also need to be submitted for the Boards consideration:

- Site lighting
- Signage detailing and location
- A sample piece of siding and trim
- Streetscape design

Chairman Fatcheric also identified the potential variances that would be required for the site which are:

- A variance for the buffer area
- A side yard variance
- A lot area variance

Minutes of the Previous Meeting

Mr. Logana moved to approve the minutes of the meeting of January 12, 2009. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Mr. Flaherty moved to approve the minutes of the meeting of January 26, 2009. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

Township 5 Site Plan

Chairman Fatcheric advised that Kevin Eldred has requested a work session be scheduled for the Township 5 site plan. He stated that he will keep the Board informed of future events.

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of November 30, 2008 to January 3, 2009 for \$6,167.77, \$6,042.77 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Trombetta, seconded by Mr. Logana, and approved unanimously.

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Comments of Town Officials

Mr. Davern commented on the site plan for 99 Yorkshire Boulevard and advised the Board that he has spoken to the neighbors and they have no objection to the proposal.

Mr. Feyl commended Mr. Curtin for his suggestion to relocate the parking to the rear of the site.

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski commented that Barton & Loguidice have been reviewing the sewer system project located at the Dunn Tire/Staples Hinsdale Road plaza. He wanted to advise the Board that Initial reports indicate that it may need to be relocated.

Comments of the Board Members

The Board members had no additional comments this evening.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:15 pm, seconded by Mr. Trombetta unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
March 9, 2009
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
Martin Voss
Lynda Wheat

Staff Present

Michael Discenza, Esq.
Paul Czerwinski, P.E.

Members of the Public

Roger Pisarek, 1st Ward Councilor
2 others

Not Present

John Trombetta
John Williams

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

New Business

**David and Tina Underwood – 6090 Newport Road.
Sketch Plan**

TP#006.-01-30.1

David Underwood appeared before the Board to present a sketch plan application to subdivide a 12.21 acre parcel of land located at 6090 Newport Road, zoned R-1, into five residential building lots.

As the proposal depicts the parcel being subdivided into five lots, configured of two four-acre lots, two one-acre lots, and one two-acre lot, the Board inquired why the applicant configured them as such. The applicant responded that due to the depth of the lots, they were configured to conform to the requirements set forth in the zoning ordinance, continuing that as the property has not yet been surveyed, the configuration may change as he plans to sell the parcels in the future.

When asked if utilities were available, the applicant stated that natural gas, water, and electric are available.

As a portion of the Erie Canal is located to the rear of the parcel, the wetland area and floodplain would need to be verified and delineated on the survey map. Additionally, the buffer area for the wetlands would need to be verified, as construction is not allowed within it, inclusive of the septic field. Mr. Czerwinski commented that upon the completion of the survey, the Surveyor should confirm where the limits of the floodplain are. When asked about the drainage on the site, the applicant stated that the property presently drains to the east, toward the canal.

The Board recommended the applicant contact Jim Stelter of the Onondaga County Department of Transportation, prior to having the property surveyed, to schedule a meeting for him to review the sketch plan outline and determine if the County D.O.T.

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would approve the five curb cuts along Newport Road. The Board also advised that perk tests for the septic systems would be required prior to the preliminary plat approval and that this application would be considered as a major subdivision.

Ms. Wheat motioned to close sketch plan. The motion was seconded by Mr. Voss and unanimously approved.

Old Business

There was no old business before the Board this evening.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of the meeting of February 23, 2009. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

There were no items for discussion this evening.

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of January 2009 for \$1,038.00, \$788.00 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Voss, seconded by Mr. Logana, and approved unanimously.

A voucher was received from Shulman, Curtin, Grunder & Regan, P.C. for the services performed for the period of December 2008 through January 2009 for \$2,571.43, \$1,165.18 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Logana, and approved unanimously.

Comments of Town Officials

Councilor Pisarek had no comments this evening.

Comments of the Attorney

Mr. Discenza had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski had no additional comments this evening.

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Comments of the Board Members

Mr. Flaherty commented on the signage at the Sienna restaurant and suggested the developer provide a more aesthetically pleasing sign.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 7:15 pm, seconded by Mr. Flaherty unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
March 23, 2009
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Martin Voss
Lynda Wheat
John Williams

Staff Present

Paul J. Curtin Jr., Esq.
Paul Czerwinski, P.E.
Dirk J. Oudemool, Esq.

Members of the Public

Bill Davern, 3rd Ward Councilor
Bob Feyl, ZBA Vice-Chairperson
Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
6 others

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

New Business

**3504 West Genesee Street, LLC
Site Plan**

TP#047.-06-10.0

Marco Marzocchio, representing Joseph Scuderi, appeared before the Board to present a site plan for the property located at 3504 West Genesee Street, zoned C-1.

The applicant began by stating that the proposal is in essence, a 'facelift' to the building, as there will be no changes to the site plan or the building size. The proposal depicts a new façade of EFIS and brick and the awnings being removed and replaced with flush mounted signs. The applicant added that the small roofs of the building and the columns would also be redone.

Chairman Fatcheric inquired as to the type of material being used on the bottom portion of the columns, as the Board is concerned as to the durability of them. Mr. Marzocchio stated that the type of material to be used is dryvit. Chairman Fatcheric advised the applicant that dryvit is not acceptable to the town as it will not withstand the elements. After a brief discussion, Mr. Marzocchio stated that they would replace the lower 2' section of the column with brick to match the building.

The Board inquired as to the number of parking spaces on the site. The applicant indicated that he did not have that information, as he does not have a full site plan of the property, and advised the Board that the parking field will not change, just the façade of the building.

As there is presently, a rather large HVAC roof top unit on the building, the Board inquired if it would be 'boxed in'. Mr. Marzocchio responded that there are no plans to box the unit in and that it would remain, as it is, to which the Board responded that the roof top unit is unsightly, and leaving it as detracts from the sites visual perception. The

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Board encouraged the applicant to find out if the roof units could be masked in an architectural standpoint, as it would be very helpful.

When asked, the applicant indicated that there are no changes proposed for the lighting, the roof, the paving of the parking lot or to the egress/ingress of the site as the exterior façade is the only proposed alteration, and indicated that he did not see the need for the full review and was surprised that he had to appear before the Board. .

Based on Mr. Marzocchio's comment, Chairman Fatcheric advised that the Planning Board is given the opportunity to review a site plan when an application is presented to either amend the site plan or improvements are being made, and advised that the site plan for this particular site has not been updated for quite some time. He advised that this is an opportunity for the town to update its site plan records, specifically as the Planning Board cannot determine the number of parking spaces or the specifics located on the site.

After some discussion, the Board advised the applicant that they are focusing on the site inclusive of the elevation changes and the Board is ensuring that the information on file and presented is accurate. As the survey provided is difficult to read, the Board has requested verification that there is still the same number of parking spaces available as when the site was originally approved. After more discussion, the applicant reluctantly agreed to update the survey map to show the current parking configuration.

Chairman Fatcheric advised the applicant that any signage would need to be approved by the Code Enforcement Officer.

When the Board inquired about the streetscape improvements and any green space proposed for the site, the applicant indicated that they were not part of the plan and advised that he was not aware of any requirements. The Board explained that the Town implemented a streetscape initiative that encourages developers of the West Genesee Street Corridor to add streetscape to their plan in order to have good solid pedestrian inter-accessibility to their properties and otherwise begin to 'dress up' the corridor itself. The standard has been established by the Town Board and they have asked the Planning Board to implement it when and where possible, as part of the site plan review.

**Elite Pool & Spa - 3552 West Genesee Street
14.0
Amended Site Plan**

TP#047.-04-

Michael DeCicco and Andrew Aitchison appeared before the Board to present an amended site plan for the property located at 3552 West Genesee Street, zoned C-2.

The applicants are proposing to install a 16' x 16' wooden stockade fence, adjacent to the rear of the building, next to the employee entrance. The purpose for this area is to house large supplies and empty chlorine containers, none of which would be seen over the fence. When asked about lighting, the applicant stated that currently there is a motion detection light and a camera. When asked how the fence would be anchored to the ground, the applicant stated by 4 x 4's through the tarvia.

March 23, 2009 Regular Meeting

As there were no additional comments, Ms. Wheat motioned to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Logana seconded the motion and it was approved unanimously.

Mr. Flaherty made the motion to declare this application an unlisted action under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

Mr. Flaherty made the motion to declare this application a negative declaration under SEQR. Mr. Voss seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the amended site plan for Elite Pool and Spa located at 3552 West Genesee Street to install a 16' x 16' wooden stockade fence adjacent to the rear of the building as depicted on the drawing received March 17, 2009. Mr. Trombetta seconded the motion and it was approved unanimously.

Old Business

Malibu Hills Estates Phase One Section 2 Final Plat

**TP#015.-01-12.1 &
TP#015.-01-13**

Guy Bersier appeared before the Board on behalf of Victor Grozdich to present the final plat for Malibu Hills Estates, Phase One Section 2.

The plan depicts 13 lots, being Lots 26A, 26B, 27A, 27B, 30A, 30B, 31A, 31B, 34, 35, 36, 37, and 48. As there is a two-lot gap between Lots 27B and Lot 34, Mr. Oudemool inquired about the configuration, specifically why they had left out Lots 28A, 28B, 32A, and 32B. Mr. Bersier replied that they wanted to complete the cul-de-sac on the hill and begin on the single-family homes at the entrance. Mr. Oudemool stated that people tend to like areas to be developed all at once.

Mr. Oudemool also inquired about Lots 37 and 48, specifically the location of the driveways, as the houses are being oriented towards Venus Path. He suggested the driveways be side loaded so that the curb cuts are along Malibu Hills Drive, as it would create a nice clean look. The applicant stated that they had originally agreed to the side load driveways and the plans provided are erroneous.

As the proposal depicts subdivision identifier signs located on Lot 37 and Lot 48, Mr. Oudemool inquired who was going to be responsible and maintain them. Mr. Curtin advised that the Homeowners Association was going to have an easement over the lots where these are to be maintained. Mr. Oudemool stated that he is in favor of the easement and asked counsel to furnish those easements to be recorded with other instruments of conveyance for his approval. Additionally, he requested a copy of the legal description with the proposed easement for the maintenance of the signage and that a covenant is placed on Lot 37 and Lot 48 to make sure that those driveways become side loads.

It was also mentioned that Covenants to Run with the land be placed on Lots 27A and 27B and that the language include the verbage that there is no way to alter the wetland. For clarification, Mr. Czerwinski stated that there is no buffer for federal wetlands.
March 23, 2009 Regular Meeting

Mr. Oudemool also stated that monuments were to be placed on the affected lots to visually delineate the wetland. Monumentation of the boundaries of the wetland must be in place prior to building permits being issued.

As the applicant's attorney stated that per Section 502(b)(7) sign setbacks for subdivision identification signs can be modified by the Planning Board in a PUD, they requested the signage setback be modified to 10' off the right of way. After a brief discussion, the Board agreed.

