

**Town of Camillus  
Planning Board Minutes  
January 10<sup>th</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

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

**Guests & Members of the Public**

4 others

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

**New Business**

**3360 – 3366 Milton Ave/Virgil Dombroski  
Site Plan**

**TM # 046.-01-06.0**

Mr. Michael Hrab, attorney for Mr. Dombroski presented the application. The property is under a contract purchase agreement from the current owners. The building previously housed the Tarson Supply Company.

The building was built in the 1940's. The property has 640' of road frontage, and occupies three (3) tax parcels. There are railroad easements in the rear of the property.

Mr. Hrab stated the intended use for the building is to house a novelty business, and to host banquet parties on a reservation only basis. The banquet parties would be with customers using the different amenities offered by the applicant. The building would also house a business office.

The purpose of the application is to amend the parking area to add 20 parking spaces to the existing parking lot. The applicant is also appearing before the Zoning Board of Appeals for parking variance based on necessary requirements in the municipal code.

According to Mr. Hrab, the entire building is not being used for party space. The building will also be used for storage. The space being used for the banquet parties is a smaller footprint than the square footage provided in the site plan. It's the applicant's desire to have the amount of parking needed reduced based on the amount of footage being used for actual party space.

With respect to the Site Plan, the applicant did not provide details such as lighting, snow storage, pedestrian egress, public safety concerns, elevations and drainage on the plan presented. The applicant did provide details on the parking areas; however the information provided did not meet all the dimensional requirements of the Town Code.

All Board members stated they appreciated the business aspect of the applicant. However the applicant needs to address the public safety concerns. Parking on the property is an enormous concern and the parking plan provided does not show the access and egress of the parking lot. Also the amount of parking spaces does not show the applicant is providing ample parking.

Mr. Fittipaldi stated there is the possibility of restrictive covenants for the application, however he stated more information is necessary before that can be discussed further.

After additional discussion with the Town Engineer, Planning Board Attorney and Board, the Board stated the applicant needs to provide additional details for the Planning Board to consider moving forward with the application.

With the information provided tonight, the Planning Board is unable to provide a positive recommendation to the Zoning Board of Appeals.

**Old Business**

None

**Minutes of the Previous Meeting**

Ms. Wheat moved to approve the minutes of December 13<sup>th</sup>, Mr. Logana seconded the motion and it was unanimously approved.

**Discussion**

**Correspondence**

A voucher was received for services for November 2010 from Barton and Loguidice, P.C. for \$1118.50, \$993.50 of which is recoverable. Mr. Fittipaldi 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**

None

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, Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
February 14<sup>th</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

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

**Guests & Members of the Public**

4 others

**Absent**

Lynda Wheat  
John Williams

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

**New Business**

**5335 W. Genesee Street/Tops Market  
Amended Site Plan**

**TM # 048.-01-01.1**

In a previous meeting before the Planning Board, QPK Design, representing Tops, presented modifications to their building located within Camillus Commons which included the following; removing the existing metal pitch roofs on the north and south areas of the roof, and the alteration of the roof line with a standing seam pitched metal roof, east (front) elevations of the building depicting the removal of E.I.F.S. (overhang) and replacements with a colonial cornices. The colors proposed were super white and cotton.

Additional modifications included replacement of the brown block at the lower portion on the east and north elevations of the existing façade with smooth-face CMU (Concrete Masonry Unit).

Also depicted at the previous meeting, the east (front) elevation also showed a minor build-out which changed the footprint of the building. The proposed modification showed a planter intended to soften and enhance the aesthetics of the front of the store. Surrounding the planter were windows, which were depicted to be faux windows.

These proposed façade changes were in line with the approved building elevations of the other tenants in the Plaza.

Ms. Jill Fudo presented the Amended Site Plan. The proposal before the Planning Board tonight includes the repainting of the façade and the modifications of the soffits located on the front (east) side of the building.

The applicant advised the Board that the modifications previously proposed are no longer a viable option as the cost of structural modifications exceeded the tenant's original budget.

All Planning Board members expressed disappointment the previously proposed modifications were eliminated due to budget concerns. The Board members noted one of the functions of this Board is to ensure the aesthetic landscape of the Town is one that pleases the eye and feels the previous submission better suited the Town's expectations.

The applicant was encouraged to consider creative and alternative ways to renovate the façade to fit in with the remainder of Camillus Commons.

The application is continued to a later meeting.

**104 Bennett Road/Store America  
Amended Site Plan**

**TM# 017.-05-01.0**

The purpose of the application is to alter the footprint of the "future single-story building" depicted on the previously approved site plan of August 30, 2004. Originally the square footage was shown to be 4500 square feet. This has been modified to 8550 square feet.

As the second building has increased in size, it was noted the parking configuration previously depicted would need to be updated. Earlier rendering show parking areas to be in what is now depicted as "green areas".

The Site Plan presented did not provide a clear rendering of the parking areas for the second building. The applicant also needed to provide details regarding materials to be used, color, & elevations of the new structure to the Planning Board.

Also noted during the discussion is the project may require a parking variance from the Zoning Board of Appeals. The applicant was advised of the necessary steps to continue the process.

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

**Old Business**

None

**Minutes of the Previous Meeting**

Mr. Fittipaldi moved to approve the minutes of January 10<sup>th</sup>. Mr. Trombetta seconded the motion and it was unanimously approved.

**Discussion**

None

### **Correspondence**

A voucher was received for services for December 2010 from Barton and Loguidice, P.C. for \$323.00 \$198.00 of which is recoverable. Mr. Kallfelz moved to approve payment. Mr. Fittipaldi 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**

None

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  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
February 28<sup>th</sup>, 2011 - 7:00 pm**

**Present**

Jay Logana (Acting Chairperson)  
Don Fittipaldi  
Mike Kallfelz  
John Trombetta  
Martin Voss  
Lynda Wheat  
John Williams

**Staff Present**

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

**Guests & Members of the Public**

David Philippone – 1<sup>st</sup> Ward Councilperson  
10 others

**Absent**

John Fatcheric

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

**New Business**

**Breed Road Meadows/Kurt Birchler  
Sketch Plan Review**

**TM# 021.-01.-01-(etc)**

Mr. Kurt Birchler presented the Sketch Plan application. Mr. Kirchler is proposing to subdivide six (6) tax parcels containing approximately 27 acres of land into fourteen single family residential lots containing 1+ acres. Two (2) lots currently have existing homes on them.

Mr. Williams stated he has concerns regarding proposed driveways on Lots 2 and 3 and their proximity to the Rolling Hills Road intersection with respect to public safety maintenance. Mr. Williams stated he would like to see a creative solution to this concern.

Mr. Trombetta asked if any consideration had been given to developing a Cul-de-Sac rather than the straight row of houses. Mr. Kirchler stated he had considered a Cul-de-Sac but due to financial constraints does not see it as a possibility at this time.

Mr. Kallfelz asked if all the houses were expected to be the same design. Mr. Kirchler stated although he is responsible for the subdivision of the property, he will not be the home builder on the developed lots. The houses depicted on the survey were depicted as one style for the sake of presentation and simplicity only.

Mr. Voss stated he agreed with Mr. Williams' concerns and reiterated the need to find a creative solution.

Mr. Logana asked about the location of the property and whether or not the driveways will impact the portion of Breed Road that is very hilly. The concern would be residents pulling onto the road from their driveways and not being able to see oncoming traffic.

Mr. Birchler stated the property ends before the portion of the road becomes hilly. The property has acceptable "sight lines".

Mr. Czerwinski stated he would be able to explore the sight distances concerns after he visited the project. Curb cut elevation with respect to the intersection would also be evaluated.

Mr. Curtin stated the property is properly zoned for subdivision and flag lots are allowable, however the Board reserves the right to make comments and suggestions to ensure the widths, setbacks, etc are in line with public safety concerns. Mr. Curtin reiterated the concern about creating a Cul-de-Sac. Mr. Curtin stated it lessens the amount of access areas on Breed Road, creates a more "controlled area" which is a benefit when creating a subdivision. Also Mr. Curtin stated part of the Sketch Plan process is to receive comments and concerns from the Planning Board.

