

**Town of Camillus
Planning Board Minutes
January 25, 2010
7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Michael Kallfelz
Richard Flaherty
John Williams
Lynda Wheat

Staff Present

None

Guests&Members of the Public

David Philippone - 1st Ward Councilor
Mark Kolinski – 2nd Ward Councilor

Absent

John Trombetta
Martin Voss

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

Chairman Fatcheric welcomed Mr. Kallfelz to his first meeting as the newest member of the Planning Board.

New Business

None

Minutes of the Previous Meeting

Ms. Wheat moved to approve the minutes of December 14th. Mr. Flaherty seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from the Onondaga County Planning Federation for the annual Planning Federation Symposium to be held on March 4th. Each member's registration fee is \$65.00 (early registration) for a total of \$520.00. Mr. Flaherty moved to approve payment. Ms. Wheat seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Mr. Flaherty stated he's happy to see the progress that has been made at 99 Yorkshire Boulevard.

Mr. Flaherty and Mr. Fittipaldi stated they disagreed with the Town Board's decision to change the zoning on Bennett Corners Road/West Genesee Tax Parcel # 023.-02-03.1.

Mr. Fittipaldi moved to appoint Ms. Wheat Vice-chairperson of the Planning Board. Mr. Williams seconded the motion and it was unanimously approved.

With no further business before the Board, Mr. Williams moved to adjourn the meeting at 7:15 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
February 8, 2010
7:00 pm**

Present

John Fatcheric
Richard Flaherty
Michael Kallfelz
John Trombetta
Martin Voss
Lynda Wheat

Staff Present

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

Guests & Members of the Public

1 other

Absent

Don Fittipaldi
John Williams

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

New Business

**3657 West Genesee Street/Target
Amended Site Plan**

TM # 048.-01-01.1

Mr. Dave Miller presented an Amended Site Plan application to the Board. Mr. Miller is acting as the agent representing Amerizone, who is representing Target. The purpose of the application is to construct a new entry on a portion of the east elevation to the existing Target store in order to provide access to automated bottle return machines for redeemable containers. This is now mandated by New York State Law.

The Bottle Center will contain two rows of machines that would accommodate the bottle return venue.

There will not be an access entry to Target's retail store from the bottle return center.

Ms. Wheat asked what hours the Bottle Center would be operational. Mr. Miller stated the hours would be the same as the store hours. Ms. Wheat asked if there would be specific parking designated for Bottle Return customers. Mr. Miller stated he was unsure, but would pass along the question to Target.

Mr. Trombetta spoke about signage and lighting of the area. He stated he expected Target would want the area to be well-lit and signed for the customers' ease. Mr. Trombetta also stated Target may want to consider installing extra cart corrals for the customers' use.

Mr. Flaherty stated he felt Target is doing the minimum requirements necessary for Target to comply with the Bottle law. He also asked how the area would be monitored. Mr. Miller was not certain of whether there is a monitoring system, but stated he would find out.

Mr. Kallfelz inquired as to whether or not the area was handicapped accessible. If not, modifications would be necessary for the area to comply with handicapped accessibility requirements.

Mr. Voss stated the area should be monitored closely to discourage vandalism as the location of the Bottle Center is a low traffic area and also faces away from the front of the store.

Mr. Czerwinski stated his concerns as to the accessibility for handicapped.

Mr. Curtin and Chairman Fatcheric stated Target needs to provide further details for the site plan that include; signage for customers wishing to use Bottle Return, emergency egress from the Bottle Center area, additional striping in area for customer parking. Also necessary are the parking lot elevations, curbing, lighting for the Bottle Center and locations of any additional cart corrals.

The application is continued to a later date.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of January 25th. Mr. Kallfelz seconded the motion and it was unanimously approved.

Discussion

A brief discussion was held regarding the property at 3800 West Genesee Street, Carol's Polar Parlor. In a prior application for this property, it was noted a portion of the established customer parking may be on the Town's right-of-way (public space). Correspondence between the Town Engineer, Town Attorney and Planning Board Attorney reflects that a policy from the Town Board is recommended regarding the right-of-way, and to consider other properties in the town with similar concerns.

Mr. Czerwinski noted that while reviewing the property, a utility pole and hydrant were observed to be located within the paved area north of the building. Mr.

Czerwinski noted that consideration should be given to protect these items from potential vehicle impacts.

Correspondence

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin discussed a possible issue with the Starlight Estate Apartments development. It appears at the time the subdivision approval was granted there were contingencies as part of the approval. To date, several contingencies have not been met.

Correspondence regarding the concerns from Mr. Curtin has been sent to the Attorney representing Starlight Estates Apartments.

Comments of the Engineer

Mr. Czerwinski stated he and the Code Enforcement office have been working on updated Zoning Maps for the Town of Camillus. He hopes to have the maps available to Board Members very soon.

Comments of the Board Members

Mr. Voss requested the Code Enforcement Officer review the Snow Removal plans for Camillus Commons. A particular area of concern is between Lowe's and Walmart.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7:50 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
February 22, 2010 - 7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Michael Kallfelz
John Trombetta
Martin Voss
John Williams
Lynda Wheat

Staff Present

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

Guests & Members of the Public

5 others

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

New Business

**120 Topaz Trail/Verizon Wireless
Amended Site Plan**

TM # 070.-01-19.0

Mr. Colman Burke presented an Amended Site Plan application to the Board. Mr. Burke is acting as the agent representing Tectonic on behalf of Verizon Wireless. The purpose of the application is the addition of three (3) new antennas and one (1) cabinet on the ground.

Mr. Voss stated the existing cabinet at the location is in need of a coat of paint.

Mr. Fittipaldi asked about the size of the cabinet. It was noted the cabinet is approximately the size of a filing cabinet. The purpose of the cabinet is to house the fiber optic connection.

Mr. Trombetta asked if there will be increased service vehicles in the area due to maintenance. Mr. Burke responded there will not be an increase, and the company will maintain their monthly scheduled visits.

As this application is referred to the Zoning Board of Appeals, with conditions, Mr. Curtin agreed at the Board's request to draft the referral including the conditions as specified by the Board. Mr. Curtin also noted the Zoning Board of Appeals would be responsible for SEQR information.

Resolution #1

Mr. Voss moved to refer the application to the Zoning Board of Appeals. Mr. Williams seconded the motion and it was unanimously approved.

Old Business

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

TM# 005.-03-23.0

Mr. Greg Rinaldi spoke regarding the application that was previously presented to the Board. At the time of the previous presentation, it was noted that the site plan provided by the Rinaldis was not detailed enough for the Board to render a decision.

The site plan presented at this meeting did not provide all the details necessary that the Board and Town regulations require.

Mr. Rinaldi was asked to provide the following on the next site plan presented: Drainage information, parking spaces, curbing, lighting, snow storage and handicapped accessibility.

It was noted that Mr. Rinaldi's property is in a unique situation due to right-of-way easements.

Mr. Czerwinski noted that the curb cut situation on the main road may require additional input from Mr. Jim Stelter, with Onondaga County. He offered to meet with Mr. Stelter to discuss the options for the property owners.

Mr. Curtin advised the Planning Board to visit to the property for the members to re-acquaint themselves with the property. In addition, Mr. Curtin suggested the site plan be sent to Mr. Price, Code Enforcement Officer, to apprise Mr. Rinaldi of any variances required for the property.

Also, at the Board's request, Mr. Curtin will draft a letter to Mr. Rinaldi stating all of the requirements necessary to move forward with the project.

After discussion between the applicant and the Board, it was decided that the application would be continued to a later meeting.

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

Westshire Marketing Update:

Mr. Paul Cappuccilli and Mr. Kurt Stroman of Ike Dixon Road, LLC updated the Planning Board on the status of the Westshire subdivision.

The builders involved in the subdivision are Ryan Homes, Signature Crest, and Tarolli Homes.

Mr. Cappuccilli stated the landscaping has been completed, all vacant lots are maintained, and eighteen (18) lots remain to be sold.

Ryan Homes, in an effort to broaden the appeal to potential homeowners, is offering several styles of homes for new homeowners to choose from.

Mr. Cappuccilli and Mr. Stroman expressed they hope to see an increase in interested buyers in the upcoming year.

Correspondence

A voucher was received from Shulman, Curtin, Grunder & Regan, P.C for services performed for the period of November 1, 2009 through January 31, 2010 for \$2063.50, of which \$657.25 is recoverable from fees or paid by developers. Ms. Wheat moved to approve payment. Mr. Williams seconded the motion and it was unanimously approved.

A voucher was received Hummel's Office Plus for supplies for \$31.99. Ms. Wheat moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin expressed his surprise regarding Mr. Flaherty's resignation which was submitted to Supervisor Coogan on Friday, February 19th. Mr. Curtin stated Mr. Flaherty made significant contributions to the Planning Board during the time he has served on the Board. Mr. Curtin voiced his hope that the Planning Board would find a fitting way to honor Mr. Flaherty for his time as a Planning Board member and his many other contributions to the town.

It was decided to present Mr. Flaherty with a resolution and plaque honoring his commitment to public service. Ms. Wheat offered to organize the effort.

Comments of the Engineer

None

Comments of the Board Members

Ms. Wheat stated she commended the Town Engineer on the excellent work on the presentation to the Town regarding the Onondaga Lake clean-up.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:20 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
March 8, 2010 - 7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Jay Logana
Michael Kalfelz
John Trombetta
John Williams
Lynda Wheat

Staff Present

Paul Curtin, Jr., Esq.

Guests & Members of the Public

David Philippone, 1st Ward Councilperson
Mark Kolinski, 2nd Ward Councilperson
2 others

Absent

Martin Voss

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

New Business

**6616 Van Buren Road/Waylan Daeffler
Sketch Plan Application**

TM # 010.-02-35.0

Mr. Waylan Daeffler presented a Sketch Plan application to the Board. Mr. Daeffler owns the parcel which is approximately 46 acres and zoned RR. Mr. Daeffler would like to subdivide the property into three (3) lots. Lot 1 would be 33.69 acres, Lot 2 would be 7.77 acres, and Lot 3 would be 5.18 acres.

Mr. Williams stated this action may open the door to the possibility of other property owners on Victory Lane wanting to extend their property lines as well. Mr. Williams also stated he was happy to hear the owner wants to preserve the land.

Mr. Trombetta asked if there are wetlands on the property. Mr. Daeffler stated there if there are, he is aware the wetlands need to be protected.

Ms. Wheat asked if Mr. Daeffler had received any comments from his neighbors. Mr. Daeffler stated that other than the neighbor interested in purchasing the new lot, he had not received any comments from his neighbors.

Chairman Fatcheric stated that from a planning perspective, the configuration of the lots is hard to comprehend. Chairman Fatcheric stated that part of Planning

Board's responsibility is to look at development situations that could be problematic in the future.

Mr. Curtin stated that "flag lots" are allowed in the town of Camillus. He does find the lot configuration odd as well. Mr. Curtin stated it may be necessary to include covenants that will address the configuration and satisfy any future situations that could arise from the lot configuration.

Mr. Curtin also stated a public hearing would be required to satisfy any neighbors' concerns.

Due to concerns with the configuration of the lots, it was decided to refer the application SOPCA and the Camillus Highway Department to obtain comments from these agencies.

Resolution #2

Ms. Wheat moved to close sketch on this application. Mr. Williams seconded the motion and it was unanimously approved.

Resolution #3

Ms. Wheat moved to refer this application to SOPCA. Mr. Kallfelz seconded the motion and it was unanimously approved.

Old Business

3657 West Genesee Street/Target Amended Site Plan

TM # 048.-01-01.1

Mr. Dave Miller reappeared before the Board to submit modifications to the previous application submitted regarding the bottle redemption center.

Target is relocating the redemption center's location to be adjacent to the front entry of the store. The revised location provides customers access to the redemption center via the main pedestrian crosswalk from the parking area. It also provides customers the opportunity to collect a cart if needed to transport their recyclables.

Signage located within the entry vestibule will direct customers inside the store to the redemption center location.

There will be new exterior lighting to provide visibility and security.

A CCTV (closed circuit television) will be added to the existing security system in place. The extra CCTV will provide internal employees better visibility to the area.

There will be a total of 4 bottle return vending machines; 1 (one) for aluminum cans, 2 (two) for plastic bottles, and 1 (one) for glass bottles.

There will be a waste receptacle adjacent to the bottle redemption room for customers to discard bags and boxes used to carry the bottles, cans, etc.

The bottle return vending machine will display visible alerts on the screen located on the front of the machine for when the machine is full or needs servicing.

A store employee will unload the machines when full and transport the returned containers into the store for later pick-up by the service provider.

A store employee will clean the machines on a scheduled basis.

All Board members expressed their appreciation for the updated site plan and were satisfied that Target had taken their concerns into consideration when updating the site plan.

Mr. Trombetta moved to declare this application an unlisted action under SEQR. Mr. Logana 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.

Resolution # 4

Mr. Trombetta moved to approve the Amended Site Plan for the Target Bottle Redemption Center. Ms. Wheat seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Fittipaldi moved to approve the minutes of February 8th. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Wheat moved to approve the minutes of February 22nd. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from Hummel's Office Plus in the amount of \$12.98 for supplies. Ms. Wheat moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved.

Comments of Town Officials

Councilpersons Mark Kolinski and David Philippone noted that they welcomed Mr. Jay Logana back to the Planning Board.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Mr. Logana stated he was pleased to be back on the Planning Board to fill the vacated position of Mr. Richard Flaherty.

With no further business before the Board, Mr. Williams 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 Minutes
March 22, 2010 - 7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Jay Logana
Michael Kallfelz
John Trombetta
Martin Voss
John Williams (alternate member)
Lynda Wheat

Staff Present

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

Guests & Members of the Public

David Philippone, 1st Ward Councilperson
Mark Kolinski, 2nd Ward Councilperson
3 others

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

New Business

**450 Horan Road/Alteration/Rotella's Auto
Site Plan**

TM# 015.-04-06.1

Mr. Tony Rotella presented the application for the site plan. The application depicts the following changes to the existing building at 450 Horan Road: The installation of an overhead door on the south wall; remove an existing canopy on the south wall; install a man door in the front of the building; and to add an interior wall inside the building to create a showroom (retail space) for auto accessories sold at the service center.

Mr. Rotella plans to move his existing Auto Body shop to this location to better serve his customers.

Mr. Logana asked if the showroom would be the entry point for the customers. Mr. Rotella stated that it would be.

Mr. Trombetta asked vehicles would be lined up outside the bay doors to enter the facility. Mr. Rotella responded it is rare to have any lines, as the customer's vehicle is often brought the facility through other means, such as a tow truck. It was noted that there are approximately 75 parking spaces in the lot.

Also Mr. Trombetta noted there are different sized bay doors, presumably to accommodate trucks, minivans, etc. Mr. Rotella stated that is correct.

Mr. Trombetta asked what the purpose of the man door is on the south wall. Mr. Rotella explained it is an entrance/exit for the employees.

Mr. Trombetta asked if there were any plans to add additional lighting to the facility. Mr. Rotella stated there were not.

Ms. Wheat asked if any vehicles will remain outside. Mr. Rotella responded that any vehicles would be inside the building due to insurance concerns.

Ms. Wheat asked for more information on the showroom (retail space). Mr. Rotella explained it is an area of approximately 800 square feet. The accessories to be sold in the space include tires, hubcaps, etc. The hours of operation would be Monday through Friday, from 8:00 am to 6:00 pm. The service center is also open on Saturdays from 8:00 am to 12:00 p.m.

Mr. Fittipaldi asked if there is any change in the footprint of the building. There is not.

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

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

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

Resolution #5

Mr. Fittipaldi moved to approve the Site Plan application to alter the building at 450 Horan Road. Mr. Logana seconded the motion and it was unanimously approved.

450 Horan Road/Pole Barn/Rotella's Auto Site Plan

TM# 015.-04-06.1

Mr. Rotella presented the application to place a pole barn on the property at 450 Horan Road. Mr. Rotella stated the pole barn's main use will be for storage for auto parts. The pole barn is on the west side of the existing building approximately 25 feet from the side property and 20 feet from the rear of the property. The pole barn floor will be gravel.

After some discussion, it was decided more information regarding the pole barn was necessary to render decision on the site plan application for the pole barn.

Mr. Rotella was asked to provide the following information for the Planning Board; tree elevation, proposed signage, lighting information, materials to be used for pole barn, color of the pole barn, parking spaces delineated on the site plan, and also a snow storage plan.

The site plan application for the pole barn at 450 Horan Road is continued to a later meeting.

Old Business

6616 Van Buren Road/Waylan DaefflerError! Bookmark not defined.

TM # 010.-02-35.0

Sketch Plan

Mr. Voss moved to set the Public Hearing for this application for Monday, April 12th, 2009 at 7:00 pm. Mr. Fittipaldi seconded the motion and it was approved unanimously.

In addition, Chairman Fatcheric requested Mr. Daeffler complete a Long Environmental Form as this minor subdivision runs contiguous to a major subdivision.

Minutes of the Previous Meeting

Mr. Fittipaldi moved to approve the minutes of March 8th. Mr. Kallfelz seconded the motion and it was unanimously approved.

Discussion

Referral from Town Board Regarding "Hydrofracking":

The following was referred to the Planning Board from the Town Board.

A proposed local law for the year 2010 entitled "A Local Law to Amend the Camillus Municipal Code, Chapter 30-Zoning, §405(A)-Prohibited Uses, to add a new paragraph which will read as "The exploration of land for natural gas by horizontal drilling and hydraulic fracturing".

A brief discussion among the Planning Board members led to a unanimous decision to recommend approval.

Resolution # 6:

Ms. Wheat moved to recommend approval of "Local Law to Amend the Camillus Municipal Code, Chapter 30-Zoning, -Prohibited Uses, to add a new paragraph which will read as "The exploration of land for natural gas by horizontal drilling and hydraulic fracturing". Mr. Logana seconded the motion and it was unanimously approved.

Correspondence

None

Comments of Town Officials

Councilperson David Philippone stated his position on the disclosure statement resolution before the Town Board advising developers appearing before the Planning Board of the ongoing situation regarding Wastebed 13 in the Town of Camillus.

Comments of the Attorney

Mr. Curtin expressed his appreciation of the disclosure statement regarding Wastebed 13, however, he voiced his concerns that it may set a precedent for the Town and it should be considered very carefully before enacting any new local laws or changes to existing land use regulations.

Comments of the Engineer

None

Comments of the Board Members

Mr. Fittipaldi recommended the property at 5960 Newport Road be reviewed by the Code Enforcement office. Mr. Fittipaldi stated the condition of the property is abhorrent and believes there are several code violations.