Ms. Wheat motioned to approve the final plat of the Malibu Hills Estates Phase One Section 2 as depicted on the map dated March 18, 2009 as prepared by D. W. Hannig, Surveyor conditioned upon;

1. A covenant to run with the land, which requires that, the driveway for Lot 48 and Lot 37 be side load with the curb cuts along Malibu Hills Drive.
2. An easement located on Lot 37 and Lot 48 that locates the subdivision identifier signage and includes the understanding that that easement is to be in favor of the Homeowner's Association and counsel will furnish those easements to be recorded with other instruments of conveyance.
3. A covenant to be placed on Lot 27A and Lot 27B which advises the property owners of the wetlands that encumber those properties and will be some affirmative language which indicate that that is not to be altered by the property owners.
4. Permanent monumentation of the boundary of the wetlands shall be placed at each side yard before building permits may be issued as to lots 27A and 27B and a note to that effect shall be placed on the final plat.
5. The subdivision identifier signage to be placed at the edge of the right of way.
6. All the conveyances were delivered and approved pursuant to Lots 29A and 29B, which conveyed to the town, Malibu Hills Drive, Venus Path and all of the utility easements that were incorporated into the design and approved by the town engineer.
7. The Parkland fees that are applicable to this application are the old fees.

The motion was seconded by Mr. Logana and approved unanimously. The Board requested Mr. Oudemool draft the resolution.

Minutes of the Previous Meeting

Mr. Flaherty moved to approve the minutes of the meeting of March 9, 2009. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

There were no items for discussion this evening.
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Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of February 2009 for \$6,200.47, \$6,200.47 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Logana, seconded by Mr. Flaherty, and approved unanimously.

Comments of Town Officials

Councilor Davern commented that when the Town Board implemented the Streetscape Corridor Study they did not include the portion of West Genesee Street between Onondaga Road and the Geddes Brook.

Mr. Feyl commented that as a Contractor, he has personally installed EFIS and has had positive results when installing without the foam backing.

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski had no additional comments this evening.

Comments of the Board Members

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:19 pm, seconded by Mr. Fittipaldi unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
April 13, 2009
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
John Trombetta
Martin Voss
Lynda Wheat
John Williams

Not Present

Richard Flaherty

Staff Present

Paul J. Curtin Jr., Esq.
Paul Czerwinski, P.E.

Members of the Public

Bill Davern, 3rd Ward Councilor
Bob Feyl, ZBA Vice-Chairperson
Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
6 others

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

New Business

**Starlight Estates Apartments
Sketch Plan**

TP#015.1-02-03.0

Hal Romans, land surveyor appeared before the Board on behalf of Robert and Sherry Rocco to present a sketch plan application for the property located on Warners Road, identified as the Starlight Estates Apartments, zoned PUD.

The plan depicts creating two separate parcels by subdividing the Starlight Estates Apartments between Phase 1 and Phase 2. When asked the reason behind the request, Mr. Romans indicated that bank financing was facilitating the request. As the property would be subdivided between the existing phases, and as the parcels share common areas, a Reciprocal Easement Agreement (REA) would need to be filed with the final plan. When asked if the Reciprocal Easement Agreement has been prepared, Mr. Romans indicated that it has not. The Board commented that the final plat approval would need to be conditioned upon legal review of the REA and Maintenance agreement by the Board's attorney.

As there were no additional comments, Ms. Wheat motioned to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Mr. Williams motioned to close this application for sketch plan review. Mr. Trombetta seconded the motion and it was approved unanimously.

Chairman Fatcheric noted that this application would not need to be referred to the Onondaga County Planning Agency as they have previously reviewed the entire site.

**Ulta Beauty – Fairmount Fair Plaza
Signage**

TP#048.-01-01.1

John Mountaine of Allied Sign Company appeared before the Board to present a site plan application for signage for the Ulta Beauty retail store located in the Fairmount Fair plaza, zoned CP.

The applicant indicated that the overall signage would be a total of 79.88 square feet, internally lit with channel lettering. The overall height of the sign is proposed to be 5'6 1/2".

As there were no additional comments, Ms. Wheat motioned to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Williams seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to declare this application a negative declaration under SEQR. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the signage for Ulta Beauty as submitted on the proposal prepared by Kieffer and Co. Inc., labeled 'Individual Illuminated and Non-Illuminated Letters' dated July 18, 2007, last revised March 18, 2008. Mr. Trombetta seconded the motion and it was unanimously approved.

Old Business

**Pitcher Flats/Warners Road.
Preliminary Plat**

TP#006.-03-12.1

Sam Pitcher appeared before the Board on behalf of the applicant, Mark Clements to present a Preliminary Plat application for a two-lot subdivision, located at 2765 Warners Road, and zoned R-3.

The plan proposes to subdivide the existing 8.042 acre parcel into two lots, Lot 1A being 6 ± acres and Lot 1B being 2± acres as the applicant is proposing to erect a single family home on Lot 1B.

As previously requested by the Board, the applicant has supplied a letter from the Onondaga County Department of Transportation, which indicates there is adequate sight distance along Warners Road, and they would allow a curb cut to service Lot 1B. As there is a deeded right of way on the parcel, the Board additionally requested the applicant to obtain a letter allowing for the crossing of the driveway over the existing pipeline. Mr. Pitcher stated he would contact Mr. Clements to facilitate the request.

The Board indicated the letter authorizing the use would be required prior to final approval.

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As there were no additional comments, Mr. Fittipaldi motioned to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Logana seconded the motion and it was approved unanimously.

Mr. Williams motioned to refer this application to the Onondaga County Planning Agency for their review. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Williams motioned to schedule the Public Hearing for this application for Wednesday May 27, 2009 at 7:00 pm. Mr. Fittipaldi seconded the motion and it was approved unanimously.

3504 West Genesee Street, LLC Site Plan

TP#047.-06-10.0

Marco Marzocchi, representing Joseph Scuderi, Sr. appeared before the Board to present a site plan for the property located at 3504 West Genesee Street, zoned C-1.

Mr. Marzocchi stated that as requested by the Board, he has provided a larger survey and a site plan that depicts the layout of the existing building and the parking field. He has also revised the elevations to include brick along the bottom 2' of the columns.

At the request of the Board and according to Mr. Marzocchi, the applicant conferred with his professionals, who determined it was neither economically feasible, nor structurally sound, to provide screening to the rooftop units. After a brief conversation, the Board inquired if the applicant had considered painting the rooftop units to minimally enhance the aesthetics, to which the applicant responded he had authority to do so. After additional comments, the applicant indicated that if the units were to be replaced, they would be mounded on the same base. The Board inquired if they could reserve the right to review the site plan specifically for the rooftop units upon the units being replaced. Mr. Curtin advised that if the Board was so inclined, they could specify that requirement in their approval.

During review of the revised site plan provided, the Board informed the applicant that the plan would need to be drawn to scale and resubmitted as the submitted plan was not drawn to scale. After a brief discussion, the applicant offered that the parking area would be restriped.

As there were no additional comments, Ms. Wheat motioned to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to declare this application a negative declaration under SEQR. Mr. Williams seconded the motion and it was approved unanimously.

April 13, 2009 Regular Meeting

Mr. Voss motioned to set professional fees for this application for \$300.00. Mr. Logana seconded the motion and it was approved unanimously.

Mr. Williams motioned to approve the site plan for 3504 West Genesee Street as depicted on the site plan submitted by Widewaters Real Estate Development, drawing type Lease Site Plan, dated March 25, 2009 conditioned upon the site plan being redrawn to scale and the Planning Board reserving the right to review the site plan, specifically for the rooftop units, upon the units being replaced. Mr. Trombetta seconded the motion and it was approved unanimously.

**Home Depot Subdivision
Extension to Final Plat**

**TP#017.-04-02.1
TP#017.-04-48.3**

Marco Marzocchi, representing Widewaters, appeared before the Board to present an extension to a final plat for the Home Depot Subdivision.

Originally, the final plan had been approved in 2001, but for unknown reasons, the applicant filed the plan recorded with the County Clerk. The plan submitted conforms with the construction of Phase 2 and Phase 3 of the site.

As there were no additional comments, Mr. Fittipaldi motioned to approve the final plat of the Home Depot Subdivision as prepared by D.W. Hannig, dated April 11, 2001, revised May 18, 2001 depicting the three lot subdivision as previously approved by the Planning Board and authorized the Board to re-approve the plan. Mr. Williams seconded the motion and it was approved unanimously.

Minutes of the Previous Meeting

As there was a discrepancy with the Malibu Hills Estates Resolution, Mr. Voss motioned to approve the minutes of the meeting of March 23, 2009 with the following modifications pertaining to the Malibu Hills Estates Resolution:

Specifically, condition number 5 to read "The subdivision identifier signage to be placed at the edge of the right of way".

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

Discussion

Chairman Fatcheric welcomed and introduced Sandy Shoff to the Board, as she will be appointed Planning Board Clerk on April 14, 2009.

For clarification, he advised that although the Planning Board appoints their own clerk, the position is technically two part-time positions, being the Planning Board Clerk and the Second Deputy Town Clerk, and as such the Town Clerk, Mr. Curtin, and himself, interviewed the candidates.

April 13, 2009 Regular Meeting

Correspondence

A voucher was received from the Post Standard for \$288.13, which is for the employment advertisement for the Planning Board Clerk/ Deputy Town Clerk position. Ms. Wheat motioned to approve the payment, seconded by Mr. Voss and unanimously approved.

A letter was received from the Syracuse Zoning office pertaining to the regulations surrounding the City of Syracuse 3-Mile limit review. In essence, the City of Syracuse is requesting full approval of the plans, prior to their review. After a brief discussion, the Board requested Mr. Curtin to draft a response on their behalf.

Comments of Town Officials

Councilor Davern thanked the Board for their hard work.

Comments of the Attorney

Mr. Curtin commended the Board on their dealings with Mr. Marzocchio.

Comments of the Engineer

Mr. Czerwinski had no additional comments this evening.

Comments of the Board Members

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:10 pm, seconded by Mr. Fittipaldi unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
April 27, 2009
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams
Martin Voss

Staff Present

Michael Discenza, Esq.
Paul Czerwinski

Members of the Public

Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
3 others

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

New Business

**Estate of Martha K. Deseyn
2649 Warners Road
Sketch Plan**

TP# 006.-03-20.0

Will Deseyn spoke on behalf of his sister Melanie Beach, executrix of the Martha K. Deseyn estate, to present a sketch plan application for a two-lot subdivision, located at 2649 Warners Road, and zoned R-3.

The plan proposes to subdivide the existing 3.15 acre parcel into two lots, Lot 1A being 1.14 acres and Lot 1B being 2.10 acres, so that Lot 1A and the residence on the parcel may be sold to settle the estate. The properties are to be surveyed by a licensed surveyor. A letter was received from the Town of Van Buren Code Enforcement Officer stating they have no objections to the subdivision request. The application will be referred to SOCPA.

Ms. Wheat moved to close Sketch Plan Review. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Trombetta moved to declare the Town of Camillus Planning Board as lead agency for this application. Mr. Voss seconded the motion and it was unanimously approved.

**Starlight Estates Apartments
Preliminary Plat/ Final Plat**

TP#015.1-02-03.0

The applicant failed to appear.

April 27, 2009 Regular Meeting

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of the meeting of April 13, 2009. Mr. Logana seconded the motion and it was unanimously approved.

Discussion

Rescue Mission Thrifty Shopper -#4107 West Genesee Street TP#056.-02-03.0

Site Plan

Report from Code Enforcement office states there are no issues with the parking lot or drop off location.

Correspondence

A voucher was received Barton & Loguidice, PC for services performed for the period of March 1 through March 31 for 6750.80 of which \$6625.80 is recoverable from fees or paid by developers. Mr. Voss moved to approve payment. Mr. Flaherty seconded the motion and it was unanimously approved.

Comments of Town Officials

Town Officials had no comments this evening.

Comments of the Attorney

Mr. Discenza had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski had no additional comments this evening.