After a brief discussion with the applicant, Ms. Wheat moved to close Sketch Plan. Mr. Williams seconded the motion and it was unanimously approved.

### **Old Business**

#### **104 Bennett Road/Store America Amended Site Plan**

**TM# 017.-05-01.0**

At a previous meeting, the applicant presented a rendering of an Amended Site Plan for the addition of a single story building to the existing two-story building on this property. The plan presented depicts the single story building to be built as an 8550 square foot building as opposed to the original plans which called for a 4500 square foot building.

The plan presented at the previous meeting did not show a complete depiction of the updated parking configuration.

Mr. Joseph Durand presented the Amended Site Plan application on behalf of Store America. The Site Plan presented tonight depicts the proposed parking configuration which is consistent with industry standards. The plan depicts a total of 75 parking spaces and 4 (four) handicapped accessible spaces.

In addition to the updated parking configuration depicted on the Amended Site Plan, Mr. Durand stated the increase in square footage called for a modified storm water plan. This modified plan has been presented to the Town Engineer, Mr. Paul Czerwinski. Mr. Czerwinski has reviewed and approved the adjustments in the storm water plan.

The Amended Site Plan depicts the building materials to be concrete and steel.

In addition to providing the Amended Site Plan to the Planning Board, the applicant intends to appear before the Zoning Board of Appeals to apply for a parking variance as the footprint change of the building reduces the parking spaces from 94 to 75 spaces.

### **Resolution #1:**

After a brief discussion with applicant, Ms. Wheat moved to make a positive recommendation to the Zoning Board of Appeals for this application. Mr. Trombetta seconded the motion and it was unanimously approved.

**Resolution # 2:**

Mr. Fittipaldi moved to approve the Amended Site Plan as presented, conditional upon Zoning Board of Appeals approval for the parking variance. Ms. Wheat seconded the motion and it was unanimously approved.

**Resolution # 3:**

Ms. Wheat moved to assess Professional Fees to the applicant in the amount of \$400.00. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**4101 West Genesee Street/Fairmount Animal Hospital TM# 056.-02-05.0  
Amended Site Plan**

The purpose of the application is to modify an approved plan submitted in August 2009. The plan presented tonight includes revisions proposed to facilitate a revised building budget.

The changes are as follows:

- 1) All of the operations for the Fairmount Animal Hospital will be located on the Upper Level. The Lower Level, once proposed to be occupied by both the Fairmount Animal Hospital and a dog day care will remain unfinished and available for a future dog day care, subject to further site plan review in that event.
- 2) The loading dock has been relocated from the Lower Level Southeast corner, accessed directly from Chapel Street to the Upper Level Northeast corner, now accessible from the Parking Lot. Although this entrance will be used for deliveries (refuse will still exit the lower level of the rear of the building) nothing will be stored or left outside. This area will be screened with a privacy wall.
- 3) The dumpster pen has been relocated from the parking area along the Eastern property line, to an area outside the Lower Level Southwest exit.

Mr. Czerwinski noted that he and the applicant's architect have corresponded regarding the Gillespie Road extension project and the applicant's project. The modification proposed are in line with the plans the Town of Camillus has proposed.

Mr. Curtin noted that if at any time in the future, the dog day care becomes a part of the building; the applicant would need to apply to the Planning Board for an Amended Site Plan approval.

In addition, as the application has been before the Planning Board, and prior approvals have been issued, SEQR is not necessary for this Amended Site Plan Application.

**Resolution # 4:**

Mr. Kallfelz moved to approve the application for the Amended Site Plan. The plans referenced with the date of 1-11-2011 include the modifications listed above. Ms. Wheat seconded the motion and it was unanimously approved. In addition, Mr. Fittipaldi moved to approve the elevations plans dated 02-23-2011 which included modifications as well. Mr. Trombetta seconded the motion and it was unanimously approved.

### **Minutes of the Previous Meeting**

Mr. Voss moved to approve the minutes of February 14<sup>th</sup>. Mr. Trombetta seconded the motion and it was unanimously approved.

### **Discussion**

Chairman Logana advised the Board of correspondence from the Town of Marcellus regarding a Public Hearing for the parking area renovations at Tuscarora Golf Course.

### **Correspondence**

A voucher was received for services for January 2011 from Barton and Loguidice, P.C. for \$470.00, 345.00 of which is recoverable. Mr. Voss moved to approve payment. Mr. Williams seconded the motion and it was unanimously approved.

A voucher was received for services for November/December 2010 and January 2011 from Shulman, Curtin, Grundner & Regan, P.C. 1379.00, 754.00 of which is recoverable. Mr. Voss moved to approve payment. Mr. Fittipaldi seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

Councilman Philippone stated he appreciated the comments with respect to the Breed Meadow Subdivision application. Mr. Philippone stated one house in particular in this area has been an eyesore the neighbors have been concerned with. Mr. Philippone stated he will be happy to report to the neighbors there will be progress in the area.

### **Comments of the Attorney**

None

### **Comments of the Engineer**

Mr. Czerwinski stated he recently corresponded with the Town Supervisor's office to bring awareness regarding new Storm Water regulations. He assured the Planning Board he would bring them up to date on the necessary requirements. In addition, he supplied a letter outlining the changes.

### **Comments of the Board Members**

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:05 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 14<sup>th</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

Paul Curtin, Jr., Esq.

**Guests & Members of the Public**

4 others

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

**New Business**

None

**Old Business**

**5335 W. Genesee Street/Tops Market  
Amended Site Plan**

**TM # 048.-01-01.1**

Ms. Jill Fudo presented the application on behalf of Tops Supermarkets. Ms. Fudo stated the comments voiced at a previous meeting helped the applicant provide the town's Planning Board with a more aesthetically pleasing façade for the existing supermarket.

The updated plan included the materials and colors being used to update the façade. Plans for the front elevation include a brown/tan cultured stone approximately three (3) feet in height. Other materials included are James Hardie Select Cedarmill (7" exposure) in the following colors: chestnut brown, sail cloth and khaki brown. Those colors are to be used to enhance the side and front facades as well. The trim will include two types of siding designed to complement each other and provide additional dimension to the façade.

Also in the previous meeting, it was discussed the sidewalk in the front of the building was going to be removed. In this presentation, the sidewalk remains.

Mr. Voss stated the modifications are a great improvement from what was presented in the previous meeting.

Mr. Logana asked if there were any plans to modify the rear of the building. Ms. Fudo stated the rear of the building would be painted a darker color to complement the rest of the building.

Mr. Trombetta asked if there would be a sign for the rear of the building. Ms. Fudo stated there are no plans for a sign on the rear of the building.

Ms. Wheat stated she did not have any reference to rear of the building in any of the site plans presented. Ms. Wheat stated the Board would need a rear elevation of the building for the file and to include a verbal description of the plans for the rear elevation.

Mr. Curtin expressed concern regarding the dumpster enclosures. It was noted the dumpster enclosures are meeting the necessary code requirements.

It was noted that the Planning Board requires a rear elevation plan to be filed, which is consistent with the verbal description presented at this meeting by the applicant and the architect who both agreed to comply.

Ms. Wheat moved to declare Lead Agency under SEQR. Mr. Trombetta seconded the motion and it was unanimously approved.

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

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

**Resolution # 5:**

Ms. Wheat moved to accept the Amended Site Plan as submitted conditional upon receipt of a rear elevation submitted to the Planning Board file. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Spicer Subdivision/515 Horan Road  
Final Plat Application**

**TM # 015.-03-05.1  
TM # 015.-03-05.2**

Chairman Fatcheric noted the application was under the **Discussion** portion of the agenda as there was a possibility no action would be taken as the information regarding the application was dated 20 years prior. However, a discussion between Mr. Curtin and Mr. Allan provided a more current and complete picture.

Mr. Robert Allan presented the application on behalf of the Spicer family.