With no further business before the Board, Mr. Williams moved to adjourn the meeting at 8:00 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
April 12th, 2010 - 7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Jay Logana
Michael Kallfelz
John Trombetta
Martin Voss

Staff Present

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

Guests & Members of the Public

John Williams (alternate member) William Davern, 3rd Ward Councilperson
Lynda Wheat 9 others

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

Public Hearing

Waylan Subdivision – 6616 Van Buren Road

TM# 010.-02-35.0

Mr. Fittipaldi moved to waive the reading of the Public Hearing Notice. Mr. Logana seconded the motion, and it was unanimously approved.

Mr. Voss read the referrals from the Syracuse Onondaga County Planning Agency (SOCPA) and the Town of Camillus Highway Department for the benefit of the Board and members of the public. These documents are available in the Planning Board files.

Mr. Daeffler reviewed the application for all for the Subdivision. Mr. Daeffler owns the parcel which is approximately 46 acres and zoned RR. Mr. Daeffler would like to subdivide the property into three (3) lots. Lot 1 would be 33.69 acres, Lot 2 would be 7.77 acres, and Lot 3 would be 5.18 acres.

Chairman Fatcheric then opened the floor for Public Comment. Mr. Mitch Sakowski from Van Buren Road asked if there is a buyer for Lot # 3. Mr. Daeffler stated there is not. Mr. Sakowski also asked if there is any intention to build additionally on Lot # 2. Mr. Daeffler stated the new owner's purpose of purchasing Lot # 2 is to keep the land forever wild.

Mr. Curtin stated that to date he has not received correspondence from the applicant's attorney regarding the covenants as a condition of the Planning Board's approval for this application.

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

As the applicant's attorney needs to provide draft covenants that had been offered by the applicant, the application is continued to a later meeting for a determination.

New Business

**E. M Farms/John Szczech/Warners Road
Sketch Plan Review**

TM# 011-01-03.1

Mr. Szczech appeared before the Board to present a Sketch Plan Application for a subdivision on Warners Road. He is proposing two (2) lots, one lot is 1 acre, the other lot is 5 acres. The lots are part of a 146 acre parcel. The lots would have public water, natural gas, and septic systems.

Mr. Curtin noted that the Town Board is in the process of developing a "disclosure" resolution regarding Wastebed 13's location. Mr. Curtin asked the applicant consider amending the preliminary map to disclose the area by a "key map" noted on the map disclosing the proximity of the subdivision to Wastebed 13. The applicant agreed to this.

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

**Golden Meadows/John Szczech
Lot Line Re-Alignment**

TM# 010.1-03-29.1

Mr. Szczech appeared before the Board to present a Lot Line Re-Alignment application for Golden Meadows, Section 5. The purpose of the Lot Line Re-Alignment is to have landlocked property merged with the buildable lots as depicted on the subdivision map on file. A map presented by Mr. Szczech depicts the lots to be merged. This map is on file in the clerk's office.

After a brief discussion, Ms. Wheat moved to declare Town of Camillus Lead Agency. Mr. Trombetta seconded the motion, and it was unanimously approved.

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

Resolution # 7

Mr. Fittipaldi moved to approve the Lot Line Re-alignment. Mr. Logana seconded the motion and it was unanimously approved.

**3514 W.Genesee Street/Brent Lewis
Amended Site Plan**

TM# 047.05-22.2

Mr. Brent Lewis and Mr. Louis Fournier presented an Amended Site Plan application to alter the property at 3514 W. Genesee Street. Mr. Lewis is the tenant proposing to alter the space on the west side of the building. Mr. Fournier is the agent representing the owner of the building.

Mr. Lewis is proposing to alter the rear of the building with a commercial style overhead door (8.5 x 8.5) to accommodate deliveries to his natural foods store. There will also be two bollards on either side of the door to protect the building. The rear entrance canopy will be repaired and a windbreak will be added.

Mr. Voss asked what type of trucks will be delivering to the store and the time of day deliveries would be made. As this is a commercial building located in close proximity to a residential neighborhood, it is requested that there be no deliveries between the hours of 10 p.m. and 8 a.m. Mr. Lewis stated the delivery trucks are box trucks, and he would adhere to the delivery time restriction request.

Mr. Fittipaldi asked if both entrances would be utilized. Mr. Lewis stated they would be.

Mr. Trombetta asked if there were any plans to replace the lighting on the building. Mr. Fournier responded at this time there are no plans to replace the lighting as the current lighting is functional. Mr. Trombetta also asked if there was an alarm system. Mr. Lewis responded there is an alarm system.

Mr. Czerwinski stated even though two parking spaces have been eliminated from the existing parking lot, that the required parking spaces are fulfilled for the property.

Mr. Voss moved to declare Town of Camillus as Lead Agency. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Logana moved to declare an unlisted action for this application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to declare a negative action for this application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Resolution # 8

Mr. Fittipaldi moved to approve the amended site plan conditional upon the hours of truck deliveries from 8 a.m. to 10 p.m., as agreed upon by the applicant and Planning Board. Mr. Trombetta seconded the motion and it was unanimously approved.

Old Business

**450 Horan Road/ Pole Barn/Tony Rotella TM# 015.-04-06.1
Site Plan**

Mr. Rotella appeared before the Board to present the application for a pole barn to be added onto the property. At a previous meeting, the applicant was asked to provide more detail on the site plan.

Mr. Rotella was asked to provide the following information for the Planning Board; tree elevation, proposed signage, lighting information, materials to be used for pole barn, color of the pole barn, parking spaces delineated on the site plan, and also a snow storage plan.

Mr. Rotella presented an updated Site Plan with all the areas addressed. The updated Site Plan is on file at the clerk's office.

The Board commended Mr. Rotella for addressing all areas of concern.

The application is referred to SOCPA as the property is located within 500 feet of a county roadway.

The application is continued to a later meeting.

**Thompson's Landing/John Szczech
Construction Drawing Approval**

TM# 019.-02-10.0

Mr. Szczech presented an application for Construction Drawing approval for Thompson's Landing.

Mr. Czerwinski stated that Barton & Loguidice has reviewed the drawings and all items of concern have been addressed by the developer, and recommended the construction drawings be accepted.

Resolution # 9:

Ms. Wheat moved to approve the Thompson's Landing Construction Drawings as revised accordingly to the correspondence from Barton & Loguidice P.C. dated March 15, 2010. Mr. Trombetta seconded the motion and it was approved unanimously.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of the meeting of March 22, 2010. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of January 1, 2010 to February 28, 2010 for \$2313.31, \$1865.31 of which is recoverable from fees or paid by developers. Mr. Voss moved to

approve payment. Mr. Fittipaldi seconded the motion and it was unanimously approved.

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the period of January 1, 2010 to March 12, 2010 for \$906.25, \$218.751 of which is recoverable from fees or paid by developers. Mr. Voss moved to approve payment. Mr. Fittipaldi seconded the motion and it was unanimously approved.

A voucher was received from The Post Standard for an advertisement for the Waylan Subdivision Public Heating for \$22.95. Ms. Wheat moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved.

Comments of Town Officials

Councilperson William Davern encouraged those present at this meeting to attend the Town Board's future meetings. Councilperson Davern stated he feels it's the best way for the public to become educated regarding the issues, with special attention on the recent developments regarding Wastebed 13.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Mr. Williams stated he's been informed the new tenant for the parcel in the Town of Geddes which is part of Fairmount Fair is **Five Guys Hamburgers**.

Mr. Logana asked if Code Enforcement could look into Home Depot's rear shading area. It appears there has been some neglect in the area.

Also, in Cam's Pizzeria parking lot, there appears to be a grate in the parking lot in need of repair. Mr. Czerwinski stated he would look into it and report his findings to the Board.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:07. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted, Sandy Shoff, Clerk

**Town of Camillus
Planning Board Minutes
April 26th, 2010 - 7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Jay Logana
Michael Kalfelz
John Trombetta
Martin Voss

John Williams (alternate member)
Lynda Wheat

Staff Present

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

Guests & Members of the Public

Mary Ann Coogan, Town Supervisor
David Philippone, 1st Ward Councilperson
Mark Kolinski, 2nd Ward Councilperson
William Davern, 3rd Ward Councilperson
4 others

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

New Business

**5301 W. Genesee Street/ Verizon Wireless
Amended Site Plan**

TM# 066.-01-10.1/2

Mr. Craig Tessler of ID Signs and Mr. Steve Salarky of Verizon Wireless appeared before the Board to present the application for Verizon Wireless.

Mr. Tessler stated the application is to replace the current Verizon sign with an updated logo from Verizon. The new sign depicts the word "Verizon" without the check mark in the logo. The sign is on the side of the building facing Lowe's in Camillus Commons.

The sign is slightly smaller than the existing sign.

After a brief discussion, Ms. Wheat moved to declare the Town of Camillus Lead Agency. Mr. Voss seconded motion and it was unanimously approved.

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

Mr. Voss moved to declare a negative declaration. Mr. Trombetta seconded the motion and it was unanimously approved.

Resolution # 10:

Mr. Trombetta moved to approve the Amended Site Plan application for signage as submitted by Verizon. Mr. Voss seconded the motion and it was unanimously approved.

Old Business

3514 W.Genesee Street/Brent LewisError! Bookmark not defined.

TM# 047.05-22.2

Amended Site Plan

Mr. Lewis appeared before the Board to present the Amended Site Plan Application. Mr. Lewis states he will be replacing the existing awnings in the front and rear of the building. The existing awnings are in such disrepair that they need to be replaced. The awnings will be placed on the existing frame. The awning color will be light green. Both awnings' material will be "back-lit" awnings. (Eradi-lite) This type of awning shows sign lettering through the awning.

Mr. Curtin suggested Mr. Lewis provide for the Planning Board the sign elevation for the file.

Mr. Lewis was asked to provide a SEQR form for this application.

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

Mr. Wheat moved to declare an unlisted action. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to declare a negative declaration. Mr. Trombetta seconded the motion and it was unanimously approved.

Resolution # 11:

Mr. Wheat moved to approve the Amended Site Plan application for replacement of the awning in the rear and front of the building as submitted by Mr. Lewis. Mr. Trombetta seconded the motion and it was unanimously approved.

521 Horan Road/ Alteration /Tony RotellaError! Bookmark not defined.

TM# 015.-03-04.2

Amended Site Plan

Mr. Tony Rotella presented the application to the Planning Board for an amended site plan for 521 Horan Road. Mr. Rotella is proposing to fill in the three (3) overhead door areas in the existing building.

Chairman Fatcheric noted there was not an updated site plan presented with the application. Mr. Rotella was asked to provide this before the Board can render a decision.

The application is continued to a later meeting.

**E. M Farms/John Szczech/Warners Road
Preliminary Plat Plan**

TM# 011-01-03.1

Mr. Szczech appeared before the Board to present a Preliminary Plat Plan Application for a subdivision on Warners Road. He is proposing two (2) lots, one lot is 1 acre, the other lot is 5 acres. The lots are part of a 146 acre parcel. The lots would have public water, natural gas, and septic systems.

As addressed in a previous meeting, Mr. Curtin noted that the Town Board is in the process of developing a "disclosure" resolution regarding Wastebed 13's location.

As requested the applicant amended the preliminary map to disclose the area by a "key map" noted on the map disclosing the proximity of the subdivision to Wastebed 13.

It was also noted that the Public Hearing will also address any concerns the public may have.

Mr. Voss moved to set the Public Hearing for this application for Monday, May 10, 2010 at 7:00 pm. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Mr. Logana moved to refer the application to SOCPA. Mr. Kallfelz seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of October through November 2009 for \$5045.00, \$4670.00 of which is recoverable from fees or paid by developers. Mr. Fittipaldi moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

Comments of Town Officials

Comments of the Attorney

Mr. Curtin advised the Board of a recent conversation regarding the Daeffler subdivision. The purchaser of the “forever green” parcel of the subdivision expressed concern regarding the landlocked parcel. The purchaser’s attorney also contacted Mr. Curtin regarding the adverse conditions of the parcel. Mr. Curtin stated he would continue to apprise the Board of any developments concerning this subdivision.

Comments of the Engineer

Mr. Czerwinski noted Tommy Kehoskie, owner of the property at 99 Yorkshire Blvd., may be returning to the Planning Board as the proposed flexible pavement is being reconsidered on this project.

Comments of the Board Members

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7:30. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff, Clerk

**Town of Camillus
Planning Board Minutes
May 10th, 2010 7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Michael Kalfelz
John Trombetta
Martin Voss
John Williams (alternate member)
Lynda Wheat

Staff Present

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

Guests & Members of the Public

Bob Feyl – ZBA Vice-Chairperson
David Philippone, st Ward Councilperson
Mark Kolinski, 2nd Ward Councilperson
William Davern, 3rd Ward Councilperson
14 others

Absent:

Jay Logana

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

Public Hearing:

E. M Farms/John Szczech/Warners Road

TM# 011-01-03.1

Mr. Trombetta moved to waive the reading of the Public Hearing Notice. Mr. Kalfelz seconded the motion, and it was unanimously approved.

Mr. John Szczech gave a brief overview of the application that has been presented before the Board at previous meetings. The application is for a subdivision on Warners Road. He is proposing two (2) lots, one lot is one (1) acre, the other lot is five (5) acres. The lots are part of a 146 acre parcel. The lots would have public water, natural gas, and septic systems.

Mr. Szczech stated he had obtained approval from Onondaga County Department of Transportation regarding the driveway permits.

Mr. Czerwinski requested of copy of the letter to complete the application review.

Mr. Curtin asked if the surrounding properties are conventional subdivisions. Mr. Curtin also asked if there are any covenants that affect any of the surrounding subdivisions. Mr. Szczech stated the surrounding properties have been there for

many years, and to his knowledge there are no covenants that affect the surrounding subdivisions.

Chairman Fatcheric asked if there were any members of the public who wished to comment on the application. No members of the public came forward.

Mr. Fittipaldi moved to close the Public Hearing. Mr. Voss seconded the motion and it was unanimously approved.

New Business

2277 W. Genesee Turnpike/Len Daniluk Site Plan Review for Special Use Permit

TM# 023.-01-21.2

Mr. Bob Feyl spoke on behalf of the applicant, Mr. Len Daniluk, owner of the property. Mr. Feyl stated the owner currently operates a 35 stall horse stable, along with operating an active farm, raising beef cattle. The proposed addition would enable Mr. Daniluk to board more horses and provide an enclosed environment for owners to ride their horses during inclement weather.

The proposal states there will be an addition to the existing main barn with horse stalls and riding arena for boarders and lessons. There will be 30 additional horse stalls for a total of sixty-five (65) stalls.

The following concerns were discussed among the Board Members: Parking, lighting, drainage, and traffic impact.

Mr. Curtin stated as there is a confluence of activities on the property, a more detailed parking plan would be necessary. In addition, the building elevations would be required. The hours of operation as decided by Mr. Daniluk should be noted as well.

As the owner was unable to attend the meeting, Mr. Feyl stated he would relay the concerns of the Board members to him and provide a more detailed plan and more information to address those concerns.

The application is continued to a later meeting.

3501-3577 W. Genesee Street 01.1 Site Plan (Corresponding w/ Town of Geddes)

TM# 048.-01-02/048.-01.-

Mr. Matthew Oakes of Benderson Development presented the application. The building known as "Building C" is proposed to be occupied by "Five Guys Burgers and Fries" restaurant. The tenants are proposing to have a small outdoor dining

area. Although the building is located in the Town of Geddes, a portion of the patio is located in Camillus.

The plan calls for the patio to be placed directly adjacent to the entrance of the restaurant. The patio utilizes three (3) parking spaces adjacent to the building. There has been no net loss in parking as a result of the patio due to the parking spaces re-locating, along the northern property line. One other additional modification is the addition of three (3) dumpsters along the northwest property line, adjacent to the dumpsters already proposed for that area to service 5 Guys.

Ms. Wheat asked for clarification on the dumpster area. Mr. Oakes stated the dumpsters will be enclosed and in one area. Six (6) dumpsters in all will be in the dumpster corral. Three (3) for Five Guys, and three (3) for the other tenants. Mr. Voss asked about the maintenance of the patio during the off-season. He has concerns of the area becoming a smokers' haven. It was noted the area would be maintained by the restaurant year round. It was further noted that this is "family" restaurant. There are no alcoholic beverages served at this venue.

Mr. Trombetta asked how many feet away is the patio from the parking spaces. The answer is approximately 130 feet. Mr. Trombetta questioned whether those spaces would be utilized by the customers. Mr. Oakes stated it more likely would be used for employee parking, as the restaurant would want to leave the closer spaces for patrons of the restaurant.

Mr. Williams noted this area is an area of concern related to traffic safety. He stated signage is very important to ensure the safety of the public. He encouraged the Lead Agency, Town of Geddes, to increase pedestrian crosswalks and to stress increased signage.

Mr. Curtin & Mr. Czerwinski stated their concerns as well with respect to the parking. The importance of the public safety aspect was reiterated by both.

At the request of the Board, a resolution drafted by the Town Board Planning Attorney, stating the Town of Camillus Planning Board finds the plan acceptable would be sent to the Town of Geddes.

**Township 5/Kevin Eldred
Sketch Plan/Preliminary Plat**

TM# 017.-05-65.1 (etc)

Mr. Kevin Eldred and Mr. Greg Sgromo presented the application for the subdivision of the property. The developers proposed to merge five (5) parcels into one (1) parcel for a total of 7.7 acres. The purpose is to subdivide the property to prepare for the development of the apartment buildings for Township 5.

There are proposed to be eight (8) apartment buildings with twelve (12)

units in each building for a total of 96 apartments. The building will be three (3) stories in height. Each unit will also have a parking garage. The garages will provide a secondary use in that they will be a buffer for the neighbors on Bennett Road.

The Board members expressed concern that the retail portion of Township 5 was not moving forward first as had been proposed earlier by the developers. As Mr. Eldred explained, the financing for the retail portion is not as readily available as it could be due to the economy. The financing for the apartments is more accessible due to the possibility of more immediate revenue becoming available as occupancy in the apartments is initiated.

Also of concern is the one-road access into Township 5. The original Township 5 project has another access road as part of the plan. At this particular phase, the funding simply isn't there to prepare a secondary road, but as the project progresses the funding will become available.

Mr. Trombetta moved to list Town of Camillus as Lead Agency. Mr. Fittipaldi seconded the motion and it was unanimously approved.

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

Ms. Wheat moved to set the Public Hearing for May 24th, 2010. Mr. Logana seconded the motion and it was unanimously approved.

**Township 5 Apartments/Kevin Eldred
Site Plan**

TM# 017.-05-65.1 (etc)

Mr. Kevin Eldred and Mr. Greg Sgromo presented the application for the site plan for Township 5.

Mr. Sgromo stated there will be 8 apartment buildings with 12 units in each building for a total of 96 apartments. Each building will be three (3) stories high. In addition, each building will have a parking garage which will serve as a buffer to the existing neighbors as well as provide shelter for the resident vehicles.