Comments of the Board Members

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7.15 pm. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Sandra Shoff, Clerk

**Town of Camillus
Planning Board Agenda
May 11, 2009
7:00 pm**

Present

John Fatcheric
Lynda Wheat
John Trombetta
John Williams
Jay Logana
Don Fittipaldi
Martin Voss

Staff Present

Paul Curtin
Paul Czerwinski

Members of the Public

Joy Flood – ZBA Chairperson
Bob Feyl – ZBA Chairperson
Roger Pisarek – 1st Ward Councilperson
5 others

Absent

Dick Flaherty

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

New Business

**Robert Cole/Dan Kermes - 2131 Bitters Roads
Lot Line Realignment**

TP# 005.-07-08.0

Robert Cole and Dan Kermes appeared before the Board to present an application for a lot line realignment for the property located at 2131 Bitters Road. Mr. Cole recently purchased the property from Mr. Kermes so both appeared before the Planning Board to explain the application. Mr. Cole stated the reason for his request is have more acreage and better access to his property.

A survey of the Cole property showing the proposed lot line was presented. The approximate distance between existing barn and proposed lot line is 165 feet, meeting the minimum setback requirements. Also presented was a septic design plan indicating the location of the septic system. The proposed lot line should have no effect on the septic system as it is several hundred feet away.

The approximate measurements of the lot line re-alignment are as follows:

- The north boundary line as shown on the Kermes property as 158.50’.
- The east boundary line as approximately 330’.
- The west boundary line as approximately 366’
- This equals an area of approximately .6 acres

Mr. Curtin noted that a SEQR form needed to be submitted.

Mr. Williams moved to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Trombetta moved to declare this application an unlisted action under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

Ms. Wheat moved to declare this application a negative declaration under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

Mr. Williams moved to approve the lot line realignment as submitted on the map, conditioned upon receipt of a properly filed recorded deed. Mr. Logana seconded the motion and it was unanimously approved.

Julie Gross - 108 Simmons Terrace

TP# 054.-01-15.0

Site Plan Review for Special Use Permit/Home Hair Business

Ms. Gross appeared before the Planning Board on referral from the Zoning Board of Appeals regarding her application for a Special Use Permit to conduct a hair salon from her home. Ms. Gross stated her basement is being remodeled to accommodate a one chair hair styling business, and presented rough drawings of the remodeling plans. Her business hours would be Tuesdays through Fridays and every other Saturday.

Ms. Wheat asked how long Ms. Gross has been in the hair business, if the business would be handicapped accessible, and how many cars would be in driveway during business hours. Ms. Gross stated she has been working as a stylist for approximately 9 years, that the business would not be handicapped accessible, and only 2 additional vehicles would be in driveway at any time during business hours. Ms. Gross added that her front door would be the main entry for clients as her back yard entry has a sloping hill.

Mr. Trombetta asked Ms. Gross to elaborate on how clients would enter the house into the basement and whether there are hand railings leading into basement, whether there would be any evening hours, what delivery services would be used, and inquired about the chemicals used in the hair business and if she had considered an exhaust system. Ms. Gross responded that, according to Tom Price, Code Enforcement Officer, hand railings were not required for the business, that she would possibly work 2 evenings per week, that UPS would be making deliveries and that she had no plans to upgrade the existing exhaust system.

Ms. Gross explained the square footage of the remodel and approximately where the each room would be according to the rough drawings submitted with her Special Use application.

Mr. Williams stated he was concerned about ceiling height in the basement and about there being a point of demarcation between business space and living space. He also stated that, as a matter of safety, he would prefer to see the back entrance utilized as the main entrance for Ms. Gross's business.

Mr. Fittipaldi stated his concerns about the staircase railings and Ms. Gross stated they are enclosed from top to bottom.

Mr. Voss expressed his concerns regarding the slope leading into the backyard and stated he would like to see some type of walkway into the back entrance.

Mr. Feyl spoke regarding the requirements necessary for Special Use Permit, stating he believed the Planning Board should not be questioning the applicant about some of these issues.

Mr. Curtin addressed the health and safety issues, stating that it is the responsibility of the Planning Board to be concerned about the impact of a home business in a neighborhood and the Planning Board cannot overlook adverse conditions in the interest of one resident. Mr. Curtin further stated that the Zoning Board of Appeals can open the discussion for the allowable uses if they decide to approve the application.

Ms. Gross was asked to obtain further information from Tom Price, Code Enforcement Officer, about the concerns raised by the Planning Board. Ms. Gross was also advised to bring letters from her neighbors outlining their support or objections to the home business being considered for her home and supply photos of her home to the Board.

Ms. Flood stated it was her understanding that Ms. Gross prepared as best as she was able, with the information she had obtained on her first visit to the town offices.

**Coppertop Tavern -3380 Milton Avenue
01.1
Site Plan**

TP# 046.-01-

Mr. Robert Seigart from Schopfer Architects presented the amended site plan application for the Coppertop Restaurant and reviewed the landscaping and façade updates being presented and received favorable comments from the Board.

Ms Wheat moved to approved the Site Plan application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Old Business

**Starlight Estates Apartments
Preliminary Plat/ Final Plat**

TP# 015.1-02-03.0

Attorney Steve Primo appeared before the Board, representing Starlight Estates Preliminary/Final Plat application for Starlight Estate Apartments. He stated that one of the reasons for the request for approval was that it would enable them to obtain a better financing rate from their financial institution.

Ms. Wheat moved to waive the Public Hearing. The motion was seconded by Mr. Trombetta and unanimously approved.

Ms. Wheat moved to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Williams moved to approve the Preliminary Plat/Final Plat. The motion was seconded Mr. Voss and unanimously approved.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of the April 13, 2009 meeting. Mr. Logana seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from The Post Standard for \$20.63 for legal advertisement of the Public Hearing for the Pitcher Hill subdivision. Mr. Williams moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved.

Comments of Town Officials

Town Officials had no comments this evening.

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski had no additional comments this evening.

Comments of the Board Members

None

Adjournment

Mr. Voss moved to adjourn the meeting at 7:55 pm. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Sandra Shoff, Clerk

**Town of Camillus
Planning Board Minutes
June 22, 2009 7:00 pm**

Present

John Fatcheric
Lynda Wheat
John Trombetta
Richard Flaherty
Jay Logana
Don Fittipaldi
John Williams

Staff Present

Michael Discenza, Esq.
Paul Czerwinski, P.E.

Members of the Public

3 others
Roger Pisarek

Absent

Martin Voss

Chairman Fatcheric called the meeting to order at 7:03 pm, followed by the Pledge of Allegiance.

New Business

None

Old Business

**Clements, Mark- Warners Rd (Pitcher Flats Subdivision)
Final Plat Plan**

TP# 006.-03-12.1

Mr. Clements presented his Final Plat application to the Board. The plan calls for a two-lot subdivision, located at 2765 Warners Road, and zoned R-3.

The plan proposes to subdivide the existing 8.042 acre parcel into two lots, Lot 1A being 6 ± acres and Lot 1B being 2 ± acres. The applicant is proposing to erect a single family home on Lot 1B.

Chairman Fatcheric asked for comments from the Board. There were none.

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

Mr. Williams moved to declare this application a negative declaration under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

Chairman Fatcheric stated the survey provided to the Board members was not drawn to scale and requested Mr. Clements provide a full size image to the Planning Board. Mr. Clements stated he wanted to receive the approval from the Board to have full-sized maps drawn up. Chairman Fatcheric stated it was unorthodox to approve Final Plat

before the full-sized maps were presented to the Board but did not see any issues that would prevent final approval.

Mr. Fittipaldi moved to approve the Preliminary Plat application. Mr. Logana seconded the motion and it was approved unanimously.

After further discussion, Mr. Williams moved to approve the Final Plat application, subject, however to the Board's Engineer and Attorney reviewing and approving the final sealed drawings. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Flaherty moved to impose Parkland fees plus one (1) lot. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Mr. Clements thanked the Board for their direction in this process.

**John Simmons – Scenic Meadows, Sec 2
Final Plat Plan**

**TP# 020.1-02-26.0
TP# 020.1-02-28.1**

Mr. John Simmons presented the Final Plat application to the Board. In July, 2004, the Viggiano family (previous owners of TP # 020.1-02-26.0) presented to the Board a Lot Line Re-alignment/Amended Final Plat application for the tax parcels above which detailed the amended setbacks for the properties. At that time, the amended final maps were not filed with the County Clerk's office. Since more than a year has passed since the initial resolution approving the Amended Final Plat, Mr. Simmons appeared before the Board to receive the Board's approval for a Final Plat plan based on the resolution in 2004.

Mr. Flaherty asked if the property was zoned R-3. Mr. Pisarek stated the lots are zoned R-2 as part of the Town's comprehensive re-zoning plan. Mr. Pisarek also offered the following explanation for the Lot Line Re-alignment:

The issue at hand concerned a future street, shown as a paper street, which was located between the two properties known as Lot 37 and Lot 38. The map shows a 65 foot setback consisting of a 35 foot building line setback and a 30 foot road setback. The applicants were requesting a reduction in the 35 foot setback for the building line to 15 feet. The applicants at the time of the original application in 2004 stated the road will probably never be built or used and would like this amended. The reduction would affect both property owners.

Chairman Fatcheric noted the Board did not have all the necessary information present at the meeting and would look into the matter further. Chairman Fatcheric noted a letter regarding the resolution was found, but did not have the resolution in hand. It was decided more research was necessary. The matter was referred to a later meeting.

Minutes of the Previous Meeting

Minutes of Previous Meeting were not ready to be approved

Discussion

None

Correspondence

None

Comments of Town Officials

Mr. Pisarek stated he has noticed WalMart trucks using the main entrance more frequently than in the past. It is his understanding Walmart deliveries are to be made via the eastern entrance. Chairman Fatcheric stated he would look into this further.

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski stated on a recent visit to Oswego he noticed several projects that he visited in the recently developed areas had used stamp-crete. Mr. Czerwinski noted the materials have held up remarkably well and recommended the Board consider the idea for upcoming projects.

Comments of the Board Members

None

With no further business before the Board, Mr. Williams moved to adjourn the meeting at 7:25 pm. Mr. Trombetta seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
July 13, 2009 7:00 pm**

Present

John Fatcheric
Lynda Wheat
John Trombetta
Richard Flaherty
Jay Logana
Don Fittipaldi
Martin Voss

Staff Present

Paul Curtin, Jr. Esq.
Paul Czerwinski, P.E.

Guests & Members of the Public

Bill Davern, 3rd Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
9 others

Absent

John Williams

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

New Business

**Milano Trust/Phillip Milano- Warners Road
Sketch Plan Review**

TP # 011.-01-01.0

Mr. Milano presented to the Board an application to subdivide the property jointly owned by Mr. Michael Anthony and Mr. Victor Milano (Mr. Milano's late father). The property is to be split down the middle and parallel to Bennett Road, providing each owner with equal road frontage on Warners Road. The purpose of the subdivision request is to provide each family with their own property rather than a jointly owned property. According to Mr. Milano, there is no intention of future development.

Ms. Wheat asked if there were wetlands on the property. There are none. Also, Ms. Wheat inquired as to whether there were curb cuts on the property. There are none.

Mr. Trombetta asked how to access the properties. According to Mr. Milano there is not any access to the properties save for a gravel road National Grid uses. Mr. Trombetta also asked about the development of the properties. Mr. Milano reiterated there are no plans to build or develop the properties.

Mr. Flaherty asked where the easements are located on the property. Mr. Milano stated there are two easements, one for National Grid, and one for water. He is uncertain if the water easement belongs to Syracuse Water or OCWA.