In September 1988, an application for a 3 lot commercial subdivision on Horan Road was submitted to the Planning Board. At that time the Planning Board approved the subdivision request.

The Spicer Subdivision is currently involved in a real estate transaction. It has been discovered that the final maps for the Subdivision application from 1988 were not filed with the Onondaga County Clerk. Mr. Allan presented the maps for re-approval at this time to complete the previously approved subdivision process.

Mr. Allan presented an updated version to depict the lot locations and obtain the Board's approval as the maps were not filed by the applicant within the allotted time period.

Mr. Curtin noted that according to the Planning Board's minutes of September 1988, the Park Land fees were waived. Mr. Curtin noted that the 1988 Planning Board did have the ability to waive Park Land fees on minor subdivisions. Mr. Curtin offered the opinion that the current Planning Board uphold that decision. Mr. Curtin further noted the filing of the maps is an administrative function to complete the on going real estate transaction and he recommended approval.

Ms. Wheat moved to declare Lead Agency under SEQR. Mr. Trombetta seconded the motion and it was unanimously approved.

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

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

Mr. Trombetta moved to waive the Public Hearing for this application. Ms. Wheat seconded the motion and it was unanimously approved.

### **Resolution # 6:**

Ms. Wheat moved to accept the Final Plat for the Spicer Subdivision dated 02-28-2011 as submitted. It was noted as part of the resolution the applicant does not seek to modify the resolution made by the previous Planning Board with respect to the Park Land fees. Mr. Williams seconded the motion and it was unanimously approved.

### **Minutes of the Previous Meeting**

Mr. Logana moved to approve the minutes of February 28<sup>th</sup>. Mr. Williams seconded the motion and it was unanimously approved.

### **Discussion**

### **Correspondence**

Chairman Fatcheric stated the Syracuse Onondaga County Planning Agency noted that the conference typically held in April will be meeting in August. More information will be forthcoming as the date gets closer.

### **Comments of Town Officials**

None

### **Comments of the Attorney**

Mr. Curtin stated he was pleased to inform the Board his son who has been serving in the military overseas is back on American soil. Mr. Curtin stated even though his son had been injured, he is on the road to recovery and thanked the Board members for the continued interest in his son's well-being.

### **Comments of the Engineer**

None

### **Comments of the Board Members**

Mr. Williams stated he has information regarding Delta Sonic coming to the Town of Camillus. Mr. Williams also stated the OCWA is also working on upcoming projects of interest to the Planning Board and will keep all informed.

In addition, the Board members asked Mr. Curtin to convey their appreciation to his son for his service to our country.

With no further business before the board, Mr. Voss moved to adjourn the meeting at 7:26. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
March 28<sup>th</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

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

**Guests & Members of the Public**

10 others

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

**New Business**

**Viewpoint Estates, Section 2/John Szczech  
Sketch Plan**

**TM # 006.01-01-06.1**

Mr. John Szczech presented the application. The purpose of the application is to create an extension of the existing Viewpoint Estates' subdivision. There are 12 residential building lots. The subdivision's section 2 is located at Devoe Road and Barn Swallow Lane which is a new street.

Mr. Szczech further noted Lot # 34 which is located on the southwestern portion of the development will be retained by the Karasek family. It is noted this parcel retained by Karesek family will not be an approved building lot and will be noted as such on the final plat. In addition there is a parcel of land which is located on the northeastern portion of the development to be sold to the Pigula family.

Also noted for the record, Lots 37 and 38 will require setback variances. In addition on Lots 44 and 45, the access points for these two lots needs to be depicted clearly on the final plat submitted.

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

**3783/3785 Milton Ave/ Azteca Mexican Grill  
Site Plan**

**TM # 037.-01-04.1**

Marco Valenzuela presented the application on behalf of the applicant. The purpose of the application is to place a walk-in freezer in the rear of the restaurant (formerly Cora D's) located in Elm Hill Plaza.

The freezer dimensions are 12' x 10'. The freezer will be located on the eastern side of the restaurant's rear door for access to supplies for the restaurant. The freezer will be locked at all times and the only access to the freezer is from an employee of the

restaurant. The freezer will have a compressor placed on top of it which will bring the height to approximately 15' height.

Mr. Voss asked where the dumpsters would be located. Mr. Valenzuela stated the dumpster would be to the right of the freezer approximately 10' away.

Mr. Fittipaldi asked if the applicant had the Landlord's approval for the addition of the freezer. It was noted an approval letter is forthcoming to the Planning Board Clerk. Also, the applicant provided a portion of the lease, which permits the tenant to install the necessary equipment providing the applicant obtains all necessary permits.

Mr. Trombetta asked how the freezer would be secured. Mr. Valenzuela stated the freezer would be locked at all times and only an employee from the restaurant would have access. Mr. Trombetta noted the applicant may want to consider a keypad system in addition to the locked freezer.

Ms. Wheat stated she has concerns regarding the temptation of an accessible piece of equipment may have to the pedestrians in the vicinity of the restaurant. Ms. Wheat also noted a need for bollards around the freezer, to prevent vehicles from damaging the freezer. Mr. Valenzuela stated the concerns brought to his attention by the Planning Board would be implemented on the site plan to be submitted.

Mr. Curtin stated the application is incomplete. The following information is necessary from the applicant in order for the Planning Board to render a decision: dimensions of the freezer unit, elevations of the rear of the building and a letter from the landlord allowing the renovations.

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

### **Old Business**

**3360-3366 Milton Ave / Virgil Dombroski  
Site Plan Review**

**TM # 046.-01-05.0/06/07**

Mr. Michael Hrab presented the Site Plan application on behalf of Mr. Dombroski. In a previous appearance before the Planning Board, Mr. Hrab discussed the plans for the site. At that time, the applicant submitted a "limited site plan" for a variety of uses of the subject's property. At the time, there was a wide variety of site related issues associated with this application that had not been addressed and the Planning Board did not feel the application had merit for further consideration.

The applicant had a concurrent application in to the Zoning Board of Appeals and appeared before the Zoning Board of Appeals shortly after the Planning Board. In light of the above referenced issues the Planning Board did not issue a positive recommendation to the Zoning Board of Appeals.

The Zoning Board of Appeals previously granted a parking variance for the property with several conditions as stated in the resolution, one of them being the applicant needed to provide a complete site plan to the Planning Board for its review and approval.

At tonight's meeting, the applicant provided a revised site plan that was not the same as that presented to the Zoning Board of Appeals. Noted in the site plan were parking lot changes, lighting and drainage specifications.

The parking spaces sizes depicted on the site plan appeared to require a variance, as did lot coverage and drive aisle width.

Mr. Hrab pointed out there would be a lower number of spaces necessary for the property as the property would not have as high an occupancy as noted in a previous appearance before the Planning Board. Mr. Hrab also stated the applicant would hire a Traffic Control officer if the Town deemed it necessary. Mr. Hrab further stated the applicant wants to do what is required to make the property work for his company to be in business in Camillus.

As Mr. Hrab stated the applicant's use of the building would be, in his opinion, an ideal use for the property, if the variances and covenants necessary are granted to the applicant.

All Planning Board members expressed concern regarding the parking spaces. They stated it appears public safety is being compromised for this property. While all Board members agreed Mr. Dombroski's business appears to be a business Camillus would welcome, the Board cannot overlook the public safety aspect.

Mr. Curtin stated that if the applicant wishes to move forward, with the Zoning Board of Appeals and the Planning Board, it is his recommendation the application should be referred to SOCPA.

Mr. Hrab stated he and the applicant would discuss moving forward with the application and give their decision by April 4<sup>th</sup>, 2011.

After a brief discussion, it was noted that in the interest of keeping the application moving forward, if the applicant decides to keep his application before the Planning Board and Zoning Board of Appeals a motion to refer the application to SOCPA would be in order.

Ms Wheat moved to declare Lead Agency under SEQR. Mr. Trombetta seconded the motion and it was unanimously approved.

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

### **Minutes of the Previous Meeting**

The minutes from the previous meeting were not yet ready for approval.