There will be one access entry road from Bennett Road. At present, there are no immediate plans for a second entrance. However, the developers recognize that as the retail portion of the project is constructed there will be a need for a secondary access road.

While several Board members stated they understood Township 5's financial constraints, they stated they believe a secondary emergency access road is necessary in order to consider this application further.

From a public safety aspect, Mr. Williams stated he had concerns regarding the drive-off areas, proposed hammerhead, hydrants, and fire lanes. Mr. Sgromo stated future renderings would provide a more detailed depiction of those concerns.

Mr. Fittipaldi stated that there is a large contingent of residents who are concerned with the impact the traffic from the apartments will have on the current traffic situation. It was noted that a traffic study regarding this intersection had been conducted. The traffic study noted there would be an increase. However, the increase would not adversely affect current traffic conditions.

Mr. Curtin stated he would advise that the developers should bring the traffic engineer to the public hearing as it would be beneficial to the residents as well as the Board.

Mr. Trombetta moved to set the Public Hearing for May 24th. Mr. Kallfelz seconded the motion and it was unanimously approved.

Old Business

521 Horan Road/ Alteration /Tony Rotella Amended Site Plan

TM# 015.-03-04.2

Mr. Tony Rotella presented the application to the Planning Board for an amended site plan for 521 Horan Road. Mr. Rotella is proposing to fill in the three (3) overhead door areas in the existing building.

Two (2) of the doors are 12' x 10', and one (1) door is 10' x 10'. Mr. Rotella provided a detailed rendering of the plans. Also provided was a current site plan of the property.

After a brief discussion, Ms. Wheat moved to declare Town of Camillus Lead Agency for this application. Mr. Williams seconded the motion and it was unanimously approved.

Ms. Wheat moved to declare an Unlisted Action for this application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

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

Resolution # 11

Mr. Fittipaldi moved to approve the amended site plan application as presented by Mr. Rotella. Mr. Voss seconded the motion and it was unanimously approved.

6321 Newport RoadError! Bookmark not defined./**Greg Rinaldi**
TM# 005.-03-23.0

Site Plan

Mr. Greg Rinaldi spoke regarding the application that was previously presented to the Board. At the time of the previous presentation, it was noted that the site plan provided by the Rinaldis was not detailed enough for the Board to render a decision.

The site plan presented at this meeting did not provide all the details necessary that the Board and Town regulations require.

The following details regarding the project were provided: parking spaces, curbing, and lighting. At this time, additional information is needed on the following items: drainage, snow storage, and handicapped accessibility.

Mr. Czerwinski noted that the curb cut situation on the main road had required additional input from Mr. Jim Stelter, with Onondaga County. He offered correspondence from that discussion to the property owner that had been sent to him prior to the meeting. Mr. Rinaldi stated he had not received the correspondence. A copy was provided for the property owner. It was noted those changes would be reflected on the next site plan to be presented at a later meeting.

After a discussion with the Board, the application was continued to a later meeting.

Minutes of the Previous Meeting

Mr. Kallfelz moved to approve the minutes of April 12th. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Williams moved to approve the minutes of April 26th. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Discussion

Mr. Czerwinski stated there has been a modification in a previously presented amended site plan for 99 Yorkshire Blvd. As this is the case, the property owner, Tommy Kehoskie, needs to appear before the Planning Board to add the modification to the amended site plan.

Correspondence

A voucher was received from the Post Standard in the amount of \$22.95. Mr. Fittipaldi moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved.

Comments of Town Officials

Councilperson Mark Kolinski reiterated the Planning Board's concerns regarding the Township 5 development. He agreed that although the apartment phase of the project was not the anticipated first step in the Lifestyle Center, he was happy to see the project moving forward.

Comments of the Attorney

Mr. Curtin stated the discussion of Town Board Resolution # 92 is still in active discussion. He stated that ideally the resolution would be a reference point of information for interested developers and/or prospective homeowners. It is a matter of public safety and as such a reasonable standard is expected. He offered the suggestion that an existing tool such as the environmental assessment form would possibly be considered a reasonable standard. Mr. Curtin also noted the discussion continues and would continue to keep the Planning Board informed.

Comments of the Engineer

None

Comments of the Board Members

Mr. Fittipaldi expressed concern regarding the parking spaces at Carol's Polar Parlor. It was noted there has been correspondence between the engineer, attorney and Town Board. At present, there has not been a final determination.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 9:35 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully Submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
May 24th, 2010 - 7:00 pm**

Present

John Fatcheric
Donald Fittipaldi
Michael Kallfelz
Jay Logana
John Trombetta
John Williams (alternate member)
Lynda Wheat
Councilperson

Staff Present

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

Guests & Members of the Public

Joy Flood, ZBA Chairperson
David Philippone, 1st Ward

Mark Kolinski, 2nd Ward Councilperson
Tom Price, Code Enforcement Officer
24 others

Absent:

Martin Voss

Public Hearing:

Township 5 Subdivision

TM# 017.-05-65.1

Mr. Fittipaldi moved to waive the reading of the Public Hearing Notice. Mr. Kallfelz seconded the motion, and it was unanimously approved.

Mr. Kevin Eldred and Mr. Greg Sgromo presented the application for the subdivision of the property. The developers are merging together five (5) parcels for a total of 7.7 acres. The purpose is to subdivide the property to prepare for the development of the apartment buildings for Township 5 PUD.

There will be eight (8) apartment buildings with 12 units in each building for a total of 96 apartments. The building will be three (3) stories in height. Each unit will also have a parking garage. The garages will provide a secondary use in that they will be a buffer for the neighbors on Bennett Road.

Chairman Fatcheric noted there are two Public Hearings during this meeting. This first one pertains strictly to the subdivision application. Any public comments need to address the subdivision application only.

Mr. Curtin noted the zoning for this parcel is PUD. The planned use by the developer is consistent with the zoning.

Mr. Jeff Thomas of 150 Bennett Road requested information concerning the access road by National Grid. That access road is only for National Grid vehicles and also is maintained by National Grid.

Mr. John Graham of 160 Bennett Road asked if there is only one access road into the apartment complex. At present, there is one access road.

As there were no other public comments, Ms. Wheat moved to close the Public Hearing. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Township 5 Site Plan

TM# 017.05-65.1

Mr. Fittipaldi moved to waive the reading of the Public Hearing Notice. Mr. Williams seconded the motion, and it was unanimously approved.

Mr. Kevin Eldred and Greg Sgromo provided an overview of the application. There will be eight (8) apartment buildings with 12 units in each building for a total of 96 apartments. The building will be three (3) stories in height. Each unit will also have a one-story parking garage. The garages will provide a secondary use in that they will be a buffer for the neighbors on Bennett Road.

Mr. Sgromo stated that in previous informational meetings with the public, the developers have heard from the residents of the existing neighborhood regarding their concerns. The concerns are buffering, using the existing vegetation, and increased traffic concerns. Mr. Sgromo stated in moving forward with the project, the developers took special care to address the concerns.

In addition, Mr. Gordon Sansberry, a traffic engineer, spoke to address the traffic concerns. Mr. Sansberry explained the method used to arrive at the conclusion the apartment buildings will not negatively impact the existing traffic pattern. A copy of this study is available in the Town Clerk's office.

Mr. Williams stated he had concerns regarding the road widths as depicted on the renderings. He had addressed those concerns with Mr. Rick Maar, of Dunn and Sgromo Engineers. Mr. Williams stated he was satisfied those concerns had been addressed and the road widths are satisfactory.

Mr. Fittipaldi stated he has concerns regarding the traffic impact. As much as the traffic study is appreciated, he feels the congestion in the area will increase dramatically. Also, he asked if stockade fencing was part of the plan to increase buffering between the apartment buildings and existing neighborhood on Bennett Road. Mr. Eldred stated there are no plans to add stockade fencing as a buffer, as the existing vegetation and garages are expected to provide buffering. Mr. Fittipaldi noted the neighbors from the existing neighborhood may be concerned with people walking through their backyards. Mr. Eldred stated the target market

for the apartments is a mature age group, as well as professionals and does not feel this is a behavior that would be a concern.

Mr. Trombetta asked if there would be delivery trucks entering into the complex. Mr. Sgromo noted the roads in the complex are designed as any other residential neighborhood. The roads in this complex are capable of handling the delivery trucks. It was further noted the delivery trucks are by law not allowed to leave their vehicles idling for an extended period of time. It's expected there will be deliveries, however, no more or less than a typical residential neighborhood.

Mr. Logana asked about the "Do Not Disturb" area. Mr. Sgromo noted the average yardage would be a minimum of approximately 35 feet.

Mr. Price asked if the westerly driveway entrance egress would be developed at the same time of the construction of the apartments. Mr. Eldred responded they need to apply for a DOT work permit. Mr. Price asked if there was a timetable for that, and it was stated there was not a timetable as yet as financing is key. Mr. Price also commented that it's a possibility the retail phase of this project could potentially stall and there would only be one access road in and out of the development. Mr. Eldred went on to explain the developers have invested heavily in this project and have no intention of letting the project become idle. The economic constraints have forced the developers to redirect the project but Mr. Eldred reiterated the project will move forward as financing becomes available.

Mr. Czerwinski stated he has reviewed the traffic study submitted by GTS and finds their study to be an accurate depiction of what will occur when the development is completed.

Mr. Curtin stated the applicants have heeded the public's comments from prior meetings and addressed many of the concerns of the Planning Board.

Mr. Curtin requested information on the garage elevations, plans for dumpster corrals, and the color of the garages and dumpster corrals. He also noted future plans should have a lighting plan included as well.

Chairman Fatcheric then opened the discussion to members of the public.

Ms. Jean Thomas and Mr. Jeff Thomas of 150 Bennett Road stated their concerns. They are concerned about the access road being the only access road to the development. As the construction begins on the development, they are concerned about the construction vehicles, traffic and dust from the construction process. Also of concern is the sightline from their house, to the development. They will be looking out of their backyard into the complex. Also of note, they stated street lighting will be necessary for the access road, and that

lighting will be very near their home and they are concerned about the illumination from those lights.

Ms. Betty Gasparek, of 132 Bennett Road, stated she has walked the trails in the development with her dogs, and noted there are not many viable trees to include in the existing vegetation to provide a buffer as stated in previous meetings. Ms. Gasparek also stated her concern regarding vehicles speeding on Bennett Road.

Ms. Nancy Smithson, of 112 Bennett Road, asked if the apartments were 1 or two bedroom apartments. There are 2 bedroom apartments on the first 2 floors and on the third floor there are 1 bedroom apartments. Ms. Smithson asked how many parking spaces per unit. It was stated there are two parking spaces per unit.

Ms. Linda Paterniti of 144 Bennett Road spoke regarding the state of the roads after the construction vehicles have traveled into the development. She asked who would be responsible for the repairs if needed. Also, Ms. Paterniti reiterated her neighbors' concerns regarding the dust from the construction as well as the traffic from the construction vehicles.

Mr. Eldred stated the developers need to follow rules set forth by the Town of Camillus Municipal Code. Mr. Price stated in the past there have been issues with construction sites and as the concerns have been brought to the Code Enforcement Office's attention, the developers are quick to respond to those concerns. Also, as a preventive measure regarding dust from the construction sites, many developers water the sites to lessen the impact of the dust on surrounding neighborhoods.

Mr. Dan Kolinski asked about the drainage and storm water plans for the development. A utility plan has been submitted to the town. Mr. Sgromo noted the drainage plans included keeping drainage away from the backyards of the neighbors on Bennett Road. More details are available in the Planning Board file in the Town Clerk's office.

Ms. Catherine Poniatowski stated her concerns are what the impact of the development would be on the sewers already in existence. Mr. Sgromo stated the plan is to incorporate the sewers in existence into the new plan to ensure all systems are working together.

Ms. Kathy MacRae of 715 State Fair Blvd (temporary address) stated her concern is with the access road into the apartment complex. She stated the potential for the access road to become a thoroughfare into the retail portion of the development needs to be addressed.

Mr. John Graham of 160 Bennett Road stated he understands the timing of the project is frustrating because of the economic constraints. He reiterated the

concerns of a second access road and hopes that the second access road becomes a reality more quickly than the current timeline projected.

As there were no other public comments, Ms. Wheat moved to close the Public Hearing. Mr. Trombetta seconded the motion and it was unanimously approved.

New Business

**2314 W. Genesee Turnpike/John Szczech
Lot Line Re-alignment**

TM# 023.-02-17.4

Mr. John Szczech presented the application. Mr. Szczech stated the purpose of the application is to merge two parcels together. The parcels to merge together are TM # 023.-02-17 and TM # 023-02-18.1. The two lots are located in a RR district and are conforming lots with the proper access. No further variances are required.

As there were no comments from the Board members, Ms. Wheat moved to list Town of Camillus as Lead Agency. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to declare an Unlisted Action. Mr. Williams seconded the motion and it was unanimously approved.

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

Chairman Fatcheric stated Mr. Szczech would need to provide copies of the recorded deed. Also he would need to supply the Assessor's office with the Parcel Merge Request form.

Resolution # 12

Ms Wheat moved to approve the Lot Line Re-alignment for 2314 W. Genesee Turnpike. Mr. Trombetta seconded the motion and it was unanimously approved.

**3501-3577 W. Genesee St./Benderson/5Below
Amended Site Plan**

TM# 048.-01-01.1

Mr. Matt Oakes of Benderson Development presented the application regarding the Five Below sign. The sign will be mounted on the building. The Five Below store is proposed to located adjacent to Bed, Bath & Beyond. The proposed signage for Five Below, with respect to the size and character is consistent with the signs previously approved and constructed for Michael's, Marshalls, Dick's, Ulta, Petsmart, and Bed, Bath, and Beyond.

The Five Below store will be approximately 8000 square feet, with approximately 50 feet of store frontage. The proposed sign will be approximately four (4) feet in height, and twenty-eight (28) feet for a total of approximately 114 square feet.

Mr. Williams asked if the store planned to use the 2200 square feet of storage in the rear of proposed space. Mr. Oakes responded the storage space is not part of the retail store.

Mr. Trombetta asked if there was any additional lighting. Mr. Oakes responded there is no additional site lighting planned.

Mr. Curtin requested information on the depiction of what appears to be a canopy as part of the sign. Mr. Oakes stated there is a canopy to provide some overhead protection for the customers using the store.

As there were no additional comments from the Board, Ms. Wheat moved to list Town of Camillus as Lead Agency. Mr. Williams seconded the motion and it was unanimously approved.

Mr. Williams moved to declare an Unlisted Action for this application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Trombetta moved to declare a Negative Declaration. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Resolution # 13

Mr. Fittipaldi moved to approve the Amended Site Plan for Five Below signage. Mr. Logana seconded the motion and it was unanimously approved.

5844 Belle Isle Road/Pyramid Network/Clearwire Site Plan Review for Special Use Permit Referral

TM# 015.-04-09.6

Mr. Robert Wilson presented the application for Pyramid Network/Clearwire. The application proposes to remove the existing antenna and dish equipment and replace with updated equipment at the property. There will be no change to the equipment on the ground.

Mr. Logana asked if there is a change in size in the dish equipment. Mr. Wilson stated there is a change in the updated dish. It was 24" in diameter; the new dish is 34" in diameter. The new additional dish is 26" in diameter.

Mr. Trombetta asked if there were emissions from the site. Mr. Wilson responded Clearwire has to abide by FCC regulations. Mr. Trombetta also asked if there will be any additional lighting at the location. Mr. Wilson stated there is not.

Mr. Fittipaldi asked is there will be any increase in the height to the structure. Mr. Wilson stated there will not.

As this is a referral from the Zoning Board of Appeals, Mr. Fittipaldi moved to make a positive recommendation with no significant site plan issues. Mr. Kallfelz seconded the motion and it was unanimously approved.

**3501-3577 W. Genesee St./Building B
Site Plan (corresponding w/ Town of Geddes)**

TM# 048.-01-01.1

The application is presented to the Town of Camillus as there is a portion of the proposed building in the Town of Camillus. The majority of Building B is located in the Town of Geddes.

Mr. Chris Wood spoke on behalf of the engineers of the project; Carmina, Wood, Morris, P.C. Mr. Wood presented the plans for a 3037 square feet full service bank with a drive-thru.

Mr. Williams stated he was happy the plans for the building are a much smaller footprint than previously proposed. Mr. Williams and Mr. Trombetta stated they would like to see proper signage stressed in this area to ensure good traffic flow.

Mr. Fittipaldi asked if the color of the building as depicted on the rendering presented for this meeting is a true depiction. Mr. Wood responded the color is “brick red”, rather than “schoolhouse red” as some renderings may have shown.

Ms. Wheat asked what the hours of operation for the bank will be. It was noted the hours will be Monday through Wednesday, 9:00 am to 4:00 pm, Thursday, 9:00 am – 5:00 pm, Friday, 9:00 am to 6:00 pm, and Saturday, 9:00 am to 12:00 pm. Ms. Wheat asked how many employees would be employed at this location. It was noted there will be approximately 20 full time and part time employees.

Ms. Czerwinski stated the traffic concerns that many had expressed were alleviated due to the smaller footprint of the building and also due to the fact the proposed business is a bank which has a lower impact on traffic.

Resolution # 14:

Mr. Fittipaldi moved to authorize Mr. Curtin to draft a letter to the Town of Geddes stating here are no adverse site plan issues relating to this application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Old Business

**2277 W. Genesee Trnpr/Len Daniluk
Site Plan Review for Special Use Permit**

TM# 023.-01-21.2

Mr. Timothy Daniluk, son of the applicant, spoke on behalf of the applicant. The application states the owner currently operates a 35 stall horse stable, along with operating an active farm, raising beef cattle. The proposed addition would enable

Mr. Daniluk to board more horses and provide an enclosed environment for owners to ride their horses during inclement weather.

The proposal states there will be an addition to the existing main barn with horse stalls and riding arena for boarders and lessons. There will be 30 additional horse stalls for a total of sixty-five (65) stalls.

At a prior meeting, it was discussed there were two major areas of concerns. Firstly, the applicant provided delineation of the parking areas. They are depicted as being 117' x 36' for the north side of the property, and 240' x 30' for the west side of the property. There are approximately 36 parking spaces for the building. With respect to the trailer parking on the property, the applicant states there will be minimal trailer parking on the property.

Also, the second concern was the elevation of the building due to be constructed. The applicant provided an elevation provided by Fingerlakes Construction which clearly depicts the size of the building, along with stall areas, and doorways.

Mr. Williams asked approximately how wide the access areas to the structure are. It was noted the widths of the access road are more than adequate to accommodate fire department vehicles.

Mr. Price asked if there were more uses planned for the structure than boarding and riding of horses. Mr. Daniluk stated to his knowledge there are not.