Mr. Voss stated he would like a better rendering of the lots concerned. Mr. Milano presented a property survey to Mr. Curtin and Mr. Czerwinski who, upon review, determined that an updated survey would need to be submitted prior to making any decision.

Mr. Curtin also suggested that as a matter of record, it should be noted the parcels would not be “buildable” lots without further Planning Board review and approval.

Mr. Curtin stated that a referral to Onondaga County would be made after an updated survey has been submitted. He requested that a portion of the Abstract of Title be provided in order to ascertain the number and location of easements that affect the property.

Mr. Fittipaldi moved to close sketch. Mr. Trombetta seconded the motion and it was unanimously approved.

**Mitchell Sakran – 3339 Milton Avenue (Bubble Up Car Wash) TP# 046.-04-01.2
Site Plan Approval**

Mr. Sakran appeared before the Board to request permission to sell cars on his property. The property currently is improved with a self service car wash business.

According to Code Enforcement Officer Tom Price, the site plan conforms to the zoning on this property.

Mr. Flaherty requested information on exactly where the property was located as it would appear that part of the block on which Mr. Sakran’s property is located is zoned GBO and the other part is zoned C5.

Ms. Wheat and Mr. Trombetta expressed concerns about safety aspects, particularly whether the cars being put on display would impede the vehicular and pedestrian traffic due to the nature of businesses in the area, which includes an ice cream parlor, a pizzeria, and a hair salon, all of which are “interconnected” with the applicant’s property.

Mr. Fittipaldi stated his concerns are also for the safety of the customers using any of the businesses in the strip. He cited there are many entrances from Milton Avenue into the strip and the cars being sold would create a hazard. He feels Mr. Sakran should re-evaluate the plan and possibly consider another location to sell cars.

Mr. Curtin noted “outdoor sales” is an allowable use for this location as long as the building conforms to the setbacks. In this case, the location of the car sale area appears to be within the setback. Mr. Curtin stated it is possible Mr. Sakran may need to apply for a variance.

Mr. Curtin stated that the plan presented is an incomplete plan. He suggested Mr. Sakran have a survey completed for the property with proper measurements, locations of drainage ditches, existing bays, etc. He stated this would be necessary for the Planning Board to move forward in any decision.

Old Business

**John Szczech – Wellington Office Lots 1, 2 &3
Amended - Final Plat Plan**

TP# 027.2.-02-91.0

Mr. Szczech appeared before the board to modify an incorrect dimension on a recently filed map for the Wellington Office Subdivision. The southern line of Lot 1 is labeled

incorrectly on the map by approximately two and one half feet (2 ½ ‘). The applicant was advised by Mr. Curtin to submit the change to the Board before any sale of this property.

Mr. Trombetta moved to declare this application an unlisted action under SEQR. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Voss moved to declare this application a negative declaration under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

As there were no additional comments, Mr. Fittipaldi motioned to approve the amended Final Plat for the property as depicted on the map re-dated June 30, 2009 as prepared by Survey Systems. Mr. Trombetta seconded the motion and it was approved unanimously.

**David Underwood 6090 Newport Road
Preliminary Plat**

TP# 006.-01-30.1

Mr. Underwood appeared before the Board to present a Preliminary Plat application to subdivide a 13.31 acre parcel of land located at 6090 Newport Road, zoned R-1, into six residential building lots.

As the proposal depicts the parcel being subdivided into six lots, configured of 3 one – acre lots, 2 two-acre lots and one 6+ acre lot, the Board inquired why the applicant configured them in such a fashion. The applicant responded that due to the depth of the lots, they were configured to conform to the requirements set forth in the zoning ordinance. Mr. Underwood presented a survey drawn by Paul James Olszewski, P. L. S., PLLC, dated June 16th, 2009.

When asked if utilities were available, the applicant stated that natural gas, water, and electric are available.

As a portion of the Erie Canal is located to the rear of the parcel, the wetland area and floodplain would need to be verified and delineated on the survey map. Additionally, the buffer area for the wetlands would need to be verified, as construction is not allowed within it, inclusive of the septic field. Mr. Czerwinski commented that upon the completion of the survey, the Surveyor should confirm where the limits of the floodplain are. When asked about the drainage on the site, the applicant stated that the property presently drains to the east, toward the canal.

The Board recommended the applicant contact Jim Stelter of the Onondaga County Department of Transportation, prior to having the property surveyed, to schedule a meeting for him to review the sketch plan outline and determine if the County D.O.T. would approve the six curb cuts along Newport Road. The Board also advised that perk tests for the septic systems are recommended. This application would be considered as a major subdivision.

Mr. Trombetta moved to declare Town of Camillus Lead Agency for this application. The motion was seconded by Mr. Voss and unanimously approved.

Mr. Fittipaldi moved to refer this application to SOPCA. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Flaherty moved to declare the Public Hearing for July 27th, 2009. Mr. Trombetta seconded the motion and it was unanimously approved.

**Township 5/Kevin Eldred/Cameron Group
Modified Site Plan**

TP# 017.-05-5.1

Mr. Eldred spoke briefly to the Board concerning the Township 5 project. Mr. Eldred yielded the floor to Mr. Sgromo of Sgromo & Dunn Engineers. Mr. Sgromo detailed the changes that have been added to the lifestyle center. One change that has been made is the addition of a “roundabout” on the road planned parallel to Milton Ave based on the NY DOT requirements. The roundabout would direct the traffic into the lifestyle center. It was noted that there other entrances into the lifestyle and the other entrances do not have a “roundabout.”

Mr. Sgromo also stated the hotel’s parking lot area has been enlarged to plan for more spaces based on the previous recommendations from the Board.

Ms. Wheat, Mr. Trombetta and Mr. Flaherty commented on their experiences with roundabouts and requested adequate signage be considered as part of the existing plan for the Township 5 center.

Mr. Logana stated his concern is for the Bennett Road neighbors. He believes these homeowners are owed proper buffering from the lifestyle center.

Mr. Voss stated he is happy to see Township 5 back before the board and he is thrilled the plan is moving forward.

Mr. Eldred asked for comments from the Board regarding the plan for the apartments. The purpose of the discussion was to help the designers incorporate any feasible suggestions into the apartment plans.

Ms. Wheat commented it would be practical to have elevators in the apartment buildings. Ms. Wheat also asked if there is a specific tenant market targeted for the apartments. Ms. Wheat stated this information would be helpful to make useful suggestions. The apartment buildings currently plan on several three-story buildings, with 2 bedroom units.

All Board members expressed concern regarding the Bennett Road neighbors. It was noted that an appropriate buffer between the lifestyle center and existing homes be established. Township 5 stated they are taking the neighbors’ concerns into consideration. They are interested in maintaining a good relationship with all the surrounding neighbors. They will coordinate an information meeting with Councilor MacRae and the Planning Board. Motion made to approve the site plan for Township 5 as amended as reflected in the drawings submitted by the applicant and their engineer.

Minutes of the Previous Meeting

Ms. Wheat moved to approve the minutes of the meeting of May 27, 2009. The motion was seconded by Mr. Trombetta and unanimously approved. Mr. Flaherty moved to approve the minutes of the meeting of June 8, 2009. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Mr. Flaherty moved to approve the minutes of the meeting of June 22, 2009. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

None

Correspondence

None

Comments of Town Officials

Councilperson Davern stated he has been in contact with the Police Department regarding his concerns about the trenches in the Milton Avenue area near Pete's Polar Parlor.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Mr. Voss apologized for being tardy this evening and noted he will be absent for the July 27th meeting.

With no further business before the board, Mr. Voss moved to adjourn the meeting at 8:45 p.m., Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
July 27, 2009 7:00 pm**

Present

John Fatcheric
Lynda Wheat
John Trombetta
Richard Flaherty
Jay Logana
Don Fittipaldi
John Williams

Staff Present

Paul Regan, Esq.
Paul Czerwinski, P.E.

Guests & Members of the Public

Bob Feyl, ZBA Vice-Chairman
Roger Pisarek, 1st Ward Councilor
2 others

Absent

Martin Voss

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

Public Hearing

**David Underwood – 6090 Newport Road
Preliminary Plat**

TP# 006.-01-30.1

Ms. Wheat moved to waive the reading of the Public Hearing Notice. John Trombetta seconded the motion and it was unanimously approved.

The proposal depicts the 13.31 acre parcel being subdivided into six lots, configured of 3 one-acre lots, 2 two-acre lots and one 6+ acre lot. The purpose of the subdivision is to sell the properties. The applicant has the lots configured as such to conform to the requirements set forth in the zoning ordinance. Mr. Underwood presented a survey drawn by Paul James Olszewski, P. L. S., PLLC, dated June 16th, 2009.

Chairman Fatcheric stated the Code Enforcement Office's concerns about the delineation of the wetlands on the maps. Mr. Czerwinski stated NY State has not indicated there are wetlands on the parcel of land.

Ms. Wheat asked if the applicant has followed up with the curb cuts. Mr. Underwood stated several messages had been left for Jim Stelter, Onondaga County DOT and he is waiting to hear from Mr. Stelter's office.

Mr. Flaherty reiterated the concerns about the curb cuts and wetlands.

Mr. Regan, Town Attorney, questioned whether the setbacks should be noted on the Preliminary Plat map presented. Chairman Fatcheric stated the Final Plat map would reflect the setbacks.

There were no comments from the public regarding this property.

Mr. Flaherty moved to close the Public Hearing at 7:05 p.m. Mr. Logana seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Ms. Wheat moved to approve the minutes of the meeting of July 13, 2009. The motion was seconded by Mr. Logana and unanimously approved.

Discussion

None

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Mr. Flaherty stated his concerns regarding the yellow awning at the property at 3504 W. Genesee Street. Mr. Flaherty believes the color may be in violation of the Municipal Code. His concerns will be referred to the Code Enforcement Office.

With no further business before the Board, Mr. Fittipaldi moved to adjourn the meeting at 7:07 pm. Mr. Flaherty seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
August 10, 2009 7:00 pm**

Present

John Fatcheric
Lynda Wheat
John Trombetta
Martin Voss
Jay Logana
Don Fittipaldi
John Williams

Staff Present

Paul Curtin, Jr. Esq.

Guests & Members of the Public

Roger Pisarek, 1st Ward Councilor
4 others

Absent

Richard Flaherty

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

New Business

**Highland Hills Subdivision - Ray Luber
Lot Line Re-alignment**

**TP# 020.-02-02.1
TP# 020.-02-05.1**

Mr. Luber presented an application for the merger of two parcels into one lot in order to sell additional land to Mr. & Mrs. Kreis. The purpose of the application is to enable the current owners (the Kreis's) to add to their property. The owners do not have plans to build anything on this section at this time, but may eventually consider a secondary building. The deed of conveyance would stipulate the merged lots cannot be further subdivided without Planning Board review and approval.

It was noted that Mr. Kreis has maintained Mr. Luber's property even though he hasn't owned it.

Mr. Curtin stated as the property is zoned R-3 the zoning allows one (1) primary structure on this property and a secondary building is an allowable use. Mr. Curtin also stated he would like to see a copy of the proposed deed with conditions and it was requested that Mr. Curtin discuss the Board's requirements with the applicant's surveyor, if asked.

Chairman Fatcheric stated that a SEQR form and Lot Line Re-alignment form was needed for the Planning Board's approval. With those forms completed, the Planning Board would be able to render a decision.

Ms. Wheat moved to declare Town of Camillus Lead Agency for this application. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Williams moved to declare an unlisted action for this application. Ms. Wheat seconded the motion and it was unanimously approved.