### **Discussion**

Chairman Fatcheric stated he received correspondence from the Town of Van Buren relating to a Public Hearing for a subdivision bordering the Town of Camillus on Herman

Road and Pottery Road. It was decided Mr. Curtin would contact the Town of Van Buren's Planning Board attorney to obtain more information.

**Correspondence**

A voucher was received for services for February 2011 from Barton and Loguidice, P.C. for \$2005.64, \$1880.64 of which is recoverable. Ms. Wheat moved to approve payment. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Comments of Town Officials**

None

**Comments of the Attorney**

Mr. Curtin stated SEQR Procedures are being reviewed and updated. Mr. Curtin stated he would keep the Planning Board advised as to when the changes are expected to be enacted.

**Comments of the Engineer**

None

**Comments of the Board Members**

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7:50 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 11<sup>th</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

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

**Guests & Members of the Public**

Mark Kolinski – 1<sup>st</sup> Ward Councilperson  
4 others

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

**New Business**

**6421 Newport Road / Tomasz Lewtak  
Lot Line Re-Alignment**

**TM # 005.-03-08.1(etc)**

Mr. Tomasz Lewtak presented the application. According to Mr. Lewtak the properties have three tax parcel ID's. The purpose of the application is to move the lot lines for each property to have the residential houses on their own individual parcels and have the Organ Repair Shop on its' own parcel.

The parcels in question have two residential houses, a church and a rectory on the parcels as depicted on the rendering supplied by Mr.Lewtak.

It was noted there is some question as to the amount of actual tax parcels on the properties. Mr. Lewtak was asked to obtain clarification to ensure the Planning Board has the correct information to render a decision.

The application is continued to a later meeting.

**3290 Warners Road/ St. Luke's Ukrainian Church  
Site Plan Review for Special Use Permit**

**TM # 007.-05-15.0**

Mr. Peter Tymchenko presented the application on behalf of St. Luke's church. The purpose of the application is to connect the church building and parish hall via a breezeway. In addition, a handicapped ramp will be installed inside the new breezeway.

Mr. Tymchenko informed the Planning Board the roof had collapsed earlier in the year. In light of the necessary construction to repair the roof, the church felt it would be beneficial to install the breezeway and ramp at the same time.

Chairman Fatcheric asked what materials will be used for the breezeway. Mr. Tymchenko stated in keeping with the existing style of the church, bricks would be used.

Mr. Trombetta asked if there was an additional exterior lighting planned for the project. Mr. Tymchenko stated there was not additional exterior lighting planned, however the existing exterior lighting would be replaced and in turn connected to the alarm system.

Mr. Voss asked for clarification of the reason the application is before the Planning Board. Chairman Fatcheric stated it is due to a modification of an existing Special Use Permit.

After a brief discussion with the applicant, Mr. Voss moved to make a positive recommendation to the Zoning Board of Appeals for the modification of the Site Plan Review for Special Use Permit. Mr. Fittipaldi seconded the motion and it was unanimously approved.

### **Old Business**

None

### **Minutes of the Previous Meeting**

Mr. Fittipaldi moved to approve the minutes of March 14<sup>th</sup>. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to approve the minutes of March 28<sup>th</sup>. Mr. Voss seconded the motion and it was unanimously approved.

### **Discussion**

Chairman Fatcheric stated Rocklyn Development is considering the space on the west side of Dunkin Donuts on West Genesee Street for a possible site for a new Verizon store location. The developers asked for Planning Board recommendations on the elevation presented.

All Planning Board members agreed the elevation presented was not in line with other buildings in the area, and needed adjustments to provide a more aesthetically pleasing building to be consistent with the area.

Mr. Czerwinski noted it's possible there may have been a Onondaga County resolution regarding curb cut restrictions in the area. It was noted this would be verified before Rocklyn submits any applications to the Planning Board.

### **Correspondence**

None

### **Comments of Town Officials**

None

### **Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

With no further business before the board, Mr. Voss moved to adjourn the meeting at 7:27 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 25<sup>th</sup>, 2011  
7:00 pm**

**Present**

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

**Staff Present**

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

**Guests & Members of the Public**

4 others  
Dave Callahan, 6<sup>th</sup> Ward Councilperson

**Absent**

John Williams

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

**Old Business**

**Viewpoint Estates, Section 2/John Szczech  
Preliminary Plat**

**TM # 006.01-01-06.1**

Mr. John Szczech presented the application. The purpose of the application is to create an extension of the existing Viewpoint Estates' subdivision. There are 12 residential building lots proposed. The subdivision's section 2 is located at Devoe Road and Barn Swallow Lane which is a new street.

Mr. Szczech further noted Lot # 34 which is located on the southwestern portion of the development will be retained by the Karasek family. It is noted this parcel retained by Karesek family will not be an approved building lot and will be noted as such on the final plat. In addition there is a parcel of land which is located on the northeastern portion of the development to be sold to the Pigula family.

Also noted for the record, Lots 37 and 38 will require setback variances. In addition on Lots 44 and 45, the access points for these two lots need to be depicted clearly on the final plat submitted.

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

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

Mr. Trombetta moved to set the Public Hearing for May 9<sup>th</sup>. Mr. Logana seconded the motion.

## **New Business**

### **6090 Newport Road/ David & Tina Underwood Sketch Plan Review**

**TM # 006.-01-30.1**

Mr. David Underwood presented the application. The purpose of the application is to subdivide a parcel of land into 8 building lots. The parcel is zoned R1, located on Newport Road, and is approximately 15.87 acres.

The applicant has the lots configured as such to conform to the requirements set forth in the zoning ordinance. Mr. Underwood presented a survey drawn by Paul James Olszewski, P. L. S., PLLC, dated April 15<sup>th</sup>, 2011.

During a previous appearance before the Planning Board, the property in question was referred to SOCPA. The results of the referral showed that Onondaga County owned a portion of the property Mr. Underwood was attempting to subdivide. Since that time, Mr. Underwood has purchased the property from Onondaga County. It is Mr. Underwood's intention to subdivide the property in order to sell the lots.

Chairman Fatcheric asked if the purchased parcel from Onondaga County would need to be merged. Mr. Danaher stated the deed should reflect the new owner and he would obtain the document to include in the application.

Ms. Wheat asked if there were driveway curb cuts depicted on the lots. Mr. Underwood stated there are not. Chairman Fatcheric advised Mr. Underwood to obtain written approval regarding driveway curb cuts to continue the subdivision process.

Mr. Trombetta asked if the property where the property is in location the wetlands. Mr. Underwood provided a photo showing there is no indication of wetlands on his property.

Mr. Czerwinski advised the applicant to have perc tests conducted for the properties to ensure the lots are "buildable lots".

The application is continued to a later meeting.

### **5206 W. Genesee Street / Walgreens/Redbox Amended Site Plan**

**TM # 040.-011-13.1**

Mr. Chris Bloom presented the application on behalf of Walgreens and Redbox. The purpose of the application is to place a Redbox DVD vending machine on the outside of the store at this location. The machine is approximately the size of a soda vending machine. The machine will be located outside of Walgreens on the sidewalk which faces Hinsdale Road and will be approximately 40' from the entrance. The machine will be anchor bolted into the existing sidewalk. A licensed electrician will install the dedicated circuit necessary to operate the machine.

After a brief discussion with the applicant, Ms. Wheat moved to declare Lead Agency under SEQR. Mr. Trombetta seconded the motion and it was unanimously approved.

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

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

**Resolution # 7:**

Mr. Trombetta moved to approve the application for the Amended Site Plan for Walgreens/Redbox as submitted. Ms. Wheat seconded the motion and it was unanimously approved.

**3612 W. Genesee Street / Sunoco  
Site Plan Review**

**TM # 047.-04-18.0**

Mr. Brian Burri of Bergman Associates presented the application on behalf of Sunoco. The purpose of the application is to remove existing Mobil signage and replace with new and updated signage to the fascia of the canopy above the gas pump island to reflect new ownership. The existing structures on the property are to remain with no changes at this time.