Mr. Czerwinski asked for clarification of the sizes of the parking lots, and also if these were planned to be gravel lots. It was noted they will be gravel. Also of concern is a planned snow storage area. Mr. Daniluk noted there are plans for snow storage on the north end of the property.

Mr. Curtin and Chairman Fatcheric noted to the applicant that to ensure public safety many of the questions asked tonight were to clarify the best interests of the public and future planning issues. It is imperative for the applicant to be forthcoming in order for the Planning Board to make the best recommendation based on any site plan issues that may be of concern.

As this is a referral from the Zoning Board of Appeals, Mr. Trombetta moved to make a positive recommendation with a condition to revisit the application in approximately one year. Mr. Logana seconded the motion and it was unanimously approved.

**99 Yorkshire Blvd/Tommy Kehoskie
Amended Site Plan**

TM# 041.-01-55.0

Mr. Paul Billings, architect for the project, spoke on behalf of applicant. The application is proposing an amendment to the prior site plan presented in November 2009.

The approved site plan called for non-porous pavement for the entire parking lot area located at 99 Yorkshire Blvd.

At this time, the applicant requests the modification be made to the proposed exit lane of the rear parking lot from porous pavement to non-porous. The change lessens the amount of excavation required within the Town of Camillus highway's right of way, and eliminates the existing pavement base course.

The additional surface drainage caused by this action will be mitigated by directing the additional surface runoff to an improved catch basin along the southerly edge of the existing pavement.

Mr. Czerwinski stated from an engineer's point of view, there are no concerns with the amendment to the parking area.

Resolution # 15

Ms Wheat moved to approve the modification from non-porous pavement to the rear exit lane of the parking area to porous pavement, as submitted on May 24th, 2010 to the Amended Site Plan. Mr. Trombetta seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

Honeywell Subdivision Application corresponding w/ Town of Geddes

- **Informational presentation regarding Honeywell owned property to be sold to Empire Tissue Co.**

Mr. Andrew Leja, of Hiscock & Barclay, representing Honeywell, presented information regarding the subdivision of property in the Village of Solvay. There is not an application before the board as the land in question being sold to Empire Tissue Company is located in the Village of Solvay.

Mr. Leja appeared before the Planning Board as a courtesy presentation to enable the Board members to tell their constituents of the upcoming subdivision plans.

The purpose of the subdivision is to sell Lot #1 to Empire Tissue Co, which is located in the Village of Solvay. Lot #2 contains the portion of the subdivision

which is located in the Town of Camillus which will be left as is. Lot # 3 is located in Village of Solvay with no plans to change anything.

Correspondence

A voucher was received from The Post Standard for an advertisement for two Township 5 Public Hearings for \$46.67. Ms. Wheat moved to approve payment. Mr. Williams seconded the motion and it was unanimously approved.

Comments of Town Officials

Ms. Flood spoke to the Planning Board in her capacity of ZBA Chairperson. Ms Flood spoke to the Daniluk application for the Site Plan Review for Special Use Permit. Ms. Flood stated she appreciated the Planning Board's due diligence in this matter. Ms. Flood noted the hours of operation for the stable are not predictable and she believes the impact on traffic would be minimal. The times the boarders would be visiting their horses would more likely be after rush hour, and on the weekends. Also Ms. Flood noted the amount of stables has been reduced to 26 stalls.

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski stated he spoke to Jim Stelter of Onondaga County regarding potential curb cuts at the Rinaldi property. The curb cuts relating to the restaurant should be between 12 and 20 feet. Mr. Czerwinski stated he sent Mr. Rinaldi correspondence relaying this information.

Comments of the Board Members

Ms. Wheat wished everyone a Happy Memorial Day.

Mr. Fittipaldi stated he was pleased Mr. Price attended the meeting and appreciated his comments.

With no further business before the board, Mr. Williams moved to adjourn the meeting at 8:55 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully Submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
June 14th, 2010 - 7:00 pm**

Present

John Fatcheric
Michael Kallfelz
Jay Logana

John Trombetta
Martin Voss
John Williams (alternate member)
Councilperson
Lynda Wheat

Absent:

Don Fittipaldi

Staff Present

Paul Curtin, Jr., Esq.
Paul Czerwinski, P.E.
Tom Price, Code Enforcement Officer

Guests & Members of the Public

David Philippone, 1st Ward
Mark Kolinski, 2nd Ward Councilperson
!0 others

New Business

End of Warners/Towpath Rd. – Ronald Furner

TM# 005.-

03-07.2

Site Plan

Mr. Ron Furner presented the application. Mr. Furner is proposing to erect a new structure which will be a red iron building, approximately 80' x 80' in size. There are no plans to change the existing structure on the property. The purpose of the new building is for storage. Mr. Furner states he may also do some welding there as that is a part-time service he provides for Superior Waste.

Mr. Logan asked if there would be utilities at the building. Mr. Furner stated there are none planned. Also Mr. Logana asked about the wetlands and if Mr. Furner is aware of their location in relation to this property. Mr. Furner stated he is.

Mr. Williams stated he has concerns regarding the driveway width. Mr. Williams stated for public safety concerns, the driveway width should be at least 24'. Mr. Williams asked what type of materials would be used for the parking lot. Mr. Furner stated crushed stone will be used. Mr. Williams asked if Mr. Furner was aware that if repairs are being done in the building there is the possibility of the requirement of an Oil/Water separator. Mr. Furner stated the requirement is only if the repairs are done outside the building. Mr. Williams asked if there are plans to change the location of the roll-off containers drop spot. Mr. Furner stated they are not changing the location.

Ms. Wheat asked for clarification on the oil/water separators to be used inside the building. Mr. Furner responded there's no guarantee there will not be leaks

even though the repairs are done inside the building, however the repair shop is equipped to handle an oil/water separator if it is deemed a requirement.

Mr. Voss asked who the owners of the property are. It was answered that Mr. Furner and Mr. Joseph Buffa are the owners. Mr. Voss if there are any homes in the near vicinity. It was noted the closest home is Mr. Gary Brassie's home, which is approximately 1000 feet from the parcel. Mr. Voss asked if Mr. Furner had determined the total square footage needed to accommodate the site. Mr. Furner stated he has not.

Mr. Price spoke to Mr. Furner regarding plans for restrooms in the proposed building. Mr. Furner stated he has no plans to install restrooms in the building. Mr. Price informed Mr. Furner that he believes providing a restroom for any employee (Mr. Furner included) is a state requirement. Mr. Price also stated there is a asphalt requirement for the pavement planned which may require a Zoning Board of Appeals variance. Mr. Price stated that a street address is required for 911 purposes.

Mr. Czerwinski stated he had concerns regarding the drainage. He stated that if the planned area affects more than 1 acre, a storm water prevention plan needs to be prepared.

Mr. Curtin stated the applicant may need to address the following before a decision can be rendered; the exact location of the proposed building, delineated parking, existing curb cuts, paving, landscaping plan, lighting, drainage, and a storm water prevention plan. Mr. Curtin stated to file a proper site plan; these requirements need to be fulfilled.

After a brief discussion with the applicant, the application was continued to a later meeting.

**100 Berwyn Dr. – Dan Wilson
Lot Re-alignment**

TM# 063.-01-30.0

Mr. Dan Wilson presented the application. He is the owner of 100 Berwyn Drive. The purpose of the application is to move the property line between the property at 100 Berwyn Drive (Lot 131) and the property at 204 Oakridge Drive (Lot 132) to an agreed upon location as the lot line doesn't match the fence line. The properties' rear yards are next to each other.

The owners of the property at 204 Oakridge Drive are giving the section depicted on the proposed survey to Mr. Wilson.

Mr. Price asked for clarification regarding the side yard requirements. The Town of Camillus's municipal code states at total of 25 feet is necessary with a minimum of 13 feet on one side. Mr. Price also asked to clarify the total yardage

for the property is at least 10,000 square feet as this is also part of the municipal code.

M. Curtin asked how the maintenance of the fence would be handled. He stated that a buffer is necessary to maintain the fence without one neighbor disturbing the other. Only one neighbor should be responsible for maintaining the fence. The suggestion was made to leave a two feet buffer from where the fence line is.

Mr. Curtin suggested the applicant may want to consider applying for a minor subdivision. If the conditions are approved, the minor subdivision map would be filed in the clerk's office.

After a brief discussion, the application was continued to a later meeting.

3501 – 3577 W. Genesee Street – Benderson/Party City TM# 048.01-02.1 Amended Site Plan

Mr. Matt Oakes of Benderson presented the application for proposed façade improvements and the Party City signage.

The proposed facade improvements will improve the aesthetic appearance of the shopping center through the use of the items such as an attractive color pallet, cultured stone, and brick and decorative trim elements.

The proposed sign for Party City is consistent with the signs previously approved and constructed for Michael's, Marshalls, Dick's, Ulta, Petsmart, Bed, Bath and Beyond and most recently, Five Below.

The Party City sign as depicted on the drawings provided to the Planning Board, shows the height as 4' 5" and the width as 27' 5" for a of 123 square feet with an storefront length of 65'.

Mr. Logana asked if the actual facade rendering presented is correct. Mr. Oakes stated the facade is as shown for Five Below. However, the facade may need to be slightly modified after the two other tenants are finalized.

Mr. Trombetta asked if there would be any outside displays for the Five Below store. Mr. Oakes answered there are none planned.

Mr. Voss asked if square footage is fairly adequate for the two remaining tenant spaces. Mr. Oakes stated it is, and the spaces will be marketed as the size depicted.

Mr. Curtin noted there would be two resolutions for this application. The first resolution would be for the signage for Party City, the second resolution for the facade alteration.

Ms. Wheat moved to declare Town of Camillus as Lead Agency for the application for signage for Party City. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Logana moved to declare an Unlisted Action for the application. Mr. Williams seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare a Negative Declaration for the application. Mr. Trombetta seconded the motion and it was unanimously approved.

Resolution # 16:

Mr. Williams moved to approve the Party City signage as submitted. Mr. Logana seconded the motion and it was unanimously approved.

Ms. Wheat moved to declare Town of Camillus as Lead Agency for the application for façade alterations for 3501-3577 W. Genesee St. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Logana moved to declare an Unlisted Action for the application. Mr. Williams seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare a Negative Declaration for the application. Mr. Trombetta seconded the motion and it was unanimously approved.

Resolution # 17:

Mr. Williams moved to approve the facade alteration as submitted on the Benderson drawings titled; A.12 and A.13, dated May 26, 2010. Mr. Logana seconded the motion and it was unanimously approved.

**3522 Camillus Ave – John Friske
05-13.0**

TM# 009.-

Site Plan Review for Special Use Permit Referral

Mr. John Friske presented the application. Mr. Friske stated the purpose of the application is to build a 12 x 12 accessory building to store gardening equipment.

The reason for the Special Use permit is due to the fact there is not a principal structure on the property. This parcel the structure is planned is across the street from Mr. Friske's primary residence and also owned by Mr. Friske.

As this is a referral from the Zoning Board of Appeals, Ms. Wheat moved to make a positive recommendation with no significant site plan issues. Mr. Kallfelz seconded the motion and it was unanimously approved

3510 W. Genesee Street – Judd Britton

TM# 047.-05-22.1

Temporary Site Plan

Mr. Judd Britton presented the application for a Temporary Site Plan in the parking lot of Advance Auto located at 3510 W. Genesee St, twice a week.

The Temporary Site Plan consists of a moveable barbeque pit and canopy to sell barbeque items to customers for special events as noted by Advance Auto and also to send a portion of profits to the SPCA.

The barbeque is set up in the south end of the parking lot, with an A-frame type sandwich board advertising the barbeque.

Mr. Williams noted he was concerned visibility could be an issue. After visiting the site, he stated the location of the Barbeque didn't seem to cause any issues with visibility.

Mr. Logana asked if the when the hours of operation of the Barbeque are. Mr. Britton responded he begins setting up at 7:30 am, and begin cooking mid-morning. The stand is typically removed from the parking lot by 5:00 pm.

Mr. Kallfelz asked how big the canopy over the Barbeque is. Mr. Britton responded it is approximately 10' x 10'.

Mr. Trombetta asked if there was any music associated with the special event. Mr. Britton stated there is not. Also Mr. Trombetta asked where the customers purchasing from the Barbeque parked. Mr. Trombetta responded the typical customer parks to go into the store, and then if interested in purchasing from the Barbeque the customer will walk to the Barbeque stand and then return to their car.

Mr. Curtin noted that if the application is approved, the duration of the Temporary Site Plan would be noted in the record. Also, Mr. Curtin noted traffic could be a concern and to be aware of those concerns.

Ms. Wheat moved to declare Town of Camillus Lead Agency for the application of the Temporary Site Plan as presented by Mr. Britton. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Williams moved to declare an Unlisted Action. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare a Negative Declaration. Mr. Trombetta seconded the motion and it was unanimously approved.

Resolution # 18:

Ms. Wheat moved to approve the Temporary Site Plan for Pig-Niks Barbeque as presented by Mr. Britton with the condition to reserve jurisdiction to review for health and safety issues. Mr. Williams seconded the motion and it was unanimously approved.

**111 Chapel Drive – Holy Family/John Elliot
Site Plan Review for Special Use Permit Referral**

TM# 056.-04-03.1

Mr. John Elliot of Holy Family presented the application. The purpose of the application is the installation of a 10' x 14' pre-constructed wooden shed within the front yard of a lot without a principal building.

The purpose of the shed is for storage of garden equipment used to maintain the grounds of the church.

The shed will be placed on a crushed stone base within a grass area as depicted on the rendering provided in the application.

As this is a referral from the Zoning Board of Appeals, Ms. Wheat moved to make a positive recommendation with no significant site plan issues. Mr. Kallfelz seconded the motion and it was unanimously approved

Old Business

**Township 5
Subdivision**

TM# 017.-05-65.1

Mr. Sgromo spoke regarding the application for the approval of the subdivision for the application of Township 5.

Mr. Sgromo noted the referral the from SOCPA has been returned with the following modification.

“The applicant must provide a final engineering study showing full build-out to verify to the Onondaga County Department of Transportation that the proposed development would not create additional storm water runoff into the county’s drainage system. If additional runoff is created, the applicant shall be required to submit a mitigation plan to the Onondaga County Department of Transportation for final approval and implement any mitigation required. “

After a brief discussion, Mr. Williams moved to declare an Unlisted Action. Mr. Logana seconded the motion and it was unanimously approved.

Ms. Wheat moved to declare a negative declaration. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 19:

Ms. Wheat moved to approve the final plat as provided by Dunn and Sgromo Engineers as submitted on May 5, 2010. Mr. Trombetta seconded the motion and it was unanimously approved

**Township 5
Site Plan**

TM# 017.-05-65.1

Mr. Sgromo presented the application. He noted several of the concerns of the neighbors have been addressed. A concern Mr. Sgromo has, is there had been some discussion of moving the location of the building located closest to the access road to alleviate some concerns the neighbors on Bennett Road have regarding the placement of the building. After the engineers tried several different scenarios, they found they could not move the location of the building.

There are concerns regarding hammerhead and access road. The Board members noted there is a public safety issue with respect to the access road. Mr. Williams and Mr. Voss noted there is only one way in and out, and believe this access road has the potential to become a disaster in case of a fire. The Board members noted a secondary access road is necessary to continue to move the application forward.

Also the Board members expressed their frustration with the way the development is moving forward. Again, it was noted the apartment phase of the development is not the way they saw the project moving forward. The Board members are anxious for the retail development phase of this project to move forward as well.

Mr. Curtin noted there are several areas of the application that need “fleshing out”. The Board has expressed interest in receiving more details on the dumpster enclosures, screening, lighting and landscaping plans, as well as the secondary access road.

Minutes of the Previous Meeting

Mr. Williams motioned to approve the minutes of May 10, 2010. Mr. Logana seconded the motion. An amendment is offered to reflect concerns of Board members regarding the secondary access road.

Discussion

The board discussed the minutes and their concerns with the summation, specific to May 10, 2010. Mr. Voss stated he believed the summation did not accurately reflect the statements of the Board members concerning the access road into Township 5 apartments. The amendment for the minutes shall reflect the concerns Board members have regarding a secondary access road.

Correspondence

A voucher was received for services from March 1, 2010 to May 7, 2010 from Shulman, Curtin, Grundner, & Regan, P.C. for \$31190.86, \$469.19 of which is recoverable. Mr. Logana moved to approve payment. Mr. Williams seconded the motion and it was unanimously approved.

A voucher was received for services from November 26, 2009 to December 31, 2009 from Barton & Loguidice for \$4867.40, 4742.40 of which is recoverable.. Mr. Williams moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher was received for services from March 1, 2010 to May 1, 2010 from Barton & Loguidice for \$3241.91, 2866.91 of which is recoverable. Mr. Williams moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

With no further business before the board, Mr. Voss moved to adjourn the meeting at 8:55 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully Submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
June 28th, 2010 7:00 pm**

Present

John Fatcheric
Don Fittipaldi
Mike Kallfelz
Jay Logana
Martin Voss
John Williams (alternate member)
Lynda Wheat

Staff Present

Paul Curtin, Jr., Esq.
Paul Czerwinski, P.E.
Tom Price, Code Enforcement Officer

Guests & Members of the Public

10 others

Absent

John Trombetta

New Business

**5854 Belle Isle Road – Don Hulchanski
Site Plan**

TM# 015.-04-09.4

Mr. Paul Billings presented the application on behalf of the Hulchanski family. Mr. Billings stated the purpose of the application is to accommodate the conversion of an existing two-story business into a “Mixed-Use Business – Funeral Home/Residence. The project includes the minor exterior alteration of the building to a casket lift enclosure, exterior accessible ramp, and 2nd floor deck off the personal residence quarters. The exterior site will be modified to expand the existing parking capacity from 26 spaces to 54 spaces.

Mr. Williams asked if the owners could coordinate with the Fire Department regarding the sprinkler connection. The owners stated they would.

Ms. Wheat stated with respect to the prep room, it is understood the funeral home has to comply with all state requirements. Also, Ms. Wheat expressed concern for where cars would park if there wasn’t enough parking. Mr. Billings stated the driveway provides extra parking, as it is suitable for cars to park along. Mr. Billings also stated if additional parking became necessary, the owners would approach the neighboring property to ask for an “overflow parking agreement”. Additionally if the neighboring owners are in agreement to the “overflow parking agreement”, a walkway would be installed for the funeral home’s visitors.

Mr. Kallfelz stated he initially had concerns regarding snow storage, but after visiting the site stated it appears there is ample room for snow storage.

Mr. Fittipaldi stated this appears to be a great use for the property.

Mr. Price noted his records show there an OWCA line and Camillus Consolidated Water line that collide at a meter. Mr. Billings stated this has already been addressed with OWCA. OCWA plans to coordinate with Camillus Consolidated Water to resolve the issue.