Mr. Trombetta moved to declare a negative declaration for this application. Ms. Wheat seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to approve the Lot Line Re-alignment subject to a covenant listed in deed. Mr. Trombetta seconded the motion and it was unanimously approved.

5401 West Genesee Street – GES (Mark Boorady, PE)

TP# 065.-04-

11.1

Site Plan Application

The purpose of the application is to erect a 10' x 18' shed, which will house a environmental remediation system installed by GES. GES is an agent hired by Mobil, former owners of the subject property. The DEC has instructed Mobil to clean up the site due to underground contamination believed to have been caused by the gasoline tanks which have since been removed.

Mr. Boorady stated this is a process that can take approximately two to five years. The site is monitored quarterly and yearly to measure the level of contaminants. When the levels are acceptable to the DEC, the remediation system and shed can be removed.

Ms. Wheat questioned whether the shed would blend in with the streetscape currently in existence. Mr. Boorady stated every effort is made to build a shed which is aesthetically pleasant. Ms. Wheat also requested a report regarding the contamination levels in the area.

Mr, Logana questioned the setback in a commercial to commercial area. He stated he believed there was a zero setback for the property.

Mr. Voss asked if Mr. Kanerviko, current owner of the lot, should be applying for the site plan. Mr. Boorady stated that a meeting was scheduled with Mr. Kanerviko to obtain his permission to have the remediation system put in, but indicated the meeting was rescheduled for a later date. In the interest of moving forward with the project, Mr. Boorady appeared before the board to begin the process for Planning Board approval.

It was suggested by the Planning Board that GES work with the Town of Camillus Code Officer, Mr. Price, to possibly find an alternative solution for the placement of the shed. Also, Mr. Kanerviko would need to present his approval for the placement of the shed on this property.

The application was continued.

Old Business

Township 5 - Kevin Eldred- Cancelled

TP# 017.-05-05.1

Minutes of the Previous Meeting

Mr. Fittipaldi moved to approve the minutes of the meeting of July 27, 2009. The motion was seconded by Mr. Logana and unanimously approved.

Discussion

None

Correspondence

A voucher for \$2157.98 was received from Shulman, Curtin, Grundner & Regan, P.C. for services performed for the period of June 30th to July 27th. \$1376.25 of which is recoverable from fees or paid by developers. Ms. Wheat moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved.

Comments of Town Officials

Comments of the Attorney

Comments of the Engineer

Comments of the Board Members

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 7:45 pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
August 24, 2009 - 7:00 pm**

Present

John Fatcheric
Lynda Wheat
Richard Flaherty
Martin Voss
Jay Logana
Don Fittipaldi
John Williams

Staff Present

Paul Curtin, Jr. Esq.
Paul Czerwinski, P.E.

Guests & Members of the Public

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Bill Davern, 3rd Ward Councilor
4 others

Absent

John Trombetta

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

New Business

None

Old Business

**Country Oaks - John Szczech
Amended Construction Drawings**

TP# 007.-02-06.4

Mr. Szczech presented amended construction drawings due to a reported error in the topographic survey, which has resulted in a large quantity of excess material on site. Much of this material has been stockpiled on the site.

The revised construction drawings reflect raising roads and lots in the next construction phase of the subdivision to minimize the amount of soil relocation. As a result of the proposed grading changes, there are required adjustments to the previously approved sanitary sewer and drainage systems design.

Mr. Czerwinski, Town Engineer, offered a letter regarding the proposed changes to the Country Oaks subdivision. The letter contained recommendations for the proposed subdivision that addressed the proposed changes. A copy of this letter is on file in the Town Clerk's office.

Ms. Wheat moved for conditional approval on this application. Mr. Williams seconded the motion and it was unanimously approved.

**Underwood Subdivision – David Underwood
Final Plat Application**

TP# 006.-01-30.1

Mr. Underwood appeared before the board to address the SOCPA recommendations. The referral from SOPCA disapproved the final plat application submitted by Mr. Underwood. After a brief discussion with the Planning Board, Mr. Underwood chose to withdraw the application.

**99 Yorkshire Blvd. – Thomas Kehoskie
Amended Site Plan**

TP# 041.-01-55.0

Mr. Kehoskie appeared before the Board to present the changes implemented to the site plan as previously suggested by the Planning Board.

Mr. Kehoskie noted the curb cuts, the approval from Onondaga County DOT for the storm water drain systems, the proper lot coverage, the parking spaces, and also the neighboring residents' approval of the professional building in this location.

It was noted the quality of the copy of the site plan provided to the Planning Board did not allow for a clear depiction of the changes made, and Mr. Kehoskie was asked to provide a better quality site plan for future decisions.

Mr. Curtin expressed concern regarding the parking lot. Vehicles facing north in parking lot could be a potential safety hazard for cars driving west on W. Genesee Street. Mr. Curtin stated he would like to see the parking spaces moved towards the building, rather than facing away from the building.

Mr. Curtin also stated there could be a concern with the setbacks for the side and rear yard and the variances would need to be addressed by the Code Enforcement office.

Mr. Czerwinski requested more detailed information from Mr. Kehoskie regarding the storm water approval he received from Onondaga County. Mr. Czerwinski specifically asked for the method used to arrive at the approval for the drainage. Nothing in writing was offered by the applicant.

As there were no additional comments, Ms. Wheat moved to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Voss seconded the motion and it was approved unanimously.

Mr. Williams motioned to refer this application to the Onondaga County Planning Agency for their review. Mr. Logana seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of the meeting of August 10, 2009. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

5401 West Genesee Street– GES

TP# 065.-04-

11.1

Remediation Shed

Mr. Boorady spoke on behalf of GES Systems to advise the Planning Board of changes made to the original site plan.

The changes include the size and location of the shed. The shed is 12' x 14', changed from 10' x 18'. The location is now behind the Jreck Subs building, rather than the east side of the building. The changes were made to reflect suggestions from the previous Planning Board meeting and recommendations from the Code Enforcement office, and from the owner of the property, Mr. Kanerviko.

Mr. Williams noted the dumpster location may present an issue with the shed location. Mr. Boorady agreed and responded there is a solution in the works.

Mr. Voss noted there was a possibility the developer may want to keep the shed after the remediation of the property was completed.

Mr. Flaherty expressed concerns the remediation system would be in place for the length of time, two to five years. Mr. Boorady responded there will be progress reports available quarterly.

Mr. Curtin noted that Mr. Kanerviko, owner of the property would need to sign the Temporary Site Plan application.

As this was a "Discussion" item on the agenda, Chairman Fatcheric noted this application would be continued to the next regular Planning Board meeting.

Correspondence

None

Comments of Town Officials

Councilperson Davern expressed his appreciation to the Planning Board for all the hard work with respect to 99 Yorkshire Blvd.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Chairman Fatcheric advised the Board of the status of account balances for the developers/applicants. Chairman Fatcheric stated the developers/applicants would receive notice regarding the account balances.

Ms. Wheat advised the Board she would be on vacation from September 17th through October 3rd.

Mr. Flaherty expressed concern regarding a large canvas sign/banner located at the Cam's Pizzeria on Kasson Road. This was referred to the Code Enforcement office.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 7:45 pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Agenda
September 14, 2009 – 7:00 pm**

Present

John Fatcheric
Lynda Wheat
Richard Flaherty
Martin Voss
Jay Logana
Don Fittipaldi
John Williams

Staff Present

Paul Curtin, Jr. Esq.
Paul Czerwinski, P.E.

Guests & Members of the Public

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Bill Davern, 3rd Ward Councilor
Dave Callahan, 5th Ward Councilor
Bob Feyl, ZBA Vice-chairman
Joy Flood, ZBA Chairperson
12 others

Absent

John Trombetta

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

New Business

**917 Granger Road – Gasparini Sales/Eric Metz
Amended Site Plan**

TM# 049.-11-01.1

Mr. Metz appeared before the Board to present an application to remove existing covenants on the property. The covenants pertain to restrictions placed in 1986 when the property's zoning classification was changed from R-3 to P-1 (LBO). A copy of the listed covenants is on file in the Clerk's office.

Mr. Metz stated the intended use for Gasparini Sales is an administrative office for a small business office. The property survey, abstract and purchase agreement for the property were included in the application.

Chairman Fatcheric asked why the applicant wanted to remove the covenants. Mr. Metz stated the some of the covenants relate to prior uses of the property. Since the business moving into the building is a food brokerage administrative office, those covenants no longer have any direct bearing on the use of the property.

Mr. Voss asked for clarification on the removing of the covenants. He wanted to ensure the covenants related to the prior medical uses. Mr. Voss also stated the new business seemed to be a low-impact use for the property.

Mr. Flaherty asked about the square footage of the property in order to clarify the amount of parking spaces for the property. He stated the parking spaces may need to be increased based on the size of the building. If that's the case, the business may need to apply for a variance.

Mr. Curtin, at the request of the Board explained the covenants and stated the use by the small business office is an allowable use within present zoning constraints. The restrictions previously placed on the property were directed to the medical practice, which did not conform to the then zoning. Mr. Curtin suggested that the resolution move forward with conditional approval from the Planning Board. If any further expansion is required then a new site plan will be required.

After a brief discussion, Ms. Wheat moved to recommend to the Town Board that the existing covenants affecting the subject property be terminated and Mr. Voss seconded and it was unanimously approved.

**5600 West Genesee Street John Brace
07-40.0**

TM# 031.-

Amended Site Plan

Mr. Brace appeared before the Board on behalf of St. Joseph's Church. He presented an application for a storage shed. The shed is part of a project for an Eagle Scouts performing a community service project. The purpose of the shed is for seasonal storage. The storage shed is approximately 8 x 10 x 10 and to be located in fenced in area located behind the parish center.

Mr. Voss asked if the roof of the shed would be painted, what materials would be used and what color the shed would be. Mr. Brace stated the roof would be painted, and the material for it would be corrugated sheet metal. The shed would be painted a complementary color to the existing structures.

Mr. Logana asked if there would be any utilities in the shed. There are no utilities planned for the shed.

Mr. Curtin asked for the type of materials being used. The materials include Texture 111 and 4 x 4 posts to level the building, also one window will be used and there will be a double door for easy access. The building will also be in an illuminated area.

Mr. Flaherty moved to declare the Town of Camillus Planning Board Lead Agency for this application. Mr. Williams seconded the motion and it was unanimously approved.

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

Ms. Wheat moved to declare this application a negative declaration under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

As there were no additional comments, Mr. Flaherty moved to approve the site plan with conditions for the property located at 5600 W. Genesee Street. Mr. Voss seconded the motion and it was approved unanimously.

**5600 West Genesee Street Ben DeGeorge
Site Plan Review for Special Use Permit**

TM# 031.-07-40.0

The applicant did not appear.

Old Business

Township 5 – Kevin Eldred

TM# 017.-05-65.1

Township 5 appeared to present the plans for the apartment buildings to be built in the Township 5 development.

The current plans reflect there are 8 apartment buildings, 12 apartments per building, 32 one bedroom, and 64 two bedroom apartments, for a total of 96 units. The plans outlined the common areas, a play area, parking spaces and a pedestrian walkway to the proposed retail center.

The presentation noted that the overall effect of the apartments is to have a development that is compatible with an existing neighborhood. The plan is to create a natural vegetation border which serves two purposes, a natural buffer, and a pleasing aesthetic for all concerned. In addition, the roofs of the apartment buildings have been designed with scaled eaves to complement the existing neighborhood.

The Board Members commented that the presentation was very informative and were appreciative of Township 5's willingness to work with the existing neighbors' concerns.