There are six (6) signs to be replaced. Signs 1 and 4 state "Official Fuel of Nascar" with the lettering in white and the background in red. Additional colors are with in the word "Nascar" to complement the red. The dimensions are approximately 1.5' x 15' with a square footage of 22.5.

Signs 2, 3, 5, & 6 state "Sunoco" with the lettering in yellow and the background in dark blue. The dimensions are approximately 1.75' x 11.75' with a square footage of 20.6.

The total square footage to be replaced is 127.4.

Mr. Fittipaldi asked for clarification on any additional signage compared to what is currently at the location. Mr. Burri stated the application is only for the canopy, which currently depicts the Mobil. It is the company's attention to show their customers the operation is under new ownership first and foremost. As the company explores each site more thoroughly, other alterations may become necessary. Mr. Burri understands any additional changes will require additional site plan reviews.

Mr. Logana asked if the carwash would require a sign. Mr. Burri stated the existing "Car Wash" sign is sufficient at this time

Ms. Wheat stated she would like to see the landscaping on the property maintained in a more consistent manner than it has in the previous few months. Mr. Burri stated they will be maintaining the landscaping efficiently.

After a brief discussion with the applicant, Ms. Wheat moved to declare Lead Agency under SEQR. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Trombetta moved to declare an Unlisted Action. 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 # 8:**

Mr. Voss moved to approve the Site Plan Review for signage as presented conditional upon Zoning Board of Appeals approval. Mr. Trombetta seconded the motion and it was unanimously approved.

**2399 Warners/Towpath Road / Tacoma Road  
Site Plan Review**

**TM # 005-03-34.0**

Mr. Paul Billings presented the application on behalf of the owners, Mr. Joe Buffa and Mr. Ron Furner.

The property is used as a storage area for garbage vehicles used by Superior Waste, which is a garbage hauling company. A new structural steel building approximately 80' x 80' will be constructed for storage of garbage hauling vehicles. Also on the property is a 24' x 52' wood framed storage building to be used for general storage.

The purpose of the application is to conform to the code requirement which states it is necessary to have a rest room facility on site. The owners purchased a 12' x 56' modular office building with an interior rest room. The building will be approximately 150' east of the proposed vehicle storage building to ensure the facility meets code requirements.

The owners recently contacted NYSEG to obtain electricity for the existing storage building. The nearest water line is on Newport Road, approximately 3700' east of the site. Water and sanitation will be supplied by a potable water well and septic field. The septic area will be determined upon Planning Board approval of the project.

Driveway access to the area will be compacted porous gravel with no areas planned to be paved.

Foliage along the frontage will be maintained along the east and west perimeter and the entire rear north portion of the site. The only portion of the parcel to be disturbed is the area where the new building will be located. This area will also be re-graded. The structural building will be placed upon a built up earth pad in order to contribute to proper drainage around the building.

Ms. Wheat asked if any consideration had been given to a paved driveway. Mr. Billings responded the weight of the garbage vehicles is a contributing factor of the decision to have a porous gravel driveway. A paved driveway would not withstand the weight of the garbage vehicles as well as a porous driveway. Ms. Wheat also asked about the cleanup of the fluids that may be due to repairs of the vehicles. Mr. Billings stated all environmental guidelines would be adhered to.

Mr. Trombetta asked if the owners were storing any fluids on site. Mr. Billings stated the owners are not.

Mr. Logana asked about the lighting to be provided at the sight. Mr. Billings stated there will be lighting only at the access point.

Mr. Fittipaldi expressed concern the Zoning Board of Appeals would not supply the parking variances necessary for the project. Mr. Fittipaldi advised the applicant to make sure the areas needed were outlined in detail.

Mr. Voss asked what type of material would be used for the floor. Mr. Billings stated there would be a concrete floor inside the vehicle storage facility.

Mr. Czerwinski stated he has not been able to fully review the wetlands locations. He advised the Planning Board to consider a conditional approval upon engineering review.

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

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

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

**Resolution # 9:**

Ms. Wheat moved to approve the Site Plan as submitted conditional upon Engineering Review. Mr. Trombetta seconded the motion and it was unanimously approved.

**Resolution # 10:**

Mr. Trombetta moved to make a positive recommendation to the Zoning Board of Appeals regarding variances for the parking area. Mr. Logana seconded the motion and it was unanimously approved.

**Resolution # 11:**

Mr. Voss moved to assess professional fees in the amount of \$400.00 for fees accrued for the project. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Old Business**

None

**Minutes of the Previous Meeting**

Mr. Voss moved to approve the minutes from the meeting on April 11<sup>th</sup>. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Discussion**

None

**Correspondence**

A voucher was received for services for February and March 2011 from Shulman, Curtin, Grundner & Regan, P.C. for \$2375.00, \$718.75 of which is recoverable. Mr. Fittipaldi 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 8:15 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
May 9<sup>th</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

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

**Guests & Members of the Public**

12 others  
Mark Kolinski, 2<sup>nd</sup> Ward Councilperson

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

**PUBLIC HEARING**

**Viewpoint Estates, Section 2/John Szczech**

**TM # 006.01-01-06.1**

Ms. Wheat moved to waive the reading of the public notice. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Szczech presented an overview of the application to date. The purpose of the application is to create an extension of the existing Viewpoint Estates' subdivision. There are 12 residential building lots proposed. The subdivision's section 2 is located at Devoe Road and Barn Swallow Lane which is a new street.

Mr. Szczech further noted Lot # 34 which is located on the southwestern portion of the development will be retained by the Karasek family. It is noted this parcel retained by Karesek family will not be an approved building lot and will be noted as such on the final plat. In addition there is a parcel of land which is located on the northeastern portion of the development to be sold to the Pigula family.

Also noted for the record, Lots 37 and 38 will require setback variances. In addition on Lots 44 and 45, the access points for these two lots need to be depicted clearly on the final plat submitted.

In addition, Mr. Mark Pigula, Town of Camillus Highway Superintendent, notified the applicant the Highway Department does not have any concerns relating to the hammerhead located on Barn Swallow Lane.

Mr. Szczech also noted the appropriate variances for yard setbacks have been granted.

Mr. Czerwinski stated Mr. Szczech also provided a road profile for the new subdivision which complies with town requirements.

As there were no questions or comments from the Board Members, Chairman Fatcheric opened the floor to questions and comments from the public.

Mr. Rich Raaflaub of 123 Viewpoint Lane stated he has concerns with an extension of Viewpoint Estates being developed while the original subdivision (Viewpoint Estates) is still being developed. Mr. Raaflaub stated there are obvious drainage issues to be addressed, completion of the road top coat, and neighbors' inability to comply with covenants listed in the homeowners' purchase agreements.

Mr. Czerwinski stated there are drainage concerns in the subdivision, which relate to the incompleteness of the subdivision. He explained the lack of vegetation, as well as the heavy rains for the past several weeks are contributing factors to the drainage concerns. Mr. Czerwinski stated to his knowledge, Mr. Szczech has addressed the issues as soon as he becomes aware of them.

Mr. Czerwinski further noted with respect to the completion of the road top coat, Town of Camillus Municipal Code states a development needs to be 75% completed before a road top coat is required. In this case, the existing Viewpoint Subdivision is not 75% completed.

With respect to the homeowners' covenants, a prospective buyer is informed of the covenants at the time of purchase. The covenants are filed with Onondaga County at the time the deed is filed. It is the homeowners' and homeowners' organization (if one exists) to ensure covenants are being followed.

Mrs. Jean Raaflaub stated the construction vehicles may pose yet another issue, as they will contribute to the wear and tear of the roads. Mrs. Raaflaub also expressed concern regarding the dust and construction noise from the development of the new subdivision.

Mr. Raaflaub reiterated his concerns regarding the new subdivision even though he stated he appreciated Mr. Szczech's comments. Mr. Raaflaub stated he would continue to pursue his concerns until he feels the issues are resolved.

Mr. John Thomas of 6054 Devoe Road expressed concern regarding the subdivision being developed in a topographically challenging area. He expressed concerns regarding erosion in the area which could pose a detriment to neighbors in surrounding areas.