Mr. Czerwinski asked for clarification on the drainage. Mr. Billings stated the property has been evaluated and there are no drainage issues. He stated they have been walking and evaluating the site since December 2009, and there has been no standing water. Mr. Czerwinski also clarified the amount of parking spaces which is 54.

One final concern Mr. Williams shared with respect to the driveway is regarding the Fire Department's ability to have access into the building if there are cars parked along the driveway. It is Mr. Williams' opinion that it would be smart planning for the future if additional parking is considered for the building.

Ms. Wheat moved to list Town of Camillus as Lead Agency. Mr. Williams seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to declare an Unlisted Action for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Resolution # 20:

Ms. Wheat moved to approve the plan for 5854 Belle Isle Road as submitted. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**3440 W. Genesee Street - MainSource
Amended Site Plan**

TM# 047.-06-08.1

Mr. Brian Clark presented the application for MainSource. The work associated with the application includes the painting of the existing façade similar to the existing color scheme, new exterior signage on the front façade and the existing sign pylon adjacent to the site entry, widening the existing handicapped curb cut at the entry to the building, and the placement of two concrete pads, one for a compactor and one for a mechanical condensing unit; both of which will be located in the rear of the building near the existing loading dock.

This project does not include the modification of or addition to the existing building; nor will the existing site topography or drainage be disturbed. No changes will be made to the existing exterior lighting levels or patterns. No

proposed changed or proposed tenant operation will adversely affect the noise level, surface, groundwater, or air quality. The proposed tenant is a mercantile business complying with all building code and zoning regulations.

Ms. Wheat moved to list Town of Camillus as Lead Agency. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to declare an Unlisted Action for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Resolution # 21:

Mr. Fittipaldi moved to approve the plan for 3440 W. Genesee Street as submitted. Mr. Kallfelz seconded the motion and it was unanimously approved.

**380 Gerelock Road David Frachetti
Site Plan Review for Special Use Permit Referral**

TM# 013.-02-05.2

Mr. and Mrs. David Frachetti spoke regarding the application. An existing garage, straddling two properties, (two tax parcels), has been removed due to safety concerns. The owner is proposing an accessory garage on a parcel without a residence. The new accessory building will be on one property only. The size of the building is 40' x 30', approximately 120 square feet. The height of the building will be 15 feet or less.

Mr. Voss asked if there would be power in the garage. Mr. Frachetti stated there will be electricity in the new structure to allow for operation of power tools, etc. Mr. Voss also inquired if there will be any lighting on the outside of the building. Mr. Frachetti stated there is not.

Mr. Curtin stated he would advise Mr. and Mrs. Frachetti to note the side and rear setback requirements necessary for the property. Also, Mr. Curtin asked if there are any primary structures on any of the other properties owned either individually or jointly by Mr. and Mrs. Frachetti. The owners stated there is not.

Resolution # 22

As this is a referral from the Zoning Board of Appeals, Ms. Wheat moved to make a positive recommendation with no significant site plan issues. Mr. Fittipaldi seconded the motion and it was unanimously approved

Old Business

**E.M. Farms Subdivision -John Szczech
Preliminary Plat/Final Plat**

TM# 011-01-03.1

Mr. John Szczech gave a brief overview of the application that has been presented before the Board at previous meetings. The application is for a subdivision on Warners Road. He is proposing two (2) lots, one lot is one (1) acre, the other lot is five (5) acres. The lots are part of a 146 acre parcel. The lots would have public water, natural gas, and septic systems.

Mr. Szczech stated he had obtained approval from Onondaga County Department of Transportation regarding the driveway permits. This letter is on file in the Town Clerk's office.

In addition, a referral from the Onondaga County Planning Board was entered into the record as follows:

"The Onondaga County Planning Board recommends the following **modifications** to the proposed action prior to local board approval of the proposed action:

"The applicant must submit sewage disposal plans for Lots 1 and 2 to the Onondaga County Health Department for approval prior to Onondaga County Health Department approval of the proposed subdivision

"The Onondaga County Planning Board offers the following **comment**:

The Town shall require the applicant to reserve one or more 60-foot rights-of-way on proposed Lot 3 as appropriate, meeting the requirements of the Onondaga County Department of Transportation to support a future access management plan, the Town may wish to develop an access management plan for this site and the several adjacent and neighboring parcels in order to provide connecting roads between Pottery Road to the west and Warners Road to the south"

With respect to the sewage disposal plans, Mr. Szczech stated this is a standard requirement and he has already complied.

Mr. Szczech stated he already has two 60 foot rights-of-ways in order to meet this recommendation from the Onondaga County Planning Board.

Mr. Curtin stated he would recommend the Board communicate with Mr. Harrop of the Onondaga County Planning Board the Town of Camillus Planning Board took the recommendations into consideration, and identified two existing cuts that are contiguous to Warners Road to satisfy the recommendations.

Mr. Curtin also stated the Town of Camillus Highway Department requested a "turnaround easement" to be incorporated onto the final plan for final review.

Mr. Voss moved to declare an Unlisted Action for the application. Ms. Wheat seconded the motion and it was unanimously approved.

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

Resolution # 22:

Ms. Wheat moved to approve the Preliminary Plat for E.M. Farms as submitted. Mr. Logana seconded the motion and it was unanimously approved.

Resolution # 23:

As there are no changes from the Preliminary Plat application, Mr. Williams moved to approve Final Plat as submitted. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Wheat moved to assess Parkland Fees as payable pursuant to Town Law for two (2) lots. Mr. Logana seconded the motion and it was unanimously approved.

**Country Oaks, Sec 3 - John Szczech
Final Plat**

TM# 007.-02-06.4

Mr. John Szczech presented the application. Mr. Szczech stated this is the third section of the continuation of Shetland Place. Mr. Szczech stated drainage, water, and sewers are complete.

Mr. Szczech stated he is waiting for the final verification from the Town Engineer's office.

Resolution # 24:

After a brief discussion, Ms. Wheat moved to approve the Final Plat as submitted, with any covenants or restrictions that affect Country Oaks. Mr. Kallfelz seconded the motion and was unanimously approved.

Ms. Wheat moved to assess Parkland Fees as payable pursuant to Town Law for 18 lots. Mr. Fittipaldi seconded the motion and it was unanimously approved

**6321 Newport Road - Greg Rinaldi
Site Plan**

TM# 005.-03-23.0

The applicant appeared before the board to discuss the changes that have been made to the site plan as discussed in previous meetings.

Unfortunately, the site plan provided did not have all the changes as previously discussed with Mr. Rinaldi's surveyor.

The application is continued to a later meeting.

**100 Berwyn Drive - Dan Wilson
Lot Re-alignment**

TM# 063.-01-30.0

Mr. Dan Wilson presented the application. He is the owner of 100 Berwyn Drive. The purpose of the application is to move the property line between the property at 100 Berwyn Drive (Lot 131) and the property at 204 Oakridge Drive (Lot 132) to an agreed upon location as the lot line doesn't match the fence line. The properties' rear yards are next to each other.

The owners of the property at 204 Oakridge Drive are giving the section depicted on the proposed survey to Mr. Wilson.

Ms. Wheat moved to list Town of Camillus as Lead Agency. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to declare an Unlisted Action for the application. Mr. Williams seconded the motion and it was unanimously approved.

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

Resolution # 25

Ms. Wheat moved to approve the application subject to a copy of the recorded deed and map filed with the County Clerk's office.

Minutes of the Previous Meeting

Mr. Fittipaldi moved to approve the minutes of May 24th. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to approve the minutes of June 14th. Mr. Logana seconded the motion and it was unanimously approved

Discussion

The following resolutions were discussed as a referral from the Town Board.

Resolution #164

Councilor Kolinski moved to set the date, time, and place as July 27, 2010 at 7:00 p.m. at the Camillus Municipal Building to hold a Public Hearing to consider a zone change application from R3 to LBO on the properties located at 6429, 6421, & 6415 Newport Road, TM#s: 005.-03-08.1, 005.-03-08.0/1, and 005.-03-09.0. Councilor Griffo seconded the motion and it was unanimously approved.

Resolution #165

Councilor Kolinski moved to set the date, time, and place as July 27, 2010 at 7:00 p.m. at the Camillus Municipal Building to hold a Public Hearing to consider amending Camillus Municipal Code Chapter 30-Zoning, Table of Land Uses by Zoning Districts, to allow P35-Light Industrial Use in LBO District by special permit from the ZBA. Councilor Griffio seconded the motion and it was unanimously approved.

Resolution #166

Councilor Kolinski moved to set the date, time, and place as July 27, 2010 at 7:00 p.m. at the Camillus Municipal Building to hold a Public Hearing to consider amending Camillus Municipal Code Chapter 30-Zoning, §1303-Special Permits, by adding a new subdivision “J” which subdivision shall provide for certain specific conditions to be applicable to the allowance of light industrial use in the LBO district. Councilor Davern seconded the motion and it was unanimously approved.

The owner of the property in question plans to use the building as a wood work shop. As part of the services the owner plans to repair organs as well.

Ms. Wheat stated her concerns are regarding the noise level relating to the repair of organs. Also of concern is the possibility of a one-person operation becoming more than that.

After a brief discussion, Mr. Curtin suggested in the interest of transparency, Chairman Fatcheric poll the board on their position:

Chairman Fatcheric:	Aye
Ms. Wheat:	No
Mr. Fittipaldi:	Aye
Mr. Kalfelz:	Aye
Mr. Logana:	Aye
Mr. Voss:	Aye
Mr. Williams:	Aye

Mr. Curtin also noted if the property is sold, the zoning reverts to the original zoning.

At the Board’s request, Mr. Curtin will send a letter to the Town Board and Councilperson Kolinski regarding the recommendation of the Planning Board.

Correspondence

A voucher was received for services from May 1, 2010 to May 29, 2010 from Barton & Loguidice for \$1367.00, 1117.00 of which is recoverable. Mr. Williams moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher from the Onondaga County Clerk's Office was received. The voucher is for Fox Chase filing fees in the amount of \$315.50, all of which is recoverable. Mr. Logana moved to approve payment. Mr. Williams seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin noted the owner of Carol's Polar Parlor has recently approached the Planning Board regarding appearing to discuss the site plan issues previously presented to the Planning Board.

Mr. Czerwinski stated the owner has been notified of ongoing concerns regarding the parking and Town of Camillus' rights-of-way. Mr. Czerwinski noted correspondence has also been sent to the Town of Camillus Town Board Attorney.

Mr. Curtin noted that the owner should be required to address the site plan issues as there is another tenant moving into the space adjacent to the polar parlor.

Comments of the Engineer

Mr. Czerwinski noted Mr. Guy Donohoe, architect for Fairmount Animal Hospital has contacted him regarding possible changes to the parking plan, reflecting the changes in the streetscape with respect to Gillespie Ave and Gillespie Ave Extension. Mr. Curtin and Mr. Czerwinski noted the changes would need to be presented in an "Amended Site Plan."

Comments of the Board Members

Ms. Wheat noted Mr. Rotella appears to be selling used cars at the location on Horan Road. Mr. Price stated he has had some email correspondence with Mr. Rotella. Mr. Rotella stated he has always sold vehicles at his property. Mr. Price stated he needs to re-visit the property to ensure that Mr. Rotella has a license displayed showing he is permitted to sell vehicles. Mr. Price also stated this in an allowable use for the property, but noted permission to do so at the location has not been granted.

Mr. Fittipaldi stated he notice a significant amount of water in the catch basin at the southeast corner of Yorkshire Blvd. and W. Genesee St. He asked if the Town Engineer could look into the drainage system at the location.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:15pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully Submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
July 12th, 2010 7:00 pm**

Present

John Fatcheric
Don Fittipaldi
Jay Logana
John Trombetta
Lynda Wheat
John Williams (alternate member)

Staff Present

Paul Curtin, Jr., Esq.
Paul Czerwinski, P.E.
Tom Price, Code Enforcement Officer

Guests & Members of the Public

5 others

Absent

Mike Kallfelz
Martin Voss

New Business

None

Old Business

**6321 Newport Road - Greg Rinaldi
Site Plan**

TM# 005.-03-23.0

Mr. Greg Rinaldi appeared before the Board to present the application. In previous appearances before the Board, the parking lot for this property has been discussed with respect to the number of parking spaces and the amount of space between driveway aisles.

Mr. Rinaldi stated he has communicated the previous suggestions from the Planning Board to his surveyor. However the surveyor may not have understood exactly the requirements necessary. Mr. Curtin suggested that Mr. Rinaldi bring his surveyor to the next meeting so the surveyor can be present to hear the requirements.

Mr. Curtin and Chairman Fatcheric explained to the applicant the Planning Board's responsibilities are to evaluate applications brought before the Board. The Board then evaluates the application for conformation to the Codes, as well as health and safety issues. Those concerns are brought to the applicant in order for the applicant to have the noted issues comply with the municipal code.

After continued discussion with the applicant, it was decided that the application be continued until a later meeting.

**3800 W. Genesee St. – Carol’s Polar Parlor
Site Plan**

TM# 042.-09-10.1

Mr. Nick DeSantis presented the application for Carol’s Polar Parlor. The purpose of the application is for the following:

Resolve Hunt Ave parking, re-seal, re-stripe existing parking lot, extend and repair existing deck, construct 10 x 18 storage shed anchored to pavement, interior alteration for access door to shed, add decorative lighting to back fence, add “Carol’s Polar Parlor” lettering on back fence, and add movable Ice Cream A-frame 8’ Cone with bubbles on sidewalk near building.

In a previous Planning Board meeting, the applicant was made aware of an ongoing issue of parking spaces in the Town’s right-of-way. In that meeting, 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.

At the prior meeting 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.

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

Also, there had been correspondence between the Planning Board Attorney, and Planning Board Engineer as well as the Town Attorney. The recommendation is to remove the spaces in the Town’s right-of-way. In the applicant’s view this would create a hardship to the business.

All Planning Board members noted they feel Carol’s Polar Parlor is a great addition to the business community in Camillus, and appreciate the efforts that have been made to bring the site into compliance, as well as the enhancements to the business that are aesthetically pleasing. Their concerns still are with the parking spaces.

Mr. Williams, Mr. Fittipaldi, and Mr. Trombetta stated the first two parking spaces closest to the intersection of Hunt Ave and West Genesee Street are their biggest concerns. They stated at the very least, they would prefer to see those spaces eliminated.

Ms. Wheat asked if the insurer had visited the property to see the issues firsthand. The insurer has visited the property and reviewed for liability every year when the policy is renewed.

Mr. Logana asked if the storage shed would have electricity. It would not. Also Mr. Logana asked if the deck would be re-surfaced. The upgrades do include replacing wood in need of repair.

Chairman Fatcheric stated he feels the elimination of the parking spaces is the right approach to bring the site into compliance.

The applicant noted again this would create a hardship to the business as the ice cream business is a business which relies on traffic in the parking areas to suggest to other customers the business is open.

Mr. Curtin suggested the Board be polled in order to see where everyone stands on whether the spaces be completely eliminated. The application would be referred to the Town Board.

Mr. Logana – eliminate at least two spaces
Mr. Trombetta – eliminate all spaces
Ms. Wheat – eliminate all spaces
Mr. Fittipaldi – eliminate all spaces
Mr. Williams – eliminate at least two spaces.

The application is continued to a later meeting.

Minutes of the Previous Meeting

Mr. Williams moved to approve the minutes of June 28th, Mr. Trombetta 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

None

Respectfully Submitted, Sandy Shoff

**Town of Camillus
Planning Board Minutes
July 26th, 2010 - 7:00 pm**

Present

John Fatcheric
Don Fittipaldi
Mike Kallfelz
Jay Logana
John Trombetta
Martin Voss
Lynda Wheat

Staff Present

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

Guests & Members of the Public

Bill Davern – 3rd Ward Councilperson
5 others

Absent

John Williams (alternate member)

Discussion

**Municipal Separate Storm Sewer System (MS4) Basic Overview
David Kubek - CNY Regional Planning & Development**

Mr. David Kubek presented an overview of the MS4 Stormwater Program Basics for the Planning Board Members.

His presentation gave details on the term “Stormwater”, why it’s a concern, regulations, permit goals and intentions.

He discussed the responsibilities of a municipality’s Planning Board and a developer’s responsibilities regarding stormwater concerns. Mr. Kubek also explained what an MS4 is, and “a regulated MS4”.

A copy of the presentation is available in the Town Clerk’s office.

New Business

**3532 W. Genesee St. – Stephen Levranchuk
Site Plan Review for Special Use Permit Referrals**

TM# 047.-04-13.0

Mr. Michael Levranchuk presented the application to the Board. Mr. Levranchuk stated the purpose of the application is to request ancillary parking for the following uses on the property:

Additional parking on contiguous property, a turnaround for traffic for vehicles exiting the property, snow storage, and to extend the existing gravel drive as needed. Also, the owners would like to extend the 6' stockade fence 100 feet for screening along the R3 property.

Mr. Logana asked if there would be more crushed stone added to the rear parking area. Mr. Levranchuk stated there would be.

Mr. Trombetta asked if there was additional lighting planned. Mr. Levranchuk responded the lighting is sufficient for the area. Mr. Trombetta also asked if there were any concerns about the noise levels. Mr. Levranchuk stated to his knowledge there have been no noise concerns.

Ms. Wheat asked why the area being increased. Mr. Levranchuk stated in years past, snow storage has been a concern, and also with the beginning of the school year, along with the holiday season, the need for additional parking becomes evident. Ms. Wheat also inquired as to whether there are drainage concerns on the property. Mr. Levranchuk stated to his knowledge there are not.

There was discussion regarding the square footage of the building. The square footage of the building is needed to make sure the parking spaces are in compliance with the municipal code. It was requested of the owners to determine the exact square footage of the building.

It was noted that as the application is a Site Plan Review for Special Use, the Planning Board will make a recommendation to the Zoning Board of Appeals.

As there is more information needed, the application will be continued to a later meeting.

Old Business

None

Minutes of the Previous Meeting

Mr. Fittipaldi moved to approve the minutes of July 12th. Mr. Logana seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Hummel's in the amount of \$10.74 for audio tapes. Mr. Fittipaldi moved to approve payment. Mr. Logana seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski stated the Town of Camillus is in compliance with the Stormwater regulations. Also, Mr. Czerwinski noted the Town is currently in its 7th year of compliance.

Comments of the Board Members

Mr. Trombetta stated several members of the community have told him how pleased they are with the business development that has occurred in Camillus.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:00 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff

**Town of Camillus
Planning Board Minutes
August 9th, 2010 - 7:00 pm**

Present

John Fatcheric
Don Fittipaldi
Mike Kallfelz
Jay Logana
John Trombetta
John Williams (alternate member)
Lynda Wheat

Staff Present

Michael Discenza, Esq.
Paul Czerwinski, P.E.
Tom Price, Code Enforcement Officer

Guests & Members of the Public

Bill Davern – 3rd Ward Councilperson
5 others

Absent

Martin Voss

New Business

**5301 W. Genesee St. P&C Foods/Tops Markets
Amended Site Plan (Signage)**

TM# 066.-01-10.1

Mr. Jim Williams of Syracuse Signage presented the application. Mr. Williams stated the purpose of the application is to remove the existing P&C Fresh Market logo signs and replace with the Tops' Markets logo signs. In addition, the façade color has been changed from brown to a light tan.