Mr. Fittipaldi questioned whether the elevators in the building caused the height of the rooflines as depicted on the plans. The response was the elevators are 14' above the last drop in the building; however the depiction on the plans may be misleading as it's very difficult to portray a true sightline in a "one –dimensional" presentation.

Mr. Voss stated he was very impressed with the presentation. He also he feels the pitch of the roof will be helpful with snow removal and weather elements.

Mr. Logana asked if the existing vegetation can be worked in the landscaping that is planned for the project. It was noted that every effort will be made to do so.

Mr. Williams stated from a public safety issue, he was very pleased with the effort by Township 5.

Ms. Wheat asked about the bicycle paths, tree dimensions, and vestibules in the apartment buildings. With respect to the bicycle paths, and tree dimensions, it was noted that the presentation was specific to the apartment buildings only and more information would be presented at a later meeting. Regarding the vestibules in the apartment buildings, there will be vestibules.

Mr. Flaherty asked if the how long it would be before the tree line would provide buffering to the existing residential neighborhood. He also asked if it was possible to obtain a depiction of the sightline the neighbors on Bennett Road would view as the project progresses. Township 5 stated they will try to illustrate a sightline from the neighbors' view for a later meeting.

Mr. Curtin spoke regarding the uses for this property. Mr. Curtin stated this portion of the project is residential and appropriate to land use.

Mr. Curtin explained the next step would be an informational meeting for neighbors.

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

Correspondence

Comments of Town Officials

Councilperson MacRae re-iterated how important the neighbors' concerns are to the Township 5 project and stated she believed the developers' had addressed many of the concerns. Councilperson MacRae stated she was working with Township 5 on a date for the informational meeting.

Councilperson Davern stated he was very impressed with Township 5's presentation.

Also, Councilperson Davern asked about the application for 99 Yorkshire Blvd. Chairman Fatcheric and Mr. Curtin stated there was documentation needed from Mr. Kehoskie. Mr. Davern asked if Mr. Kehoskie was aware of this, and it was stated that to ensure he was aware, a letter would be sent to him concerning the necessary information.

Comments of the Attorney

Comments of the Engineer

Mr. Czerwinski stated there may be clarification needed regarding Viewpoint Estates' map filed in the Assessor's office. The final plat shows a discrepancy in the north section of the map showing a cell tower and detention basin in error. A correction is pending.

Comments of the Board Members

Chairman Fatcheric reviewed a new form needed to complete a Lot Line Re-alignment application. The form is a Parcel Merge Request. After a Lot Line Re-alignment has been approved by the Planning Board, the form will be completed by the owners of the properties and sent to the Assessor's office to complete the Lot Line Re-alignment application.

With no further business before the board, Mr. Voss moved to adjourn the meeting at 8:38 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Agenda
September 28, 2009 - 7:00 pm**

Present

John Fatcheric
John Trombetta
Richard Flaherty
Martin Voss
Jay Logana
Don Fittipaldi
John Williams

Staff Present

Paul Curtin, Jr. Esq.
Jason Hoy, P.E.

Guests & Members of the Public

Kathy MacRae, 2nd Ward Councilor
Dave Callahan, 5th Ward Councilor
12 others

Absent

Lynda Wheat

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

New Business

**5600 West Genesee Street Ben DeGeorge
Site Plan Review for Special Use Permit**

TM# 031.-07-40.0

Mr. Ben DeGeorge from St. Pauly's Textile, presented an application to place a clothing donation shed at St. Joseph's Church. The shed is approximately 8' x 16'. The shed will be placed in a pre-existing and illuminated parking space in the northwestern portion of the parking lot.

The purpose of the shed is to help local non-profit community organizations with fundraising. The sheds are set up for the collection of usable clothing, and then the donations are distributed to people in need in the U.S. and developing countries. The Youth Group of St. Joseph's will be compensated for the clothing collected at their shed. The donation shed will be maintained by the Youth Group from St. Joseph's Church.

As this application is referred to the Zoning Board of Appeals, the Planning Board determined that there were not any adverse site plan issues presented with this application for a Special Use Permit.

**4101 West Genesee Street /Fairmount Animal Hospital
02-05.0**

TM# 056.-

Site Plan Approval

Chairman Fatcheric recused himself from this application, as he is related to one of the applicants. Vice-Chairman Logana proceeded with the discussion.

Mr. Guy Donahoe presented an application for Fairmount Animal Hospital. The hospital is proposing to rehabilitate the former Town & Country Linoleum & Carpet to a Mixed Use Building which would contain the Animal Hospital (P14) and a daycare and spa for dogs. (P24)

Mr. Donahoe noted that one of the challenges for the site is to provide adequate parking. The owners have presented a site plan which would provide for sufficient parking within the requirements of the Municipal Code.

To satisfy the required number of parking spaces as set forth in Section 904(D), the site plan has provided 84 spaces for the animal hospital and 5 spaces for the daycare/spa. There are also 4 spaces allowed for common areas shared by both uses.

As the hospital does not require 84 parking spaces for the adequate service of the specific uses offered, the hospital is requesting the Planning Board to use their discretion to waive the full build out of 84 spaces, and only require a total of 68 spaces, leaving 16 spaces in a "Reserve Area".

The Site Plan included a new façade which will complement the streetscape view for the traveling public. Detailed elevations and further information will be presented to the Planning Board for review and comment.

Mr. Trombetta asked for colors, elevations, and signage. Mr. Donahoe stated as the project moves forward those would be presented to the Board in detail.

Mr. Flaherty asked about the right-of-way on Shrineview Way. Mr. Donahoe responded there is no change. Mr. Flaherty also requested information regarding the dumpsters, lighting, basement mechanicals, and ventilating systems. As this is a preliminary site plan, more information regarding the concerns of Mr. Flaherty will be presented at a later meeting.

Mr. Voss stated the access point on Chapel Drive is for the daycare/spa. The clients utilizing the daycare/spa would use the access point to pick up and drop off at different times of the day.

Mr. Curtin suggested Vice-Chairman Logana poll the Planning Board to see where everyone stands on the parking issues before the Board. All Board members with the exception of Mr. Flaherty feel the application is compliant with the town code.

Mr. Fittipaldi moved to declare Town of Camillus lead agency for this application. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Trombetta moved to refer the application to SOCPA. Mr. Williams seconded the motion and it was unanimously approved.

**5085 Martisco Road/ Railroad Station Museum
Site Plan Approval**

TM# 025.-02-26.1

Mr. LaMontagne presented an application for a library addition to the existing Martisco Station Museum. The addition will mimic the previously demolished library building. There will be no significant changes in grade.

After a brief discussion with the applicant, it was determined more information would be required. It was noted the size of the building after the library addition would increase the amount of parking spaces needed to fulfill Town requirements. It was requested the applicant provide a more detailed map of the property along with the adjacent property if

that is being used for parking. According to the applicant, the museum has a verbal agreement with the owners of the adjacent property to allow overflow parking. It was strongly suggested the applicant provide a written agreement pertaining to the parking.

The applicant also needs to provide lighting information as this is a public safety concern.

Also requested is schedule of the times and days the museum is in use.

The application will be continued to a later meeting.

Old Business

Country Oaks – Section II/John Szczech

TM# 007.1-01.06.4

Final Plat Application

Mr. Szczech appeared before the Board for Final Plat Approval. As there are no changes from the Preliminary Plat application, Mr. Williams moved to approve Final Plat as submitted. Mr. Flaherty seconded the motion and it was unanimously approved.

Mr. Flaherty moved to assess Parkland Fees as payable pursuant to Town Law. Mr. Trombetta seconded the motion and it was unanimously approved.

5401 West Genesee Street/GES/Mark Boorady

TM# 065.-

04-11.1

Site Plan Approval

At a prior meeting the applicant submitted the following application:

The purpose of the application is to erect a 10' x 18' shed, which will house an environmental remediation system installed by GES. GES is an agent hired by Mobil, former owners of the subject property. The DEC has instructed Mobil to clean up the site due to underground contamination believed to have been caused by the gasoline tanks which have since been removed.

Mr. Boorady needed to obtain Mr. Kanerviko's (owner of property) signature on the application. Also, it was requested Mr. Boorady meet with Tom Price of the Code Enforcement Office to find an alternative location for the remediation shed.

Mr. Boorady appeared before the Board to confirm the application had been signed by Mr. Kanerviko (owner of the property) and that the new location for the shed is behind the Jreck Sub building. The new location was reviewed by Code Enforcement which did not object to same.

As the site plan meets all requirements, Mr. Flaherty moved to declare this application as an unlisted action. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Logana moved to declare this application a negative declaration under SEQR. Mr. Williams seconded the motion and it was unanimously approved.

Mr. Flaherty moved to approve the Site Plan application. Mr. Logana seconded the motion and it was unanimously approved. Mr. Curtin advised the resolution should note the structure is temporary in nature. The resolution was amended accordingly.

**152 Raspberry Lane/ Deborah & John Simmons
Amended Final Plat**

TM# 020.1-02-26.0

At the Planning Board meeting of June 22, 2009, Mr. John Simmons presented the Final Plat application to the Board.

In July, 2004, the Viggiano family (previous owners of TP # 020.1-02-26.0) presented to the Board a Lot Line Re-alignment/Amended Final Plat application for the tax parcels above which detailed the amended setbacks for the properties. At that time, the amended final maps were not filed with the County Clerk's office. Since more than a year has passed since the initial resolution approving the Amended Final Plat, Mr. Simmons appeared before the Board to receive the Board's approval for a Final Plat plan based on the resolution in 2004.

At the June 22nd meeting, Mr. Flaherty asked if the property was zoned R-3. Mr. Pisarek stated the lots are zoned R-2 as part of the Town's comprehensive re-zoning plan. Mr. Pisarek also offered the following explanation for the Lot Line Re-alignment:

The issue at hand concerned a future street, shown as a paper street, which was located between the two properties known as Lot 37 and Lot 38. The map shows a 65 foot setback consisting of a 35 foot building line setback and a 30 foot road setback. The applicants were requesting a reduction in the 35 foot setback for the building line to 15 feet. The applicants at the time of the original application in 2004 stated the road will probably never be built or used and would like this amended. The reduction would affect both property owners.

At this Planning Board meeting, Mr. Simmons presented the final maps for the Board's approval. The maps have been updated with the changes and most recent date of survey as requested. Mr. Curtin suggested for the final map, the primary residence's lot, Lot 36 be noted as Lot 36A on the amended map.

As there were no other comments from the Board, Mr. Trombetta moved to approve the Amended Final Plat. Mr. Logana seconded the motion and it was unanimously approved.

**6321 Newport Road/Peter & Greg Rinaldi
Site Plan Approval**

TM# 005.-03-23.0

Mr. Rinaldi presented an application for a parking lot as part of a restaurant that is planned for the property.

During a brief discussion, it was determined that there was not sufficient information before the Board to consider this matter further. It was requested the applicant provide an up-to-date survey, and a site plan which reflects the curb cuts and location of the existing building.

This application is continued to a later meeting.

Minutes of the Previous Meeting

Mr. Trombetta moved to approve the minutes of the meeting of August 24, 2009. The motion was seconded by Mr. Voss and unanimously approved.

Discussion

There is a concern with Camillus Commons parking lot near the school bus garage. Mr. Flaherty mentioned that recently the parking lot had been re-stripped, and it appears that the portion of the parking lot with a stop line had been painted over in error. Mr. Flaherty requested this be corrected.