Mr. Thomas also inquired if Mr. Szczech knows who the builders for the development are. Mr. Szczech stated he plans to build homes, however he does not know who the other builders may be.

2<sup>nd</sup> Ward Councilperson Mark Kolinski commented on the existing subdivision. He stated the residents of Viewpoint have been in contact with him to let him know about the above concerns. He has also received calls regarding the lack of speed limit signage for the Viewpoint Subdivision.

Mr. Kolinski also stated he believes the concerns brought before the Planning Board tonight should be considered before finalization of the new subdivision.

Mr. Czerwinski noted the catch basins in Viewpoint Estates have been a concern. He also noted that he has brought various concerns to Mr. Szczech's attention and Mr. Szczech has reacted in a timely manner.

Mr. Fittipaldi moved to close the public hearing. Mr. Kallfelz seconded the motion and it was unanimously approved.

### **New Business**

#### **2053 West Genesee Turnpike/ Hess Gas Amended Site Plan**

**TM# 023.-01-24.4**

Mr. Randy BeBout and Mr. H.A. Lautenbacher of T.Y.Lin International presented the application on behalf of Hess Corporation. The purpose of the application is to amend the existing gas station. The proposed project includes adding a drive thru operation/window on the west building face. Two gas pump dispensers will be removed for proper site circulation. Associated curbing, paving and landscaping modifications will be required.

Mr. BeBout stated Dunkin Donuts would be the vendor for the drive thru window.

All Planning Board members spoke to the Public Safety aspect of the project. The Board Members felt this space is congested to begin with and adding a drive thru to an already cramped parking lot is not in the best interest of Public Safety. The expected route a driver wishing to use the drive thru is extremely narrow and would involve repeated circulation around the premises.

Drivers trying to enter the gas station from Bennett Corners Road could encounter difficulty getting to the drive thru as the drivers coming from West Genesee Turnpike would also be entering the parking lot, and there's the potential for vehicles encountering one another, and not being certain which vehicle has the right of way.

Chairman Fatcheric stated the project is not yet to the point where the Board would be able to make a decision. Also, Chairman Fatcheric stated the project would need to be referred to SOCPA as Route 5 is a county road.

The application is continued to a later meeting.

#### **5990 Belle Isle Road/ John & Pamela Woollis Lot Line Re-Alignment**

**TM# 015.-04-12.2**

Mr. John Woollis presented the application. The purpose of the application is to move the lot lines for existing parcels. There is an apartment building on the northern end of the parcel which Mr. & Mrs. Woollis intend to sell.

Mr. Woollis stated they wish to retain a portion of the parcel to ensure egress and exit from their home which is set back approximately 800 feet from the road. Mr. Woollis stated he understood from Onondaga County the properties can be "hooked" in order to show connectivity of the parcels.

Mr. Woollis further stated, it was his understanding, as long as the owners own the property on both sides of the property they (owners) are able to hook the properties.

On the Site Plan provided, it appears there is a National Grid property which separates the properties owned by the Woollis family. Mr. Woollis stated the National Grid property has been maintained by their family. Mr. Danaher stated clarification of the easements on the property would be necessary

Mr. Danaher clarified that the east side of the lot with is to be merged with the south side of the home owners' lot.

Mr. Danaher stated he would clarify with Onondaga County the "hooking" procedure and relay any necessary information to the homeowners. He also stated there is a possibility the property may require subdivision action.

The application is continued to a later meeting.

### **Old Business**

#### **6415 -6429 Newport Road/ Tomasz Lewtak Preliminary Plat**

**TM# 005.-03-08.1 (etc)**

Mr. Tomasz Lewtak presented the application. The purpose of the application is to subdivide the properties to sell the properties which have residential houses on them.

Mr. Lewtak is the owner of the three (3) parcels. The parcels have a church, parish hall, and two residential houses. Mr. Lewtak wishes to retain the parcel with the church and parish hall. It is his intention is to sell the parcels with residential homes.

Mr. Lewtak provided a Site Plan which depicted the parcels to be subdivided. A copy of the Site Plan is on file in the Clerk's files.

Mr. Williams expressed concern regarding the public safety aspect. He wanted to be certain the asphalt driveway would remain to ensure emergency vehicles are able to access the building in the rear of the property. Mr. Lewtak stated there are no plans to remove the asphalt driveway.

Chairman Fatcheric noted the application needs to be referred to Syracuse-Onondaga County Planning Agency as Newport Road is a county road.

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

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

Mr. Logana moved to set a Public Hearing for the Lewtak Subdivision for June 13<sup>th</sup>, 2011. Mr. Fittipaldi seconded the motion and it was unanimously approved.

### **Minutes of the Previous Meeting**

Mr. Fittipaldi moved to approve the minutes from the meeting of April 25, 2011. Mr. Kallfelz seconded the motion and it was unanimously approved.

### **Discussion**

#### **Rocklyn Development**

Mr. Art Kanerviko appeared at the meeting to discuss an upcoming project on West Genesee Street.

Mr. Kanerviko presented a rendering of a new building to house a Verizon store. The rendering shows a white building, with the store front and side view consisting of mostly windows. Mr. Voss and Mr. Logana stated the Board would prefer the exterior of the building to be more consistent with the store fronts along the West Genesee corridor.

Mr. Kanerviko stated he was appreciative of the Board's comments. He would take their comments back to the company to prepare a newer rendering which should incorporate the comments of the Board.

### **Correspondence**

A voucher was received for services for March 2011 from Barton and Loguidice, P.C. for \$855.64, \$605.64 of which is recoverable. Ms. Wheat moved to approve payment. Mr. Fittipaldi seconded the motion and it was unanimously approved.

A voucher was received from the Post Standard for the advertisement of Viewpoint Estates Extension Public Hearing in the amount of \$23.72. Mr. Voss moved to approve payment. Mr. Fittipaldi 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. Williams moved to adjourn the meeting at 7:38 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 23<sup>rd</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

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

**Guests & Members of the Public**

5 others

**Absent**

Martin Voss

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

**New Business**

**5308 West Genesee Street/Rocklyn Development  
Amended Site Plan**

**TM# 035.-05-25.1**

Mr. John Szczech, the project coordinator, presented the application on behalf of the applicant. Mr. Szczech stated the purpose of the presentation is to amend the site plan to include a proposed 2200 square foot addition to the existing plaza. The dimensions of the building will be 27' x 80'. The site already has water and existing sewer previously serving the building formerly at the location.

Mr. Szczech stated the proposed materials will match the existing structure. Mr. Szczech also stated Mr. Kanerviko would have renderings of the curb cuts of the parking lot to show connectivity to the neighboring Dunkin Donuts parking lot at the next Planning Board appearance.

Ms. Wheat expressed concerns relating to the seemingly congested Dunkin Donuts lot. Ms. Wheat stated there appears to be very little room to maneuver in the parking lot and is concerned an additional retail space will add to the congestion. Mr. Szczech stated Mr. Kanerviko should be able to address those concerns when he shows connectivity between the lots.

Mr. Price stated the lots (tax parcels) needed to be merged together. It appears currently there is a lot line running through two properties. This would need to be addressed before the project can continue.

Mr. Czerwinski asked about any additional lighting. Mr. Szczech stated he needs to check with Mr. Kanerviko regarding the lighting. Also, Mr. Czerwinski stated a report verifying the existing storm water system can handle the additional storm water generated by the additional building is needed.

Mr. Szczech stated he would provide the concerns expressed tonight to Mr. Kanerviko. He stated Mr. Kanerviko will be able to address those concerns at a later meeting.

**5402 West Genesee Street/St. Luke's Episcopal Church TM# 035.-04-11.1  
Amended Site Plan Review**

Mr. Scott Spanfelner presented the application on behalf of St. Luke's Episcopal Church. The purpose of the application is to erect a 6' chain link fence to enclose a church garden. There will be a gate to allow the people tending to the garden to enter the enclosed area.