The new signs will be approximately the same size as the existing signs. The only change will be the name on the sign. The sign of the front of the store as well as the sign on the side will be changed. In addition, the Camillus Commons pylon sign located on West Genesee Street will be changed.

With respect to the façade color, it was requested of the applicant to include the rear of the building in the newer color.

After a brief discussion, Ms. Wheat moved to declare the Town of Camillus Lead Agency. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Williams moved to declare an Unlisted Action for the application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Williams moved to declare a Negative Declaration for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 26:

Ms. Wheat moved to approve the Amended Site Plan as submitted for 5301 W. Genesee Street, P&C/Tops Markets for signage and façade. Mr. Logana seconded the motion and it was unanimously approved.

Old Business

**3532 W. Genesee St. – Stephen Levranchuk
Site Plan Review for Special Use Permit Referrals**

TM# 047.-04-13.0

As this was a continuation from a prior meeting, Mr. Michael Levranchuk reviewed the application to the Board. Mr. Levranchuk stated the purpose of the application is to request ancillary parking for the following uses on the property:

Additional parking on contiguous property, a turnaround for traffic for vehicles exiting the property, snow storage, and to extend the existing gravel drive as needed. Also, the owners would like to extend the 6' stockade fence 100 feet for screening along the R3 property.

Mr. Czerwinski noted he visited the property and observed the following with respect to the property:

- The storm water runoff does flow as generally described by the applicant. It runs from south to north and the majority appears to collect behind the earthen berm shown on the drawing and infiltrate into the ground
- Along the eastern property line south of the berm, the east side of the property is raised slightly to generally direct the storm water behind the berm. During heavy storm events, this could be overtopped to allow water to run onto the neighbor's property.
- While it was not raining during my visit, it did not appear that the water had overtopped the berm during recent storms. Based on the site grades and height of the berm, it appears that the overflow from behind the berm discharges around the west end of the berm and flows across the grass and around the landscaping to Gifford Drive.
- The grading along the western side of the site also allows some storm water to run past the berm and down to Gifford Drive.
- There is no storm water collection system along Gifford Drive. The storm water appears to run along the edge of the street.

Mr. Czerwinski also observed the following related to screening:

- While the site is well screened to the west, most of vegetation appears to be on the adjacent property.
- The site is fairly well screened to from the north by the trees and bushes shown on the applicant's drawing.
- The proposed fencing should serve to screen the property from the neighbor to the east. While there are several trees along the eastern property line, they are mature trees that offer very little screening from off site.

Also observed by Mr. Czerwinski with respect to the property:

- The earthen berm is fairly well vegetated with a combination of ground cover and weeds. There is a silt fence on the outside of the berm that should either be removed or restaked.
- There is a light pole mounted on a tree near the north end of the existing gravel area.

Mr. Price stated there are longstanding issues with the property and the owners are attempting to correct the site plan issues they inherited.

Chairman Fatcheric noted to the applicant the Planning Board is a referral board. Therefore, the Planning Board cannot give the applicant a decision, but would be sending a letter with the Planning Board recommendations to the Zoning Board of Appeals.

Mr. Logana stated the berm in the rear of the property could possibly be reconfigured to redirect the drainage from heavy rains, snow & ice melt, etc.

Mr. Trombetta asked if there was additional lighting planned. Mr. Levranchuk responded the lighting is sufficient for the area. Mr. Trombetta stated he has concerns regarding neighborhood youths using the area as a "cut-through". Mr. Levranchuk stated they wouldn't want to discourage the youths as they are the customers to the Sports Outfitter.

Mr. William suggested the area that is already being used as a "cut-through" be considered as a possible solution to continue the drainage to the proper area. He suggested paver bricks could enhance the area as well as be used as a natural swale in the rear of the property.

It was reiterated that as the application is a Site Plan Review for Special Use, the Planning Board will make a recommendation to the Zoning Board of Appeals.

Minutes of the Previous Meeting

Ms. Wheat moved to approve the minutes of July 26th, 2010. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Discussion

Correspondence

A voucher was received from Hummel's in the amount of \$6.49 for CD's. Mr. Fittipaldi moved to approve payment. Mr. Logana seconded the motion and it was unanimously approved.

A voucher was received for services from June 1, 2010 to June 30, 2010 from Barton & Loguidice for \$2682.50, 2557.50.00 of which is recoverable. Mr. Williams moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

Mr. Davern stated the Mobil on the Run gas station at the corner of West Genesee Street and Onondaga Boulevard has been ticketed due to overgrowth. He stated he will keep the Planning Board informed as to any events regarding the corner.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Mr. Logana stated there appears to be 5 to 7 trees behind Home Depot that need to be replaced. Mr. Price stated his office would look into the matter.

With no further business before the Board, Mr. Kallfelz moved to adjourn the meeting at 7:40 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff

**Town of Camillus
Planning Board Minutes
August 23rd, 2010 - 7:00 pm**

Present

John Fatcheric
Don Fittipaldi
Mike Kallfelz
Jay Logana
John Trombetta
Martin Voss
John Williams (alternate member)
Lynda Wheat

Staff Present

Paul Curtin, Jr., Esq.
Paul Czerwinski, P.E.
Tom Price, Code Enforcement Officer

Guests & Members of the Public

Bill Davern – 3rd Ward Councilperson
8 others

New Business

Old Business

**3800 W. Genesee St. – Carol’s Polar Parlor
Site Plan**

TM# 042.-09-10.1

In a previous Planning Board meeting, the applicant was made aware of an ongoing issue of parking spaces in the Town’s right-of-way. In that meeting, 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.

At the prior meeting 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.

Also, there had been correspondence between the Planning Board Attorney, and Planning Board Engineer as well as the Town Attorney. The recommendation is to remove the spaces in the Town’s right-of-way. In the applicant’s view this would create a hardship to the business.

All Planning Board members noted they feel Carol’s Polar Parlor is a great addition to the business community in Camillus, and appreciate the efforts that have been made to bring the site into compliance, as well as the enhancements to the business that are aesthetically pleasing. Their concerns still are with the parking spaces.

Mr. Williams, Mr. Fittipaldi, and Mr. Trombetta stated the first two parking spaces closest to the intersection of Hunt Ave and West Genesee Street are their biggest concerns. They stated at the very least, they would prefer to see those spaces eliminated.

At this meeting, Mr. Nick DeSantis spoke on behalf of the applicant. Mr. DeSantis noted the applicant had asked him to develop three (3) possible scenarios to present to the Board which would alleviate the public safety concerns the Board has expressed as well as provide a pleasing environment to entice her customers.

The Board members acknowledged the effort put forth by the applicant and architect with the three proposed plans. The discussion concentrated on Proposal # 3 as that proposal best incorporated the concerns of the Town and served the needs of the business owner.

Proposal # 3 shows the first two parking spaces on Hunt Avenue eliminated which reduces the public safety concerns.

Mr. Trombetta asked for clarification on the children's tables depicted on the Site Plan. It was noted there are two tables designed specifically for children, lower to the ground, and smaller in dimension. The two children's tables are closer to the ice cream windows, and the larger adult tables surround the smaller tables.

Ms. Wheat noted she prefers Proposal # 2, which eliminated the parking spaces on Hunt Avenue completely. Ms. Wheat stated although she prefers Proposal # 2, she agrees that Proposal # 3 is a good compromise.

Mr. Fittipaldi and Mr. Williams agreed Proposal # 3 is a good compromise for the business owner and the Town. Mr. Williams also stated Proposal # 3 addresses the visibility concerns on Hunt Avenue in light of the fact that the business at the opposite corner of Hunt Avenue and West Genesee Street will be changing in the near future.

Mr. Voss noted Proposal # 3 meets several criteria for the safety of all concerned and also takes into account the needs of the business owner. Mr. Voss also stated he would prefer to see the area near the utility pole in the parking lot striped to prohibit vehicles from parking.

Chairman Fatcheric noted there are modifications to Proposal # 3 the Board would require. Firstly, to convert the perpendicular parking in the rear parking lot to diagonal parking. Secondly, to stripe the area closest to the intersection of Hunt Avenue and West Genesee Street, and the area near the utility pole on Hunt Avenue on the property to ensure vehicles will not use those areas as parking spaces.

Mr. Curtin commended the applicant on the three proposals and stated all avenues had been explored. He agreed that Proposal # 3 was the best option to suit the needs of all parties involved.

After a brief discussion with applicant, Mr. Fittipaldi moved to declare the Town of Camillus Lead Agency. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Voss moved to declare an Unlisted Action for the application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Logana moved to declare a Negative Declaration for the application. Mr. Kallfelz seconded the motion and it was unanimously approved

Resolution # 27:

Mr. Voss moved to approve the site plan as submitted, conditional upon the addition of striping along the Hunt Avenue area closest to the intersection with West Genesee Street. Additional striping is required in the area closest to the utility pole on Hunt Avenue. Mr. Fittipaldi seconded the motion. The approval was not unanimously approved, therefore the Chairman asked for the Board to be
polled:

Mr. Logana:	Aye
Mr. Trombetta:	Aye
Ms. Wheat:	Nay
Mr. Kallfelz:	Aye
Mr. Fittipaldi:	Aye
Mr. Voss:	Aye
Mr. Williams:	Aye
Chairman Fatcheric:	Aye

Motion carried, resolution passed.

**4101 W. Genesee St./Fairmount Animal Hospital
Amended Site Plan Approval**

TM# 056.-02-05.0

Chairman Fatcheric excused himself as he is related to the applicant.

Ms. Wheat chaired the meeting for this application.

Mr. Guy Donahoe presented the application for an amended site plan. The amendments included a revised parking configuration and revised site access to due to the site's reconfiguration caused by the Town of Camillus's extension of Gillespie Avenue.

The size of the lot has been reduced slightly from 1.16 acres to 1.06 acres. Even with the reduction of the lot size, the applicant is still maintaining the required amount of coverage with respect to lighting, parking, and landscaping plans.

The other modifications are the entrance has been relocated further east. Also the enclosed dumpster has been relocated to the rear east side of the building in an enclosed fenced in area. A proposed pet exercise area has been located on the west side of the building which will also be enclosed. In addition, the skylight has been removed.

Mr. Fittipaldi asked if there were concerns relating to the parking with Holy Family Church. Mr. Donahoe noted that there have not been any barriers proposed.

Mr. Trombetta asked why there was an additional exit door. Mr. Donahoe stated that upon code review, based on the floor plan, the architects felt the exit door met the expected requirements.

Mr. Logana asked if there was an expected date of the completion of the Gillespie Road Extension. Mr. Czerwinski answered on behalf of the Town of Camillus that it may be the fall, but did not have a specific date.

Mr. Curtin noted that the property lines have changed with respect to the entrance. The applicant should coordinate with Jim Stelter of the New York State Department of Transportation.

Resolution # 28:

Mr. Fittipaldi moved to approve the Modified Site Plan for Fairmount Animal Hospital dated August 18, 2010. Mr. Kallfelz seconded the motion and it was unanimously approved.

Professional fees in the amount of \$500.00 were assessed to the applicant.

**6321 Newport Road/Greg Rinaldi
Site Plan**

TM# 005.-03-23.0

Mr. Greg Rinaldi presented the application to the Planning Board with revisions that were previously discussed at Planning Board meetings.

The revisions included a clearer depiction of the curb cut noted on the northern portion of the parking area on the site plan. Also included is the depiction of the turnaround area between rows as being widened to 24'. Due to the widening of the area, two spaces need to be eliminated to accommodate the extra width.

Mr. Price stated he believed Mr. Rinaldi has addressed the concerns of the Planning Board, but would need to appear before the Zoning Board of Appeals for a parking variance.

Mr. Curtin noted the applicant would need to consider that the Zoning Board of Appeals may require a variance for a gravel parking lot.

After a brief discussion with applicant, Mr. Kallfelz moved to declare the Town of Camillus Lead Agency. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Voss moved to declare an Unlisted Action for the application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Logana moved to declare a Negative Declaration for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 29:

Mr. Logana moved to approve the Site Plan for 6321 Newport Road, dated August 8, 2010 as submitted by the applicant.

Professional fees in the amount of \$500.00 were assessed to the applicant.

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

**Tom Price – Code Enforcement Office
Chapter 30, Zoning, Section 1205 C.2 - Site Plan Review
(relative to color of building)**

Section 1205: Site Plan Review -

A) The Planning Board is hereby authorized to review and approve site plans as required in the various zoning district regulations as set forth in Table I and also for the MUNICIPAL district in all instances provided for in Section 1205(C).

B) A site plan shall consist of a rendering or drawing prepared to scale and containing necessary details which portrays the arrangement, layout and design of the site and shall include a Storm Water Pollution Prevention Plan prepared in accordance with Article VI of Chapter 26.

C) Site plan review shall be required in the following instances:

1. When a building or structure is to be erected; or

- 2. When a building or structure is to be altered such that its footprint or its facade is altered; or**
- 3. When vehicular movement, vehicular parking or a pedestrian walkway is altered; or**
- 4. When surface water drainage is altered; or**
- 5. When exterior lighting is installed or altered; or**
- 6. When designed landscaping is installed or altered.**

Mr. Price stated he was looking to obtain a consensus from the Planning Board as to Site Plan Review relative to the painting of the façades in commercial district.

Mr. Price noted that as the Code Enforcement Office becomes aware of the businesses repainting the facades, they advise them they are to present a Site Plan Application before the Planning Board. Often times the business applies for the application after the façade has been repainted. Mr. Price stated he would like the Planning Board to consider amending the verbiage for this particular section of the Municipal Code, so as to alert the business an appearance before the Planning Board is necessary.

After a brief discussion, Mr. Curtin stated he would draft a letter to the Town Board advising of the discussion with Mr. Price.

Correspondence

A voucher was received for services from May 1, 2010 to August 1, 2010 from Shulman, Curtin, Grundner & Regan, P.C. for \$4531.25, 1531.25 of which is recoverable. Mr. Williams moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher was received for services from July 1, 2010 to July 31, 2010 from Barton & Loguidice for \$2495.98, 2120.98 of which is recoverable. Mr. Williams moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

Two vouchers from the Onondaga County Clerk's Office were received. The vouchers are for Fox Chase filing fees in the amount of \$381.00, all of which is recoverable. Mr. Logana moved to approve payment. Mr. Williams seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin stated that he, Mr. Dirk Oudemool, and Mr. John Fatcheric recently met regarding various permits being obtained through the Code Enforcement Office with respect to Wastebed 13.

The permits would be presented to the Planning Board for **advisory** input, but not consent, with the understanding the Town does not have any jurisdiction in this matter. These meetings would occur outside of the regular Planning Board meeting schedule and open to the public, however not open to public comment.

Comments of the Engineer

None

Comments of the Board Members

Mr. Fittipaldi asked if there has been any news regarding Malibu Hills. It's his understanding the construction company handling the development has removed the equipment from the area. The Planning Board members are not aware of any developments in the area.

Mr. Voss moved to adjourn the meeting at 8: 25. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Agenda
September 13th, 2010 - 7:00 pm**

Present

John Fatcheric
Don Fittipaldi
Jay Logana
John Trombetta
Martin Voss
John Williams (alternate member)
Lynda Wheat

Staff Present

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

Guests & Members of the Public

Dave Philippone, 1st Ward Councilperson
4 others

New Business

**104 Myron Road/Sam Rao's Florist (John Szczech)
Site Plan**

TM# 047.-01-02.0

Mr. John Szczech, the owner's authorized contractor presented the application. The purpose of the application is to renovate the façade of the greenhouse.

The owner proposes to "re-build" an area within the footprint of an existing greenhouse and to conform the exterior materials to that which presently exists on the adjoining structure.

A portion of the reconstructed structure will be used for retail as well as storage and it will not be used for greenhouse purposes.

There was discussion relative to the interpretation of the code relating to the enlargement of a non-conforming existing structure. That interpretation may require an area variance. It was noted the net usable area within which the improvements are to be made is not going to be increased even though the "volume" of the structure may be slightly increased to accommodate the new improvements.

The request was made to Mr. Curtin to draft the interpretation of the Zoning Board of Appeals in an advisory capacity only.

Mr. Curtin also noted the architect of this project would benefit by providing to the board sample of the materials to be used for this project.

Mr. Trombetta moved to list the Town of Camillus as Lead Agency. Ms. Wheat seconded the motion and it was unanimously approved.

Ms. Wheat moved to declare an Unlisted Action for this application. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to declare a Negative Declaration for this application. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 30:

Ms. Wheat moved for a provisional approval of the application subject to the Zoning Board of Appeals granting an Area Variance, as well as the applicant providing samples of the materials being used in the project. Mr. Williams seconded the motion and it was unanimously approved.

**6421-6429 Newport Road /Tomasz Lewtak
Site Plan**

**TM# 005.-03-09.0
005.-03-08.1
005.-03-08.0/1**

Mr. Tomasz Lewtak presented the application for the properties. Mr. Lewtak is the contract purchaser. The properties have a total of four (4) buildings. The buildings are a church, a parish hall and two houses. Mr. Lewtak is proposing to conduct a Pipe Organ Building & Repair Studio. The church building would function as the assembly room, the parish hall would house the majority of the tools used for the building and repair of the pipe organs. No uses are planned as yet for the two houses on the properties, except for the possibility of renting same.

Mr. Lewtak stated this business is a low volume, high quality venue that produces no adverse effects in the neighborhood. His hours of operation would be 8:00 am to 5:00 pm, Monday through Friday. At this time he has three (3) employees.

Mr. Voss asked if the sound level would be objectionable to the neighbors. Mr. Lewtak noted that when the testing of the instruments is when the sound level may occur and that would be no louder than when a church is active. Also there are tools involved with the repair of the instruments, and these sound levels are well within the acceptable levels.

Mr. Fittipaldi and Mr. Voss asked for clarification of the LBO District by special permit of the ZBA. Mr. Curtin stated the land use must be specific to Special Use Permit granted to the property owner.

Mr. Curtin asked the applicant planned on any exterior changes such as altering doorways to the existing buildings. Mr. Lewtak stated he is not planning any changes to the buildings.

Resolution # 31:

Mr. Trombetta moved to approve request the Planning Board attorney draft a letter to the Zoning Board of Appeals stating the Planning Board does not have any issues with the existing infrastructure or improvements as proposed by the contract purchaser. Further, the Planning Board defers to the Zoning Board of Appeals as this is a matter of primary jurisdiction for further determination. Ms. Wheat seconded the motion and it was unanimously approved.