It was noted the site plan for Camillus Commons be reviewed to correct this.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Mr. Voss congratulated Mr. Williams on his recent promotion with Onondaga County Plumbing.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:40 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
October 26, 2009 - 7:00 pm**

Present

John Fatcheric
John Trombetta
Richard Flaherty
Martin Voss
Jay Logana
Don Fittipaldi
John Williams
Lynda Wheat

Staff Present

Paul Curtin, Jr. Esq.
Paul Czerwinski, P.E.

Guests & Members of the Public

Roger Pisarek, 1st Ward Councilor
Bill Davern, 3rd Ward Councilor

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

Old Business

99 Yorkshire Blvd. – Thomas Kehoskie

TP# 041.-01-55.0

Amended Site Plan

At a previous meeting (August 24th, 2009) Mr. Kehoskie appeared before the Board to present the changes implemented to the site plan as previously suggested by the Planning Board.

At that time, Mr. Kehoskie noted the location of the curb cuts, the approval from Onondaga County DOT for the storm water drain systems, the proper lot coverage, the parking spaces, and also the neighboring residents' approval of the professional building in this location.

At the previous meeting, it was noted the quality of the copy of the site plan provided to the Planning Board did not allow for a clear depiction of the changes made. Mr. Kehoskie presented an "improved" plan for Board members to review.

Mr. Kehoskie updated the Board on the aesthetics of the project. He stated his plan to replace the windows, roof shingles, and siding on the building.

The board noted the update, and was interested also in the signage, parking lot lights and also the porous pavement materials that are being considered for the project. It was further noted that additional information regarding the porous pavement materials would be required. The Town Engineer requested a runoff calculation for the project in order to give his opinion as to whether the porous pavement material would be a satisfactory material for the project.

Other details to be provided include information regarding landscaping, snow storage plan, and the access area for pedestrians.

Mr. Kehoskie was unable to provide all the details that were necessary for the Board to give their approval for the site plan. As the Planning Board's approval is needed to go before the Zoning Board of Appeals for variances, it was decided that a special meeting of the Planning Board with Mr. Kehoskie and Mr. Paul Billings, (Mr. Kehoskie's architect). The meeting will be held on November 4th to review the site plan changes.

**5085 Martisco Road/ Railroad Station Museum
Site Plan Approval**

**TM# 025.-02-26.1
TM # 025-02-29.3**

Mr. Mike LaMontagne appeared to present additional information for the Martisco Road Railroad Station Museum site plan application.

At the previous meeting, it was requested the applicant provide a more detailed map of the property along with the adjacent property if that is being used for parking. The Tax Maps for both properties have been provided.

Also requested were the hours of [peration for the museum. Mr. LaMontagne stated the hours are 2-5 pm, June through October.

Also provided was a memorandum of understanding between the National Railroad Historical Society and Finger Lakes Railways regarding parking of public vehicles on the railroad property. A copy of this letter is on file in the Clerk's office.

Additionally, Mr. LaMontagne provided the type of light fixture that would be applied to outdoor parking area to provide safe access. Additional lighting is provided by a functioning street light approximately 10 feet from the existing building.

After a brief discussion, it was requested that a signed lease agreement be provided for the files for future reference.

Mr. Logana moved to approve the site plan application subject to the lease being provided to the Planning Board for its files. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

As there was a change for the minutes for September 14, 2009, those minutes were not approved.

Mr. Flaherty moved to approve the minutes of September 28, 2009. Mr. Logana seconded the motion and it was unanimously approved.

Discussion

Correspondence

A voucher was received from the Post Standard for \$19.80 for advertisement of he Public Hearing for the Underwood subdivision. Mr. Flaherty moved to approve payment. Mr. Williams seconded the motion and it was unanimously approved

A voucher for \$1125.00 was received from Shulman, Curtin, Grundner & Regan, P.C. for services performed for the period of August 31st to September 29th, 468.75 of which

is recoverable from fees or paid by developers. Ms. Wheat moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, PC for services performed for the period of July 1 through July 31, for \$4744.00 of which \$4614.00, and for the period of August 1 through August 31 for \$4048.35i of which \$3798.35 is recoverable from fees or paid by developers. Mr. Williams moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved

Comments of Town Officials

None

Comments of the Attorne

None

Comments of the Engineer

None

Comments of the Board Members

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:25 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Special Meeting of Planning Board Minutes
November 4th, 2009 – 6:30 pm**

Present

John Fatcheric
John Trombetta
Richard Flaherty
Jay Logana
John Williams
Lynda Wheat

Staff Present

Paul Curtin, Jr. Esq.
Paul Czerwinski, P.E.

Guests & Members of the Public

2 Others

Chairman Fatcheric called the meeting to order at 6.30 pm, after noting a quorum was present to address the application listed below.

Old Business

99 Yorkshire Blvd. – Thomas Kehoskie Error! Bookmark not defined.

TP# 041.-01-55.0

Amended Site Plan

The purpose of the meeting was to provide additional information to the Planning Board regarding the application.

Mr. Paul Billings, architect for Mr. Kehoskie, presented the information regarding the Amended Site Plan.

Mr. Billings presented a complete description of the proposed exterior finishes which included samples of the roofing, side and trim from Erie Materials. The roofing shingles shall be 25 year architectural (black) three tab style. The siding and trim will be twin 5” vinyl Dutch lap with shaker style gables. Trim will be white aluminum for the window surrounds (trim) and a white painted finish for existing portions of house not covered in either vinyl or aluminum.

The paving design is porous, consisting of porous mix (non fine aggregate) asphalt allowing total penetration of surface water through the paved surface; a 1” crushed stone locking base to stabilize the asphalt; a 24” crushed stone recharge bed, and a non-woven geo-textile fabric over non-compacted virgin sub-grade. The design is intended to store runoff of 6.25” in 24 hours.

The lighting plan is surface-mounted on the existing building to maintain the residential character of the area. Since the building use will be business related occupied in primarily daylight hours, there is no need for dusk to dawn lighting. The lighting proposed would consist of three (3) two-head halogen (100w) fixtures surface-mounted to provide occupancy sensor activation for both safety and security without the nuisance of having constant light emitted from the site. The fixtures are 100% adjustable for directional throw, as well as shielded so as to not emit unnecessary lighting beyond the confines of the site.

The landscape plan consists of removal of four small deciduous trees along West Genesee Street and replanting them at the east and west corners of the proposed parking lot. The reason for the removal and transplant is to preserve the trees, as well as planting them in an area that does not obstruct site safety distances along West Genesee Street while stopped at Yorkshire Boulevard. The existing plant beds along the south side of the structure (West Genesee Street frontage) would be cleaned,

pruned, and additional matching shrubs (burning bushes) planted, as well as the immediate grounds converted into fully mulched plant beds. The foliage in the front of the structure would remain, but it will be pruned and trimmed and landscape beds prepared to match and augment the south side of the structure. The balance of the site would remain landscape lawn.

The large tree in the lawn area fronting West Genesee Street would have to be removed to accommodate the new parking lot. Several different parking scenarios were initially developed to see if this tree could remain and be incorporated into the parking. The location of the tree is in the driving lane in all instances made that option impossible.

The snow storage plan indicates snow will be plowed on the site from south to north and stockpiled in the grass area at the northwest (rear) corner of the lot. This storage area will allow the melting snow to permeate into the porous pavement area, into the recharge bed below the parking surface to be filtered and gradually flow through the bed into the County drainage facilities. This is the most environmentally friendly option available.

The trash and recyclables from the building will be temporarily stored in an approximate 8' x12' ornamentally fenced and enclosed area behind the existing rear porch. Trash will be stored in 96 gallon containers within the white vinyl fenced enclosure and picked up weekly by owner's contracted waste contractor.

All Board members expressed their pleasure in the presentation and thanked Mr. Kehoskie and Mr. Billings for addressing all the areas of concern.

Ms. Wheat asked if Mr. Kehoskie intended to continue to sell cars on the corner lot of West Genesee Street and Yorkshire Boulevard. Mr. Kehoskie replied that was not his intent.

Mr. Czerwinski noted that all areas of concern regarding the storm water runoff and porous pavement had been addressed to his satisfaction. A detailed report of porous pavement runoff calculations has been included in the file for 99 Yorkshire Boulevard.

Ms. Wheat moved to designate the Town of Camillus as Lead agency. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Trombetta made the motion to declare this application an unlisted action under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

Mr. Williams made the motion to declare this application a negative declaration under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

Mr. Logana moved to approve the Amended Site Plan conditioned upon the Zoning Board of Appeals granting variances that are required. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Trombetta moved to assess professional fees in the amount of \$750.00 to Mr. Kehoskie for the Amended Site Plan at 99 Yorkshire Boulevard.

With no further business before the Board, Mr. Trombetta moved to adjourn the meeting at 7:25 pm. Mr. Williams seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
November 09, 2009 - 7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Jay Logana
John Trombetta
Martin Voss
John Williams

Staff Present

Michael Discenza, Esq.
Paul Czerwinski, P.E.
Paul J. Curtin, Jr., Esq. at Pre-Meeting

Guests & Members of the Public

4 others

Absent

Richard Flaherty
Lynda Wheat

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

New Business

3800 West Genesee Street/Carol's Polar Parlor

TP# 042.-09-

10.1

Site Plan Approval

Ms. Carol Franceschetti presented the application for Site Plan Approval to the Board. Ms. Franceschetti detailed the changes that had been made to the property which are as follows; the southwest facade of the building was painted white to cover an existing mural and the previous owner's name; twelve movable tables were placed in front of store to create a seating area; table area blacktop painted off-white. Movable barriers to separate seating area and parking area were also placed on property.

Ms. Franceschetti stated these changes were made to ensure the safety of the customers as well as provide a pleasant environment for customers to enjoy the services provided by the ice cream shop.

Ms. Franceschetti stated she has received many compliments from the customers regarding the seating area and the buffer created by the movable barriers.

Mr. Voss stated he enjoyed the services offered at the business and complimented Ms. Franceschetti on the changes at the establishment.

He also stated his concerns regarding the parking which are twofold. He stated that while the visual barriers are a good deterrent, he would like to see in addition to those visual barriers, concrete barriers. The concrete barriers will help prevent the possibility of a vehicle moving forward into the customer seating area. Also discussed was the appearance of five (5) of the business's parking spaces encroaching upon the town's right-of-way on Hunt Avenue.

Mr. Williams stated his concerns with the parking spaces as well. Also, Mr. Williams stated from a public safety aspect, Ms. Franceschetti made improvements on the site, especially with the visual barriers and the seating area.

Mr. Trombetta asked for information regarding the movable tables. Ms. Franceschetti stated they are in storage and undergoing routine maintenance.

Mr. Fittipaldi stated he has concerns about the side road to the west of the property that exits from the rear parking lot and onto West Genesee Street. He stated this should possibly be marked a one-way exit as it does not appear to be the correct width to be a two-way entrance/exit.

Ms. Franceschetti stated the parking spaces were pre-existing as such when she purchased the property. She is anxious to find a solution to work with the Town.

Chairman Fatcheric stated in light of the non-conformance of the existing parking spaces the Board could not approve the Site Plan without the demarcation of five (5) parking spaces out of the town's right-of-way.

Chairman Fatcheric also stated the site plan will be reviewed by The Town Attorney and Town Engineer in order to facilitate a possible agreement between the Town of Camillus and the business regarding use of public space.

After a brief discussion, it was moved that the application be continued to a later meeting.

Minutes of the Previous Meeting

Mr. Trombetta moved to approve the minutes of September 14, 2009. Mr. Williams seconded the motion and it was unanimously approved. .