Mr. Spanfelner also provided a letter from the homeowners of the property bordering the church property. Mr. & Mrs. Gacek stated in their letter they have no objections to the fence.

Mr. Logana moved to declare Lead Agency. Mr. Trombetta seconded the motion and it was unanimously approved.

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

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

**Resolution # 12:**

Ms. Wheat moved to approve the Amended Site Plan as submitted. Mr. Trombetta seconded the motion and it was unanimously approved.

**Old Business**

**Breed Meadows, LLC/Kurt Birchler  
Preliminary Plat Application**

**TM# 021.-01.-01-(etc)**

Mr. Hal Romans of Ianuzi & Romans presented the Preliminary Plat application on behalf of the applicant. Mr. Romans stated Mr. Kirchlner is proposing to subdivide six (6) tax parcels containing approximately 27 acres of land into thirteen single family residential lots containing 1+ /- acres. Two (2) lots (Lot 1 & 2) currently have existing homes on them. These two lots will be merged into one lot. The home on Lot 1 is to be destroyed.

The subdivision is located near on Breed Road, near Rolling Hills Road. The proposed houses' locations on the properties are staggered to address the concerns to ensure the vision of the subdivision is adhered to.

According to Mr. Romans, the proposed driveway cuts are approved by the Town of Camillus Highway superintendent. Chairman Fatcheric noted a copy of the approval is needed to complete the application.

Ms. Wheat inquired as to whether the lots have been sold yet. Mr. Romans stated there has been some interest in the parcels.

Mr. Price stated the building setbacks depicted on the Preliminary Plat for Lots 2 & 3 do not reflect the proper setbacks as needed to comply with the Municipal Code for the Flag Lots. Mr. Romans stated this would be corrected on any future renderings.

Mr. Czerwinski asked for clarification regarding the culverts. Mr. Romans stated there would be culverts for the driveways on the north end of the subdivision. Mr. Czerwinski also noted he would review the SWPPP and if there are any issues, contact Mr. Romans.

Mr. Curtin asked if there would be any covenants for the subdivision. Mr. Romans stated there may be in order to keep the conservation and environmental aspects of the properties intact. Mr. Curtin stated the covenants would need to be referred to the deeds of conveyance to prospective purchasers.

Mr. Curtin additionally stated Lots # 4,5,6,7 & 8 have proposed houses which show the staggering as previously mentioned. Mr. Curtin suggested the staggering of the setbacks be mentioned in the covenants to ensure the subdivision's vision is not compromised.

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

Mr. Fittipaldi moved to set a Public Hearing for June 13<sup>th</sup>. Mr. Kallfelz seconded the motion and it was unanimously approved.

### **Minutes of the Previous Meeting**

The minutes from the previous meeting were not yet available.

### **Discussion**

Mr. Curtin noted for the record with respect to the Viewpoint Extension Estates, the referral from SOCPA disapproved the application due to the three driveway cuts on Devoe Road. Mr. Szczech was asked to obtain a letter from SOCPA confirming his understanding of the referral.

### **Correspondence**

A voucher from Hummel's Office Supplies was received in the amount of \$100.74 for Planning Board office supplies. Ms. Wheat moved to approve payment. Mr. Trombetta seconded the motion and it was unanimously approved.

A voucher was received for services for April 2011 from Barton and Loguidice, P.C. for \$710.00, \$460.00 of which is recoverable. Mr. Fittipaldi 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 noted there is a NY DOT meeting to be held in the Municipal Building for the proposed project on Old Route 5. The meeting is to be held on May 31<sup>st</sup> at 6:00 pm. He encouraged Planning Board members to attend the meeting to hear the details of the project as well as hear any public comments.

### **Comments of the Engineer**

None

### **Comments of the Board Members**

Ms. Wheat asked Mr. Czerwinski if he's been able to review any of the proposed plans for the DOT project. Mr. Czerwinski stated he has reviewed the summary which includes the current 4 lane highway would be modified into a 2 lane highway with a center turning lane. Mr. Czerwinski stated there are concerns relating to the drivers attempting to turn east onto W. Genesee Street. Those concerns have been communicated to the Town Board.

Mr. Trombetta asked if there was an update relating to the Waste Bed project. Mr. Czerwinski stated Honeywell, their consultants and construction crew are constructing the preliminary site work for the treatment plant and the pipeline for dredging.

As B&L has received documents from Honeywell and DEC the firm has been reviewing documents sent to them. They have been sending comments to the town relating to any concerns they may have from an engineering viewpoint.

Additionally, Mr. Czerwinski stated there is a Waste Bed Closure Plan in the planning stages. Mr. Czerwinski stated he will bring update the Board as he receives additional information.

Mr. Williams stated as a representative of the Fairmount Fire Department, the department is against the Route 5 project. The public safety aspect is of great concern to the department.

With no further business before the board, Mr. Williams moved to adjourn the meeting at 7:38 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff, Planning Board Clerk

## **Town of Camillus Planning Board Minutes June 13<sup>th</sup>, 2011 -7:00 pm**

### **Present**

John Fatcheric (Chairperson)

### **Staff Present**

Paul Curtin, Jr., Esq.

Jay Logana  
Don Fittipaldi  
Mike Kallfelz  
John Trombetta  
Marty Voss  
John Williams

Paul Czerwinski, P.E.

**Guests & Members of the Public**

Dave Philippone, 1<sup>st</sup> Ward Councilperson  
David Callahan, 6<sup>th</sup> Ward Councilperson  
15 others

**Absent**

Lynda Wheat

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

**Public Hearings:**

**Lewtak Subdivision/Tomasz Lewtak**

**TM# 005.-03-08.1 (etc)**

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

Mr. Tomasz Lewtak presented the application. The purpose of the application is to subdivide the properties to sell the properties which have residential houses on them.

Mr. Lewtak is the owner of the three (3) parcels. The parcels have a church, parish hall, and two residential houses. Mr. Lewtak wishes to retain the parcel with the church and parish hall. It is his intention is to sell the parcels with existing residential homes located on them.

Mr. Lewtak provided a Site Plan which depicted the parcels to be subdivided. A copy of the Site Plan is on file in the Clerk's files.

Mr. Lewtak noted the Zoning requirements for a LBO use has been met.

Mr. Curtin stated he has concerns with the asphalt driveway between the parish hall and residential property. He stated the driveway may require a "reciprocal easement agreement" stating each parcel owner has equal use and equal maintenance responsibility for the driveway. The agreement would run with the land and be recorded with the deed at the county. Mr. Curtin stated full disclosure on the recorded deed is in the best interest of the property owner for future sale of the property. Mr. Curtin further stated the Final Plat approval should include the condition of the easement being recorded in the County Clerk's office.

Chairman Fatcheric asked if there was a possibility the addition of green space in between the two properties would solve the issue. Mr. Curtin stated it would, however Mr. Lewtak stated there is not enough room between the two properties to create the necessary green space and allow vehicular access to an existing building. The Board and the applicant agreed the reciprocal easement agreement would be the best way to address the shared driveway concerns.

As noted in a previous meeting, the application was referred to Syracuse-Onondaga County Planning Agency since Newport Road is a county road. SOCPA comments determined the referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

Chairman Fatcheric asked any members of the public wished to comment on the application. No one came forward.

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

**Breed Meadows, LLC/Hal Romans  
Public Hearing**

**TM# 021.-01.-01-(etc)**

Mr. Hal Romans of Ianuzi & Romans presented the Preliminary Plat application on behalf of the applicant. Mr. Romans stated Mr. Kirchler is proposing to subdivide six (6) tax parcels containing approximately 27 acres of land into thirteen single family residential lots containing 1+ /- acres. Two (2) lots (Lot 1 & 2) currently have existing homes on them. These two lots will be merged into one lot. The home on Lot 1 is to be demolished and removed from the site.

The subdivision is located near on Breed Road, near Rolling Hills Road. The proposed houses' locations on the properties are staggered to address the Board's concerns to ensure that the vision of the fully developed subdivision is adhered to.