**3214 Ruby Road/ Raymond Ross
Site Plan**

TM# 008.-01-03.0

The application is postponed to a later meeting.

Old Business

**Township 5 Apartments/ Kevin Eldred/ Greg Sgromo
Site Plan**

TM# 017.-05-65.1

Mr. Sgromo presented the application for Township 5. The application proposes to build eight (8) apartment buildings with 12 units each for a total of 96 units. Each building will have a corresponding garage unit, as well as a dumpster enclosure.

Mr. Sgromo stated in previous appearances the board had asked for more details on the Site Plan presented. Those details include more details on landscaping, existing vegetation, analysis on visual impact, lighting, dumpster enclosures, the secondary access road, and also the drainage impact on the existing neighborhood.

The applicant provided details concerning the landscaping which includes the types of trees which include deciduous trees and/or shrubs and evergreens. Also noted is the placement of the trees. The plan depicts the location of the trees to provide addition screening to the existing neighborhood as well as enhance the aesthetics of the apartment development.

Mr. Sgromo also noted the visual impact of the development has been portrayed by taking photographs from the various existing neighbors' rear yards. This demonstrates the views of the new development the neighbors currently residing on Bennett Road will view as requested in a prior meeting.

The lighting on each building will follow and/or exceed the municipal code requirements.

The dumpster enclosures are proposed to be connected to the garages with a hidden façade which will complement the garages. The enclosures will be easily accessible both by the residents and the facility maintenance.

The plan depicts the secondary access road to be accessed by Hinsdale Road. The road will be a gravel road, protected from everyday traffic by a breakaway security gate similar to one used by Southern Container. The fire department will be notified of the addition of the access road as construction begins on the project.

With respect to the drainage, a storm water management area has been noted on the Site Plan on the southwestern section of the parcel. The drainage report depicts the water to enter to the drainage area and to enhance the existing neighborhoods drainage system.

Mr. Czerwinski noted that time constraints did not allow for a full evaluation of the drainage report submitted, however he would report his findings as soon as possible.

Several Board Members commented on the caliper of the trees, specific to the size. It's the Board's suggestion the trees have at least a 5" caliper so as to make a statement especially with respect to the entrance of the project. Also, the request to re-visit the landscaping of the site was made, as the Board feels the construction of the development could be detrimental to some existing vegetation.

Mr. Voss noted the location of the secondary access road is not depicted clearly on the map presented at the meeting. He asked for clarification on the location. The location is on the west side of Hinsdale Road. Mr. Voss asked Mr. Williams if he was pleased with the information provided regarding the secondary access road and Mr. Williams stated he was, and had spoken to the engineers to make suggestions for materials used for the breakaway gate. Mr. Voss also expressed concern regarding the Bennett Road intersection, stating he drives through the intersection every day. He stated when the apartments become active this will add additional commuters to the mix and feels the traffic will be a future concern.

Mr. Williams stated there is an existing hammerhead near the storm water management area. As per his request to Rick Maar, of Dunn and Srgomo Engineers, the hammerhead will become a full fledged turnaround.

Mr. Curtin complimented the architects and developers on the project. He stated the concerns of the neighbors have been addressed very succinctly and is pleased the project continues to move forward.

Mr. Curtin stated he would like to clarify the Board's position regarding the caliper of the trees. One of the purposes suggesting the trees be of a certain caliper is to provide adequate screening on the private road. The second purpose of the screening will provide additional screening when the next phase of construction begins.

With respect to the presentation, Mr. Curtin noted there are some areas that need to be addressed, such as the exterior, material texture and color, parking configuration, and drainage.

Mr. Curtin noted the Board could move forward to approve the footprint and elevations as presented, but noted the approval would have conditions that would need clarification for further development.

After additional discussion with applicant, Ms. Wheat moved to declare the Town of Camillus Lead Agency. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Voss moved to declare an Unlisted Action for the application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Logana moved to declare a Negative Declaration for the application. Mr. Williams seconded the motion and it was unanimously approved

Resolution # 32:

After additional discussion, Mr. Logana moved to approve the site plan as presented which depicts the elevations and conceptual plan, as well as the footprint of the projects for the eight (8) residential apartment buildings, with eight (8) garages and dumpster enclosures as well as a parking configuration. The Site Plan does not depict the colors, texture, and further the Planning Board reserves approval conditional upon further details to be provided regarding these details. Mr. Williams seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Fittipaldi moved to approve the minutes of August 9th. Mr. Williams seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to approve the minutes of August 23rd. Ms Wheat seconded the motion and it was unanimously approved

Discussion

None

Correspondence

Comments of Town Officials

Councilperson Dave Philippono stated there is a Planning & Zoning Committee meeting on September 20th. One of the topics to be discussed is the status of Parkland Fees.

Comments of the Attorney

Comments of the Engineer

Comments of the Board Members

Mr. Voss noted the WGAC club pep rally is to be held on Saturday, September 18th. Mr. Voss encouraged participation from all present if possible.

With no further business before the board, Mr. Voss moved to adjourn the meeting at 8:30. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
September 27th, 2010 - 7:00 pm**

Present

John Fatcheric
Don Fittipaldi
Mike Kallfelz
Jay Logana
Martin Voss
John Trombetta
John Williams (alternate member)

Staff Present

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

Guests & Members of the Public

Bill Davern, 3rd Ward Councilperson
10 others

Absent

Lynda Wheat

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

New Business

**3214 Ruby Road/ Raymond Ross
Site Plan (Residence in an Industrial Zone)**

TM# 008.-01-03.0

Mr. Raymond Ross presented the application. The purpose of the application is to enlarge the existing deck to avoid the water and ice from gutters dripping on to the deck, which then necessitates repairs to the deck on a yearly basis. The application is before the Planning Board due to the residence being in an industrial zone referring to sections 1101 and 1205 of the Municipal Code.

Chairman Fatcheric and Mr. Curtin noted the application does not have any Site Plan issues and the next step would be to apply for an area variance through the Zoning Board of Appeals. Expanding a non-conforming structure will require a variance from the ZBA. If an area variance is approved, then the project may be able to move forward.

Resolution #33:

Mr. Williams moved to ask Mr. Curtin to draft a letter to the Code Enforcement Office and the Zoning Board of Appeals stating the Planning Board has no Site Plan issues with the application. In fact, the proposed expansion would actually

improve access to the home from a fire safety standpoint. Mr. Logana seconded the motion and it was unanimously approved.

**3501-3577 W. Genesee Street/Famous Footwear
Site Plan (Signage)**

TM# 048.-01-01.1

Mr. Matthew Oakes from Benderson Development presented the application for the proposed "Famous Footwear" sign showing the location of the proposed tenant.

As depicted on the Site Plan, Famous Footwear is proposed to be located adjacent to Party City. The proposed sign, with respect to size and character, is consistent with the signs previously approved and installed for the other neighboring tenants.

The proposed sign is 22'.3" in length and 6'.7" in width for a total of 149.4 square feet. The sign is depicted as a sign with white lettering and a brown background.

The location of the tenant is to the west of Party City.

Mr. Logana asked if there is a canopy depicted on the rendering presented. Mr. Oakes stated it is not. It is an awning with the purpose of providing customers entering and exiting the store protection from the elements.

Mr. Curtin commended the developer on the recent additions of tenants over the last few months. Mr. Curtin stated the color of the recent addition of the Five Below sign may have to be revisited as the color displayed is a brighter color than depicted when the application was presented. Mr. Oakes stated he would look into the matter and advise accordingly. Also Mr. Curtin stated if the awning is going to be illuminated that information needs to be provided.

Mr. Williams moved to list the Town of Camillus as Lead Agency. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to declare an Unlisted Action for this application. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Trombetta moved to declare a Negative Declaration for this application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Resolution # 34:

Mr. Trombetta moved for approval of the Site Plan for signage for Famous Footwear as submitted. Mr. Williams seconded the motion and it was unanimously approved.

**3700 W. Genesee Street/Empower Credit Union
Site Plan**

TM# 042.-10-04.1

Mr. Dan Manning of JCM Architectural Associates and Mr. Neal Zinsmeyer of Napierala Consulting presented the application.

The existing building is a two-story building with a footprint of 4,843 square feet and a combined floor area of 6,409 square feet. The building was previously Whelan Bros and Hulchanski Funeral Home.

Empower Federal Credit Union is proposing a new entrance portico on the west side of the building.

The existing parking spaces are being reconfigured with new asphalt paving, incorporating grass area throughout and improving drainage characteristics which includes the placement of dry wells in strategic areas of the parking area.

The existing site and building lighting on the west side and building lighting will be renovated. A new surface mounted entrance fixture on the west side and building lighting on the north side will be installed.

The Empower Federal Credit Union will operate Monday through Thursday, 9:00 a.m. to 5:00 p.m., Friday, 9:00 a.m. to 5:30 p.m. (drive through hours Monday through Friday, 7:30 a.m. to 6:00 p.m.), Saturday, 9:00 a.m. through 1:00 p.m. (drive-through hours the same as lobby hours on Saturday) for a total of 56.5 hours of operation per week. There will be eight (8) credit union employees during these operating hours. Anticipated service to customers is expected to be approximately 5500 members per month.

Mr. Zinsmeyer and Mr. Manning stated the NYS DOT has been approached regarding the project. At this time, there are no recommendations from the DOT. As Mr. Manning and Mr. Zinsmeyer noted, there are procedures to follow before the DOT will comment on the project.

Mr. Logana asked if there was any information regarding the capacity of the dry wells that are proposed for the parking area. Also Mr. Logana asked if the engineers have considered "porous pavement" for the project. The engineers stated they would take it under advisement.

Mr. Logana stated he also wanted to be certain the neighbors in the residential neighborhood would be provided with adequate screening especially from vehicles' headlights during the evening hours.

Mr. Trombetta asked about the snow storage plan. At the present time the snow storage is planned to be in the northwestern portion of the parking lot. Mr. Trombetta also asked about delivery and/or money trucks for the business. It

was noted the delivery trucks would be at the business during regular business hours.

Mr. Williams complimented the engineers of the project on their presentation. He suggested the Handicapped Parking depicted on the plan as being located on the Hunt Ave side of the building be relocated to the northwestern side of the parking lot to avoid any safety concerns at the Hunt Avenue/West Genesee corner.

Mr. Voss stated he thinks the proposed project is an excellent re-use of the property. Also he stated the presentation was very good. Mr. Voss asked if there was a chance the new owners would have an agreement with the owner of the Ice Cream Store and Restaurant to use the parking area of the credit union as spillover parking when those businesses require extra parking. The Empower Credit Union representatives stated to their knowledge there would not be an agreement. Mr. Voss reiterated the concerns of Mr. Logana regarding the ensuring proper buffering for the neighbors in the residential neighborhood.

Chairman Fatcheric reiterated the concerns regarding snow storage. He stated in years prior the snow storage has caused safety concerns and wants to ensure the new owners are prepared to have ample snow storage to alleviate those concerns. Chairman Fatcheric also asked if the property was (1) one tax parcel. It was stated it is (1) one tax parcel.

Mr. Czerwinski expressed concern regarding the proposed driveway onto Onondaga Road with respect to the island, specifically the curb cut. Mr. Czerwinski noted the fire departments require a mountable curb and wanted to ensure it is understood this is a requirement.

Also, Mr. Czerwinski noted the lighting diagram shows luminosity slightly higher than the Municipal Code; however the bank industry has luminosity requirements which supersede town requirements.

Mr. Curtin stated the handicapped spaces are an area of concern. He reiterated Mr. Williams' request the spaces be relocated to the northwest side of the building to alleviate the safety concerns caused by the Hunt Avenue and West Genesee intersection.

Mr. Curtin also complimented the applicant on the presentation. Also, Mr. Curtin noted the amount of parking spaces provided is more than ample and suggested reducing the number of spaces in order to provide a specific area the developers may want to consider for snow storage. He stated it seemed like a natural location for snow storage and encouraged the developers to consider this.

After a brief discussion with the applicant, the Planning Board noted the applicant needed to provide the Planning Board's comments on the site plan to move

forward. The applicant noted there was a need for the DOT to be notified of the application before the Camillus Planning Board. It was noted the clerk would send a notice of interest to the agencies affected.

Mr. Fittipaldi moved to list the Town of Camillus as Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

**3258 Warners Road/ James Togni
Sketch Plan (2 lot subdivision)**

TM# 007.-05-14.0

Mr. James Togni presented the application regarding subdividing the property. Mr. Togni explained the property has two residential structures on the parcel and in order to move forward with financing he would like the property to be subdivided into (2) parcels.

It was noted Mr. Togni needs to show the location of the septic systems and/or leech fields on the properties and provide an updated survey.

The application is continued to a later meeting.

Old Business

None

Minutes of the Previous Meeting

Mr. Williams moved to approve the minutes of September 13th. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received for services from August 1, 2010 to August 30, 2010 from Barton & Loguidice for \$646.00, \$396.00 of which is recoverable. Mr. Williams moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved.

Comments of Town Officials

Councilperson Davern spoke regarding the noise issues that have been brought to his attention regarding MaineSource at 3440 W. Genesee Street. Neighbors in the residential area behind the store have stated the compressors (refrigeration units) have been extremely noisy, and stated the delivery trucks are delivering at approximately 5:30 a.m.

Councilperson Davern expects to have this resolved with the business by the week's end.

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 8:30. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully Submitted,

Sandy Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
October 13th, 2010 – 7:00 pm**

Present

John Fatcheric
Mike Kallfelz
Jay Logana
Martin Voss
John Trombetta
Lynda Wheat

Staff Present

Christian Danaher, Esq.
Paul Czerwinski, P.E.

Guests & Members of the Public

Dave Philippone, 1st Ward Councilperson
Joy Flood, ZBA Chairperson
10 others

Absent

Don Fittipaldi
John Williams (alternate member)

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

New Business

**Cessna Road Subdivision/John Szczech
Sketch Plan**

TM # 008.-01-09.0

Mr. John Szczech presented the application. Mr. Szczech stated the purpose of the application is to create (2) two new lots.

It was noted the property is zoned **Municipal**. The applicant stated the lots possibly overlap with the “paper roads” in the subdivision.

As the property is zoned **Municipal**, the application may require a determination from the Planning Board attorney to move forward with the proposed subdivision. The Planning Board would also need to consider the proposed use for the property.

Mr. Danaher suggested the application be continued until more information is provided regarding the issues mentioned.

**6573 Pottery Road/CDS Group
Town Board Referral**

TM # 007.-01-03.3

Site Plan Review for Special Use Permit (mining application)

Mr. Nick DeSantis of the CDS Group presented the application. The applicant proposes to mine clay and topsoil from 14 acres of 62 acre parcel owned by the

CDS Group. The mine is located at 6573 Pottery Road. Pottery Road intersects NYS 173 on the southerly end and Herman Road on the northerly end. The mine is located entirely to the west of Pottery Road.

The property is industrial zoned land previously used for the Syracuse Pottery mining operations. Areas of the property not used for prior Syracuse Pottery mining operations exist in a natural state as forest, wetlands and shrubbery. Areas of the parcel that were mined have been reclaimed and exist as wetlands and ponds.

The current vegetation is indigenous species of various grasses, shrubs, wetland vegetation along with a small forested area which contains white "swamp" oak, ash, small maple, and miscellaneous scrub trees.

Topography indicates there are low slope conditions and the proposed mining area is a low point on the parcel.

The minerals being mined are two parent materials known as "clayey glaciolacustrine deposits and "silty glaciolacustrine" deposits. In addition, any excess topsoil which is not used for reclamation purposes.

The initial operation will consist of clearing and grubbing the existing vegetation, trees and topsoil. Once cleared the mine area will be prepared for silt screening and sediment control operations. The cleared vegetation and branches will be removed from the mine areas and transported to a facility off site where they will be shredded. Large trees will be sold for firewood and lumber. Remaining large stumps will be placed inside the mine excavated area as organic material to promote fish habitat. The existing topsoil (average depth 6" to 12") will be stripped and stored in the mine area for ongoing reclamation purposes. At any given time during the mining operation a sufficient volume of topsoil will be stored in the mine area to reclaim the area that is open. Topsoil not used in the mine reclamation or stored to reclaim open mine areas will be removed from the mining area for sale or future use.

The equipment to be used during the mining and excavation is as follows but not limited to; excavators, backhoes, front end loaders, dump trucks, bull dozers, and tractors. The tractors will be used for maintenance, dust control, fine grading, and other reclamation procedures.

The sequence of the mining operation is anticipated to begin from the eastern or western border of mine areas, Number 1 and 2, and work easterly or westerly as the operation progresses. This sequence will minimize the disturbance of existing site conditions and provides measures to control and monitor site drainage into the existing watershed.

Access roads from the mining area will be constructed of a minimum of 12" of locally available crushed stone or recycled concrete from the NYS Thruway project stockpiled locally. The access road will be for the active life of the mine. Fresh stone, wood chips, and other measures will be employed to minimize the tracking of the soil from the mine area into Pottery Road.

The stockpile area will be located on the westerly side in Mining Area 1, and the southerly side in Mining Area 2. Waste material consisting of cleared vegetation and branches will be removed from the mine areas and transported to a facility off site where they will be shredded as mentioned in the operation explanation listed above.

The remoteness of the operation will provide an inherent mechanism to control dust. Watering operations will be in progress throughout the active life of the mine as a control measure to prevent airborne dust from migrating out of the mine areas. The access roads will be maintained and fresh stone, wood chips and other measures will be employed to minimize the tracking of the soil from the mine area as an additional measure to control dust.

The remoteness of the operations and natural vegetation will provide an inherent mechanism to control noise from mining operations. Pottery Road is currently an Onondaga County road which is a trucking route. Entities including Onondaga County DOT, Matrix Turf Solutions, Outdoor Power, CSX Railroad and Myers Towing currently this route routinely. The potential for trucking noise is a constant possibility and mine trucking operations will have hours of operation established to coincide with normal acceptable working hours to minimize inconvenience to the surrounding property owners.

Run-off water collection will be controlled through the construction of berms and silt fencing operations. Due to the characteristic of the site and the location of the mining operation it is anticipated that the majority of run-off water will flow towards the excavated mine area. The run-off water that flows into the mine area will be contained in the mined area and silt will settle out. CDS will work with the DEC mining representative to implement the best cost effective plan to control water collection and screening before the run-off water enters the watershed.

The remoteness of the operations, site vegetation and existing grade will provide a natural screening from public areas. The access roads are designed in a manner as to limit a straight view into the mining areas from any public area. The stockpile area for mining areas 1 and 2 will be contained on CDS Group, Inc. Property adjacent to the mining operation and not visible.