Discussion

None

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7:25 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Agenda
December 14, 2009 7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Jay Logana
John Trombetta
Martin Voss
John Williams
Richard Flaherty
Lynda Wheat

Staff Present

Paul Curtin, Jr., Esq.
Paul Czerwinski, P.E.

Guests & Members of the Public

Roger Pisarek – 1st Ward Councilor
4 others

Absent

None

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

New Business

Referral from Town Board - Consider amending the Camillus Municipal Code Chapter 30-Zoning to change the zoning for a number of properties (as follows), the purpose of which is to conform these developed properties to the current Comprehensive Plan as developed.

From	To	Property	Tax Map #	Property Address
R-2	Mun	WAVES Ambulance	015.-01-15.1	202 Bennett Road
R-R	Mun	Erie Canal Park	019.-03-17.0	Bennett Road
R-R	Mun	Erie Canal Park	019.-03-05.0	Bennett Road
R-3/R-4	R-3	(Annesgrove) As R-3 - 278	023.-01-09.1	Scenic Dr.
R-3/R-4	R-3	As developed	023.2-04-01.0	Scenic Dr.
R-4	R-2	Conform to adjacent Residual development	020.1-04-02.1	5539 Scenic Dr.
R-2	R-1	Topography/roads	021.-03-08.1	5640 Ike Dixon Road
R3/R4	R-2	to Conform to adjacent development	020.1-01-01.0	Scenic Dr.
R1	C2	At request of owner	023.-02-03.1	Bennetts Cnrs. & W. Genesee
R3/R4	R-2	Developed as R-2 or better	All	Scenic Meadows

After much discussion, The Planning Board requested Mr. Curtin send a letter to the Town Board with their recommendations. The letter states the following:

“During the course of the December 14, 2009 Planning Board meeting, at the request of the Town Board, a review was undertaken, relative to the proposed rezoning of specific properties that are referenced on Exhibit A attached hereto. All tax parcels, with the exception of Tax Parcel 023.-02-03.1 received unanimous endorsement from the Planning Board for the proposed zone changes.

The Planning Board requested that I communicate with you and the Town Board relative to its concerns with the Bennett Corners and West Genesee Street parcel. The Planning Board would suggest the Town Board consider the rezoning of this parcel from

Residential 1 to Commercial 1 given the history of the properties in the immediate vicinity together with public safety concerns that may be present. Even though the Planning Board's concerns may be very use specific, Commercial 2 would allow for restaurant and related uses which may increase traffic in that particular area."

Old Business

3501 West Genesee Street/Allied Sign Co.

TM# 048.-01-01.1

Site Plan Approval (Marshall's Sign)

Mr. Ken Colton from the Allied Sign Company appeared before the Board to present signage for the Marshalls HomeGoods store located in the Fairmount Fair Plaza.

The proposal depicts two signs; one states "Marshalls", which totals 84 square feet, the other states "HomeGoods" which totals 108 square feet for a combined total of 192 square feet. The height of the letters for the two signs is 4 feet. The depth of the letters on the "Marshalls" sign is 9", while on the "HomeGoods" sign, the depth is 5". The applicant requests to remove the existing Marshall's sign and replace with this new sign.

After a brief discussion, Mr. Trombetta moved to declare this application an unlisted action under SEQR. Mr. Logana seconded the motion and it was approved unanimously.

Ms. Wheat moved to declare this application a negative declaration under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously

Ms. Wheat motioned to approve the signage for Marshalls' HomeGoods as submitted on the proposal prepared by Allied Sign Company. Mr. Logana seconded the motion and it was unanimously approved.

4101 West Genesee Street/Fairmount Animal Hospital

TM# 056.-02-05.0

Site Plan Approval

Chairman Fatcheric recused himself from this application as he is related to one of the applicants. Vice-Chairperson Logana chaired this portion of the meeting.

In September, 2009, Mr. Guy Donahoe presented an application for Fairmount Animal Hospital. The hospital is proposing to rehabilitate the former Town & Country Linoleum & Carpet to a Mixed Use Building which would contain the Animal Hospital (P14) and a daycare and spa for dogs. (P24)

Mr. Donahoe appeared before the Board to present additional information for the application. Mr. Donahoe expanded on his previous presentation, inclusive of additional detail regarding parking, lighting, pavement and signage.

As depicted in the site plan, three (3) parking spaces have been moved to the lower level parking lot to provide additional parking for those clients using the spa.

Additional information was provided regarding the lighting on the premises. There will be approximately 12 lights on the building. The areas of lighting are noted on the site plan on the north, south, and west sides of the building. The type of lighting to be used

is LSI Authentic Abolite Shade and Gooseneck Wall Bracket Lights in Gloss Black. The lights are designed to provide quality lighting and are aesthetically pleasing.

Also noted on the site plan are areas of permeable and impermeable pavement to work in tandem with existing drainage.

The signage information provided depicts a 27 square feet free-standing sign located in the front (north) parking area, as well as a 52 square feet sign mounted on the front of the building stating "Fairmount Animal Hospital". The rear (south) entrance details a 21 square feet sign mounted on the building noting the "Paw Spa" entrance.

Ms. Wheat asked about the roof drains on the building. Mr. Donahoe stated the roof drains were not an issue as far as he knew and believed that if there was a concern, it would have been brought to the owners attention during the inspection of the building.

Mr. Trombetta requested information on the air conditioning units. Mr. Donahoe stated at the present time, the units are expected to be on the south side of the building, but may reconsider due to design considerations.

Mr. Flaherty stated he assumed the rear setbacks for the property have been grandfathered, otherwise the project wouldn't be moving forward.

Mr. Fittipaldi asked if the applicants have taken into account the Gillespie Avenue extension modifications. Mr. Donahoe stated the changes have been taken into account and the owners' of the Fairmount Animal Hospital are working with the Town's attorneys regarding the extension.

Mr. Voss stated the project looks great. He is very happy to see the business expanding and stated it's this type of venture that makes the Camillus area so attractive to other businesses.

Mr. Czerwinski stated he too was concerned with the Gillespie Ave Extension project and wants to be certain all parties are aware of the changes. Mr. Donahoe reiterated the owners informed and the lawyers have been informed of the project.

Mr. Curtin requested the Board's indulgence as he detailed slight façade modifications that he would recommend be considered. The owners' stated they would be interested in implementing those changes.

After a brief discussion, Mr. Fittipaldi moved to declare the application an unlisted action under SEQR. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss moved to declare this application a negative declaration under SEQR. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Ms. Wheat moved to approve the Site Plan for Fairmount Animal Hospital subject to minor modifications to the front elevation plan. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Trombetta moved to assess \$500.00 in professional fees to Fairmount Animal Hospital. Mr. Flaherty seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Flaherty moved to approve the minutes of November 23rd. Mr. Logana seconded the motion and it was unanimously approved.

Discussion

Correspondence

A voucher was received from Barton & Loguidice, PC for services performed for the period of November 1 through November 24, for \$1143.56 of which \$438.50 is recoverable from fees or paid by developers. Mr. Fittipaldi moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved.

Comments of Town Officials

Councilman Pisarek thanked the Board for the comments regarding the zone changes as part of the town's comprehensive plan.

Comments of the Attorney

Mr. Curtin offered his wishes for a happy holiday to the Board.

Comments of the Engineer

Mr. Czerwinski offered his wishes to the Board for a happy holiday.

Comments of the Board Members

The Board exchanged holiday greetings.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:25 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
November 23, 2009 - 7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Jay Logana
John Trombetta
Martin Voss
John Williams
Richard Flaherty
Lynda Wheat

Staff Present

Guests & Members of the Public

William Davern – 3rd Ward Councilor

Absent

None

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

New Business

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of October 26, 2009. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Logana moved to approve the minutes of November 4, 2009. Mr. Flaherty seconded the motion and it was unanimously approved.

Mr. Trombetta moved to approve the minutes of November 9, 2009. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Chairman Fatcheric moved to go into executive session at 7:02 pm to discuss personnel matters. Mr. Trombetta seconded the motion and it was unanimously approved.

Ms. Wheat moved to return to regular session at 7:24 pm. Mr. Trombetta seconded the motion and it was unanimously approved.

Discussion

2010 Organizational

Mr. Fittipaldi motioned to appoint **Error! Bookmark not defined.** Sandy Shoff as Clerk to the Planning Board. Ms. Wheat seconded the motion and it was unanimously approved.

Mr. Voss motioned to appoint Paul Czerwinski of Barton and Loguidice as Planning Board Engineer. Ms. Wheat seconded the motion and it was unanimously approved.

Error! Bookmark not defined.Ms. Wheat motioned to appoint Paul J. Curtin Jr. of Shulman, Curtin, Grundner and Regan, P.C as Planning Board Attorney at the prevailing Town rates. Mr. Fittipaldi seconded the motion and it was unanimously approved.

The Planning Board is making the following recommendations to the Town Board:

Mr. Voss recommended the reappointment of **Error! Bookmark not defined.**John Williams as the Alternate Planning Board member for a one-year term expiring December 31, 2010. Mr. Trombetta seconded the motion and it was unanimously approved.

Error! Bookmark not defined.Mr. Voss recommended the reappointment of John A. Fatcheric II as Chairman of the Planning Board for 2010. Mr. Logana seconded the motion and it was approved unanimously.

Ms. Wheat motioned to recommend the reappointment of Jay Logana for a five-year term expiring December 31, 2014. Mr. Trombetta seconded the motion and it was unanimously approved.

Error! Bookmark not defined.Mr. Voss recommended the reappointment of Jay Logana as Vice Chairman of the Planning Board for 2010. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Meeting Dates for 2010

Mr. Fittipaldi motioned to approve the 2010 Planning Board meeting schedule as follows: 7:00 pm on the second and fourth Mondays, with the exceptions as noted with (*), being January 11 & 25, February 8 & 22, March 8 & 22, April 12 & 26, May 10 & 26*, June 14 & 28, July 12 & 26, August 9 & 23, September 13 & 27, October 13* & 25, November 8 & 22, December 13 & 27

Correspondence

A voucher was received from Barton & Loguidice, PC for services performed for the period of May 1 through May 31, for \$2915.76, of which \$2540.76 is recoverable from fees or paid by developers. Mr. Fittipaldi moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved. Also, from Barton & Loguidice, a voucher for services performed for the period of June 1, through June 30, for \$3466.00 of which \$3216.00 is recoverable from fees or paid by developers. Mr. Flaherty moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved

Comments of Town Officials

Mr. Davern expressed his gratitude towards the Board in regards to 99 Yorkshire Boulevard.

Mr. Davern also informed the Board, Sports Outfitter may be appearing before the Planning Board in the near future for an Amended Site Plan application.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Ms. Wheat asked if there was enough money in the budget to upgrade the existing computer. Chairman Fatcheric stated that it was his understanding that as part of the renovation, other avenues were being explored in regards to the computer used for the board meeting and as more information becomes available, he will pass it along.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7:35 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Agenda
December 14, 2009 7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Jay Logana
John Trombetta
Martin Voss
John Williams
Richard Flaherty
Lynda Wheat

Staff Present

Paul Curtin, Jr., Esq.
Paul Czerwinski, P.E.

Guests & Members of the Public

Roger Pisarek – 1st Ward Councilor
4 others

Absent

None

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

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Comments of Town Officials

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Comments of the Attorney

Mr. Curtin offered his wishes for a happy holiday to the Board.

Comments of the Engineer

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Comments of the Board Members

The Board exchanged holiday greetings.

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Respectfully submitted,

Sandy Shoff
Planning Board Clerk

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