There will be no petroleum or fuel storage in the mining area or on-site. Petroleum in the mining area or on-site will be limited to vehicular only. The need for a petroleum spill prevention plan will not be necessary.

The project is subject to the State Environment Quality Review Act. The Department of Environmental Conservation proposes to act as Lead Agency for the SEQR review of this mining permit application.

At the present time, according to Town Attorney Dirk Oudemool, mining operations are not allowed in the Town of Camillus. In order for the mining operation to begin, the applicant cannot pursue mining with legislative relief from the Camillus Town Board.

As noted in correspondence from Mr. Oudemool to the Town Board, a Special Permit process is in order which will allow neighbors to voice their concerns, and also propose conditions if deemed necessary to protect the neighbor and the environment.

Mr. Voss asked what type of equipment will be used to excavate. It was noted clamshell excavators will be used and fueled by diesel. Also, Mr. Voss asked how far away from the road is the mining activity occurring. Mr. DeSantis answered it is approximately 900' to 1050' away from the road. Mr. Voss inquired if there is any type of restrictions on the amount of vehicles entering the mine. According to Mr. DeSantis, the mining industry and the DEC has restrictions will limit the amount of trips in and out to 16 per hour. Mr. DeSantis also noted this would be the maximum during the 4-6 month when the mine is being actively cleared.

Mr. Kallfelz expressed concern regarding the area beneath Pottery Road, where there is an existing creek. The concern is who will maintain the creek from the eventual silt that will drain to the area. It was noted this will be the responsibility of the CDS Group.

Ms Wheat asked who currently owns the property. Mr. DeSantis stated the property is owned by the CDS Group. Ms. Wheat also asked what will happen to the property after the mining operation is complete. Mr. DeSantis stated there two possibilities that have been discussed are a fish farm and possibly a hydroponic facility.

Mr. Logana asked for clarification regarding the location of the access road and the entrance from the trailer. It was clarified that is approximately 200 feet. Mr. Logan also inquired as to how the owners planned to deter curious neighbors, children from entering the mining site. Mr. DeSantis stated the area is posted with "No Trespassing" signs and there are also security cameras.

Mr. Trombetta asked for more information on how the dust will be controlled. Mr. DeSantis explained the DEC recommends the trucks transporting the material be wetted before entering the access road to leave the mine. Also, the length of the access road is expected to minimize the amount of dust. Mr. Trombetta also asked for clarification on the fact there will not be any petroleum kept on the

premises. Mr. DeSantis stated there will not be any petroleum kept on site, and any vehicles requiring petroleum are removed from the mining operation every day.

Mr. Czerwinski noted the DEC is heavily analyzing the application and has asked for clarification on many of the concerns brought forth by the Planning Board members. Also, the DEC is planning to conduct a Public Hearing. Mr. Czerwinski stated he and the Planning Board attorney would review the comments presented at tonight's meeting to draft a letter to the Zoning Board of Appeals listing the Planning Board's recommendations.

Mr. Danaher stated he agrees with all concerns presented by the Planning Board members. Also, he noted the DEC is the agency reviewing the permit process for the Mining Operation and these concerns are being addressed by the DEC as well.

Resolution # 35:

Ms. Wheat moved to request Mr. Czerwinski and Mr. Curtin correspond with the DEC and the Zoning Board of Appeals to make the recommendations on behalf of the Planning Board. Mr. Voss seconded the motion and it was unanimously approved.

**55 Richlee Drive/Diane Scaravillo
Site Plan Review for Special Use Permit
(Hair Salon in Private Residence)**

TM # 033.-04-09.0

Ms. Diane Scaravillo presented the application to the Planning Board. The purpose of the application is to request a Special Use Permit to operate a one (1) chair salon at a private residence.

Ms. Scaravillo noted presented a layout of the home. The client will enter the residence via the garage, and the salon will be on the right. There are no steps leading into the house or garage. The area is well-lit. The clients will be scheduled one at a time and there should not be more than one car present in the driveway at a time. The clients will be scheduled during the day, with an occasional evening appointment.

The owner clarified with the neighbors they did not have any concerns.

Resolution # 36:

Mr. Voss moved to make a positive recommendation the Zoning Board of Appeals. Mr. Kalfelz seconded the motion and it was unanimously approved.

Old Business

None

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

Referral from Town Board regarding Parkland Fees

Councilperson David Phillipone stated the Park Land Fees in the Town of Camillus is lower than surrounding towns. Mr. Phillipone stated he would like to bring the Park Land fees in line with other towns and raise the Park Land Fee to \$500.00 for homes and \$500.00 for apartments.

Resolution #37:

After a brief discussion, the Mr. Logana moved to make a positive recommendation to the Town Board. Mr. Trombetta seconded the motion and it was approved.

As the decision was not unanimous, the Planning Board was polled:

Chairman Fatcheric – Aye

Mr. Kallfelz – Aye

Mr. Logana – Aye

Mr. Voss – Aye

Mr. Trombetta – Ave

Ms. Wheat – Nay

Correspondence

A voucher was received for services for August through September 2010 from Shulman, Curtin, Grundner & Regan, P.C. for \$2156.50, \$469.00 of which is recoverable. Mr. Voss moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:20. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully Submitted, Sandy Shoff

**Town of Camillus
Planning Board Minutes
October 25th, 2010 - 7:00 pm**

Present

John Fatcheric
Mike Kallfelz
Jay Logana
Martin Voss
Lynda Wheat
John Williams (Alternate Member)

Staff Present

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

Guests & Members of the Public

10 others

Absent

Don Fittipaldi
John Trombetta

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

New Business

**Camillus Hills Property Owners' Association
Lot Line Re-alignment**

TM# 027.2-01-02.0

Mr. Paul Curtin spoke on behalf of the applicant. The property as shown is owned by the Federal Credit Union. The purpose of the application is to merge TM# 027.2-01-02.0, owned by Camillus Hills Property Owners' Association into that which is owned by Westar Federal Credit Union. This is beneficial to the Credit Union to provide extra parking and/or for the credit union to expand their offices if necessary.

Ms. Wheat asked if the lot re-alignment would change the zoning on the property. Mr. Curtin answered it would not, the parcel would remain PUD.

Mr. Williams moved to declare the Town of Camillus Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Wheat moved to declare an Unlisted Action for the application. Mr. Voss seconded the motion and it was unanimously approved.

Ms. Wheat moved to declare a Negative Declaration for the application. Mr. Williams seconded the motion and it was unanimously approved.

Resolution # 38:

Ms. Wheat moved to approve the Lot Re-alignment application as submitted. Mr. Logana seconded the motion and it was unanimously approved.

**5301 W. Genesee Street/Top's Market
Amended Site Plan (Façade Improvements)**

TM# 066.-01-10.1

Mr. Mike O'Shea from QPK presented the application on behalf of the Tops organization. The purpose of the application is to improve the façade for the Tops' Grocery Store located at the corner of West Genesee Street and Kasson Road.

The proposed modifications include removing the existing metal pitch roofs on the north and south areas of the roof. The roofline will be altered the roof line with a standing seam pitched metal roof, depicted as green on the rendering presented.

Also planned for the east (front) elevation of the building is to remove existing E.I.F.S. (overhang) and replacing with a colonial cornice. The colors as proposed are super white and cotton.

In addition, the brown block at the lower portion on the east and north elevations of the existing façade will be replaced with smooth-face CMU (Concrete Masonry Unit) to be determined.

The east (front) elevation also shows a minor build-out which changes the footprint of the building. The proposed modification shows a planter to enhance the aesthetics of the front of the store. Surrounding the planter are windows, which at this time are shown to be faux windows.

The façade changes are in line with the other tenants in the Plaza.

Mr. Voss complimented the organization on the improvements to the store. Mr. Voss asked if the proposed modifications will be in addition to what has already been done to the façade, as the façade has been recently painted a very light beige. Mr. O'Shea stated these modifications are in addition to the improvements already completed.

Mr. Williams clarified if the walkway from the north and south edges of the parking lot in the front of the store will be removed completely. Mr. O'Shea stated that is the proposed plan. Mr. Williams suggested the organization may want to consider leaving the walkway he feels the walkway is used by many patrons of the store. Mr. O'Shea stated they would take it under advisement.

Ms. Wheat asked for clarification regarding whether there were plans to install a café on the second floor. There are not at this time. Ms. Wheat also asked for clarification on the windows depicted on the front of the store in the rendering, whether or not they are real windows or false windows. Mr. O'Shea stated at this time the plan is to install false windows for security purposes.

Chairman Fatcheric asked if the signage on the renderings is the approved signage from a previous appearance before the Planning Board. It is the approved signage.

With respect to the lighting, there are updates planned, but all updates are in conformance with the Town's Municipal Code.

Mr. Williams moved to declare the Town of Camillus Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Wheat moved to declare an Unlisted Action for the application. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare a Negative Declaration for the application. Mr. Williams seconded the motion and it was unanimously approved.

Resolution # 39:

Mr. Williams moved to approve the Amended Site Plan as submitted subject to the Town Engineer's approval of the lighting plan. Mr. Voss seconded the motion and it was unanimously approved.

**3501-3577 W. Genesee Street/Benderson LLC
Site Plan (Signage -Dress Barn)**

TM# 048.-01-01.1

Mr. Matthew Oakes of Benderson Development Co., LLC presented the application for the Dress Barn signage.

As depicted on the Site Plan, Dress Barn is proposed to be located between Five Below and Famous Footwear. As depicted in the elevation drawing the proposed signage for the Dress Barn is consistent with the signs previously approved and constructed for the other tenants in the Plaza. The signage is 29'11" in length and 4'0" in length for a total square footage of 116'4". The signage is building mounted, with red lettering and a soft green background.

Ms. Wheat asked for clarification if there are awnings on the front of the store. Mr. Oakes stated there are.

The other Board members stated their appreciation of the work the Benderson Company has done to Fairmount Fair and how pleased they are to have an active area of stores in the town.

Mr. Voss moved to declare the Town of Camillus Lead Agency. Mr. Williams seconded the motion and it was unanimously approved.

Mr. Williams moved to declare an Unlisted Action for the application. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare a Negative Declaration for the application. Mr. Logana seconded the motion and it was unanimously approved.

Resolution # 40:

Ms. Wheat moved to approve the Site Plan as submitted subject to the Town Engineer's approval of the lighting plan. Mr. Logana seconded the motion and it was unanimously approved.

Old Business

**Cessna Road Subdivison/John Szczech
Sketch Plan**

TM # 008.-01-09.0

The application is continued to a later meeting.

**3700 W. Genesee Street/Empower Credit Union
Site Plan**

TM# 042.-10-04.1

Mr. Neal Zinsmeyer presented modifications which have been made to the property in addressing the Planning Board's suggestions and concerns from a previous meeting.

The layout plan depicts the removal of two (2) parking spaces on the corner of Hunt Avenue and West Genesee Street to alleviate the concerns regarding congestion between the Empower property and Carol's Polar Parlor property. Also, with respect to the island directing vehicles to Onondaga Road, it has been confirmed the curb will be a mountable curb.

In the northern corner of the parking lot, six (6) parking spaces have been removed to accommodate snow storage.

Six (6) trees have been added to the northern edge of the parking lot, to accommodate the additional buffering of the residential houses located nearby.

The drainage report has been submitted to the Town Engineer and it appears all calculations are in compliance to address storm water and drainage concerns.

Mr. Logana asked if the Kasson Road location of Empower Credit Union would be closing. A representative from Empower stated the Kasson Road branch would be eventually close.

All Board Members noted the re-use of the building is a good one, and how pleased they are with the applicant's presentation and the positive response to the Board Members concerns.

Mr. Czerwinski noted the drainage report appears to be adequate and addresses SWPPP concerns.

Mr. Curtin complimented the applicant on the presentation, noting the next step would be to refer the application to SOCPA.

Resolution # 41:

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

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of September 27th. Mr. Williams seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric noted the proposed Site Plan from Carol's Polar Parlor has been submitted to the Town.

Ms. Franceshetti of Carol's Polar Parlor asked for any input from the Board and staff regarding the changes. It appears the areas of concern have been addressed, with one exception: The re-striping of the areas near the fire hydrant and utility pole and also near the intersection of Hunt Avenue and West Genesee Street needs to be implemented.

Correspondence

None

Comments of Town Officials

Ms. Diane Dwire, a previous Town Board member, asked to address the Planning Board, to express how pleased she is the Board appears to be continuing to improve the business area and atmosphere of Camillus.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

With no further business before the Board, Ms. Voss moved to adjourn the meeting at 7:45. Mr. Logana seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
November 22nd, 2010 - 7:00 pm**

Present

John Fatcheric
Don Fittipaldi
Mike Kallfelz
Jay Logana
John Trombetta
Martin Voss
Lynda Wheat

Staff Present

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

Guests & Members of the Public

Dave Philippone 1st Ward Councilperson
5 Others

Absent

John Williams (Alternate Member)

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

New Business

**2901 Howlett Hill Road/Tuscarora Golf Course
Site Plan Review for Special Use Permit Referral
(Restroom Facility Outbuilding)**

TM # 025.-03-24.0

John Caryl and Mark Cappuccilli, both officers of Tuscarora Golf Club presented the application. The purpose of the application is to obtain all necessary permits for an existing building containing 2 restrooms and snack bar located on the golf course.

As a Certificate of Occupancy is needed to sell alcohol at the snack bar, Code Enforcement became aware the building existed. Code Enforcement had advised the Golf Course Organization the building was “a non-approved structure” and needed to appear before the Planning Board and Zoning Board of Appeal to obtain the necessary approval.

The size of the structure is 22.25’ in length and 16’ in width for a total of 356 square feet. The floor is a concrete floor and walls are concrete block. The roof is pre-engineered and fabricated trusses with plywood and architectural roof shingles. There is a foundation for the building. The structure meets all municipal codes requirements

With respect to the septic system, Onondaga County Plumbing Control has permitted and inspected the plumbing system and found the installations to be in code compliance with the NYS Building and Plumbing Code. The system is connected to a holding tank which receives weekly service. The tank is equipped

with an alarm system to notify the Golf Course Organization of any problems with the tank.

Resolution # 42:

As this is a Site Plan Review for Special Use Permit Referral from the Zoning Board of Appeals, Ms Wheat moved to make a positive recommendation noting there are no Site Plan issues. Mr. Kallfelz seconded the motion and it was unanimously approved.

Old Business

**6616 Van Buren Road/Waylan Daeffler
Final Plat Application
Waylan Subdivision**

TM # 010.-02-35.0

Mr. Daeffler reviewed the application for all for the Subdivision. Mr. Daeffler owns the parcel which is approximately 46 acres and zoned RR. Mr. Daeffler would like to subdivide the property into three (3) lots. Lot 1 would be 33.69 acres, Lot 2 would be 7.77 acres, and Lot 3 would be 5.18 acres.

In a previous meeting, there was a request for the applicant to provide covenants and restrictions for the property. The covenants and restrictions have been provided together in a letter from Mr. Daeffler's attorney. The covenants and restrictions have also been updated on the applicant's final plat dated April 14th, 2010. The documents will be recorded at the Onondaga County Clerk's office at the same time as the final subdivision map is filed.

Chairman Fatcheric noted the application had been referred to Syracuse Onondaga County Planning Agency. The comments from the referral noted the applicant is required to reserve 60 foot rights-of-way meeting the requirements of the Onondaga County Department of Transportation on proposed Lots 1, 2, & 3 as appropriate to support a Town Master Road Plan. The applicant is also required to establish one or more 60 foot rights-of-way on proposed Lot 1 to meet the requirements of Onondaga County Department of Transportation for access to Van Buren Road for any future development or subdivision of proposed Lot 1.

As Lead Agency had been declared in a previous meeting, Ms. Wheat moved to declare an Unlisted Action for the application. Mr. Trombetta seconded the motion and it was unanimously approved.

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

Resolution # 43:

Ms. Wheat moved for Preliminary Plat approval as submitted by the applicant with the following conditions:

- 1) The covenants and restrictions have been provided in a letter from Mr. Daeffler's attorney.
 - 2) The covenants and restrictions have also been updated on the applicant's final plat dated April 14th, 2010.
 - 3) The documents will be recorded at the Onondaga County Clerk's office at the same time as the final subdivision map is filed.
- Mr. Fittipaldi seconded the motion and it was unanimously approved.

Resolution # 44:

Ms. Wheat moved for Final Plat approval conditional upon the conditions listed in **Resolution # 43**. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Resolution # 45:

Mr. Logana moved to assess Park Land fees for 3 lots. Mr. Trombetta seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Ms. Wheat moved to approve the minutes of October 13th. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Ms. Wheat moved to approve the minutes of October 25th. Mr. Trombetta seconded the motion and it was unanimously approved.

Discussion

2011 Organizational Discussion

Mr. Fittipaldi motioned to appoint Sandy Shoff as Clerk to the Planning Board. Ms. Wheat seconded the motion and it was unanimously approved.

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

Mr. Voss 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. Trombetta seconded the motion and it was unanimously approved.

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

Ms. Wheat recommended the reappointment of John Williams as the Alternate Planning Board member for a one-year term expiring December 31, 2011. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Kallfelz motioned to recommend the reappointment of John Fatcheric II for a five-year term expiring December 31, 2016. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Voss recommended the reappointment of John A. Fatcheric II as Chairman of the Planning Board for 2011. Mr. Logana seconded the motion and it was approved unanimously.

Ms. Wheat motioned to recommend the appointment of Jay Logana as Vice Chairman for a five-year term expiring December 31, 2016. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Meeting Dates for 2011

Mr. Fittipaldi motioned to approve the 2011 Planning Board meeting schedule as follows: 7:00 pm on the second and fourth Mondays, with the exceptions as noted with (*), being January 10 & 24, February 14 & 28, March 14 & 28, April 11 & 25, May 9 & 23, June 13 & 27, July 11 & 25, August 8 & 22, September 12 & 26, **October 14*** & 24, November 14 & 28, December 12 & **28***.

Correspondence

A voucher was received for services for September 2010 from Barton and Loguidice, P.C. \$1722.76, \$1597.76 of which is recoverable. Mr. Voss moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin stated his appreciation of the Board's confidence and thanked them for the opportunity to serve as the Planning Board's legal counsel for another year.

Comments of the Engineer

Mr. Czerwinski also stated his appreciation of the Board's confidence and thanked them for the opportunity to serve as the Planning Board's Engineer Firm for another year.

Comments of the Board Members

Mr. Kallfelz asked if the sandwich sign placed on the corner of Hunt Avenue and West Genesee Street is a violation of the Municipal Code. Mr. Kallfelz stated he believes it could be a safety concern as it is difficult to see around the sign as is currently located.

The Planning Board referred the concern to Tom Price, Code Enforcement Officer.

The Board members extended Happy Thanksgiving wishes to each other.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7:25 p.m.

Respectfully submitted,

Sandy Shoff, Planning Board Clerk

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