According to Mr. Romans, the proposed driveway cuts have been reviewed and approved by the Town of Camillus Highway superintendent with the exception of the driveway cuts on Lots 6, 10 and 11. Mr. Pigula (Highway Superintendent) noted the driveway cuts on those lots should be moved to the north ends of the parcels. The revised driveway cuts will be depicted correctly on the Final Plan.

In a previous meeting, Code Enforcement Officer, Tom Price noted the building setbacks depicted on the Preliminary Plat for Lots 2 & 3 do not reflect the proper setbacks as needed to comply with the Municipal Code for the Flag Lots. Mr. Romans showed this corrected on the rendering presented tonight.

Mr. Voss asked for clarification on the existing driveway for Lot #14. It was noted this is a U-shaped driveway.

Mr. Trombetta asked if there is standing water on the site. Mr. Romans noted he walked the site and found no standing water. He also noted he has been at the site numerous times, and during different types of weather. Mr. Romans further explained the topography of the site appears to create numerous natural berms.

Mr. Williams noted he is a proponent of the conservation easement mentioned at a previous Planning Board appearance and encouraged the developer to implement the easement to maintain the environmental aspects of the properties.

Mr. Czerwinski stated he has received the conceptual SWPPP. Mr. Czerwinski noted he has reviewed the plan. He stated he has sent comments, which the developer has stated they will implement.

Mr. Curtin stated the covenants would need to be referred to the deeds of conveyance to prospective purchasers. Mr. Curtin additionally stated Lots # 4,5,6,7 & 8 have proposed houses which show the staggering as previously mentioned. Mr. Curtin suggested the staggering of the setbacks be mentioned in the covenants to ensure the subdivision's vision is not compromised.

Chairman Fatcheric asked any members of the public wished to comment on the application. No one came forward.

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

### **New Business**

#### **3290 Warners Road/ St. Luke's Ukrainian Church Modified Special Use Permit for Site Plan Review**

**TM# 007.-05-15.0**

Mr. Peter Tymchenko presented the application on behalf of the church. Mr. Tymchenko stated the purpose of the application is to install a pavilion on church grounds to accommodate the parishioners' request for an outdoor gathering place.

The structure will be 30 x 60, for a total of 1800 square feet. The structure will be placed on a concrete slab. The structure will be open, no walls will be installed. The structure will be placed approximately 300' from the Parish Hall and Church.

Mr. Logana asked if there would be lighting for the structure. Mr. Tymchenko noted there will be lighting inside the pavilion.

Mr. Fittipaldi asked how much total acreage the church owns. Mr. Tymchenko stated it is approximately 66 acres.

Mr. Czerwinski asked if the area where the structure would be placed would require additional grading. Mr. Tymchenko stated it will not.

Chairman Fatcheric stated the application is a referral from the Zoning Board of Appeals, and therefore the Planning Board will offer a positive recommendation for the application.

### **Resolution # 13:**

Mr. Voss moved to request Mr. Curtin to draft a letter stating a positive recommendation to the Zoning Board of Appeals for this application. Mr. Logana seconded the motion and it was unanimously approved.

#### **5705 W. Genesee Street/Donald Puff Site Plan Review Concurrent w/ TB Zone Change**

**TM# 029.-07-17.1**

Chairman Fatcheric noted the application is before the Planning Board for a Site Plan Review, concurrent with an appearance before the Town Board for a Zone Change. The prospective purchaser, Mr. Donald Puff has requested a zone change for the

subject's property from R1 to LBO as he anticipates moving his existing business to the this location.

As the property is located on West Genesee Street, the application for the Zone Change has been referred to SOCPA for review.

Mr. Donald Puff presented the application. The purpose of the application is to alter the property's landscape and driving area to accommodate an office for Mr. Puff's business. The existing structure will remain with the addition of a handicapped ramp.

Mr. Puff stated the intention of the alteration is to remove trees to create a more aesthetically pleasing and more open landscaped area. In addition, there will be parking spaces created in a turnaround area located near the structure's garage. The area in front of the garage will be used for three (3) handicapped spaces.

Mr. Williams stated the driveway should be widened to a minimum of 14 feet by 30 to 40 contiguous driveway to allow the incoming and outgoing traffic easy flow. Additionally, the widening allows emergency vehicles access. Mr. Williams noted the tree line along the driveway may have to be adjusted as well to accommodate a ladder truck. Mr. Puff stated those trees in the area will be scaled back significantly or completely removed.

Mr. Trombetta asked how many trees possibly will be removed. Mr. Puff stated he estimated approximately 40 trees. Mr. Trombetta also asked if there is any standing water on the property. Mr. Puff stated he was pleasantly surprised to discover there is not, even with the amount of existing foliage. Mr. Puff stated the drainage on the property appears to be working very well.

Mr. Logana asked if there is any intent to rent the property. Mr. Puff stated there is not. The structure is to be used for the business only. Mr. Logana asked about the hours of operation. Mr. Puff stated the hours will be Monday through Friday, approximately 8:00 am to 5:00 pm. Mr. Puff stated he may occasionally meet a client on Saturdays, but that will be minimal.

Mr. Czerwinski noted the county proposal for modifications to the West Genesee corridor can only benefit any drainage or storm water concerns.

Mr. Curtin noted the applicant may want to consider a buffer or screening in the rear of the property to lessen the impact of his clients vehicle lights reflecting into the neighboring parcel. Mr. Puff stated there is significant foliage and vegetation to provide a natural buffer.

Mr. Curtin noted to continue moving forward with the project, the applicant would need to present a certified, scaled driveway improvement plan, parking layout, as well as the buffering area between the two neighboring parcels.

Mr. Logana moved to request Mr. Curtin to draft a letter to the Town Board, offering the Planning Board comments regarding the Zone Change. Mr. Williams seconded the motion and it was unanimously approved.

**3512 Warners Road/Philip Milano/Michael Anthony  
Sketch Plan**

**TM# 011.-01-01.1**

Mr. Phil Milano presented the application. The purpose of the application is to subdivide a 4 (four) acre parcel into two (2) separate and equal parcels with two separate owners. Mr. Milano will retain one half of the parcel, and Mr. Michael Anthony will be the owner of the other half.

Mr. Milano noted there is a National Grid right of way on the property. The subdivision will not be disturbing the power line.

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

Mr. Williams moved to declare Lead Agency. Mr. Fittipaldi seconded the motion and it was unanimously approved.

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

**3329 Cessna Drive/Ruslan Kozak  
Lot Line Re-Alignment**

**TM# 008.-06-03.0**

Mr. Ruslan Kozak presented the application. The purpose of the application is to divide the parcel of land between two residences. The parcel is approximately 50' x 120'. The new properties would be two (2) parcel, each approximately 25' x 120'.

Mr. Curtin advised the applicant the property is a legal non-conforming use in an Industrial District. To allow the action the applicant is requesting would be to expand a non-conforming lot in an Industrial District and this action is not allowed by Town of Camillus Municipal Code.

Mr. Curtin further advised the applicant he should seek a variance from the Zoning Board of Appeals for the action he is proposing. If the Zoning Board of Appeals grants the variance, the Planning Board may then further review the application.

The application is continued to a later meeting.

**Old Business**

**Lewtak Subdivision/Tomasz Lewtak  
Preliminary Plat/Final Plat**

**TM# 005.-03-08.1 (etc)**

Chairman Fatcheric noted the Board had received comments from SOCPA stating the referral will have no significant adverse inter-community or county-wide implications and may be acted on solely by the referring Planning Board.

Based on the comments from SOCPA, Chairman Fatcheric noted the applicant was ready to proceed to Preliminary Plat. As SEQR had already been addressed, Mr. Trombetta 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. Kallfelz seconded the motion and it was unanimously approved.

### **Resolution # 14:**

Mr. Trombetta moved to approve the Preliminary Plat as submitted. Mr. Logana seconded the motion and it was unanimously approved.

### **Resolution # 15:**

Mr. Williams moved to approve the Final Plat conditional upon Planning Board counsel's review of the Reciprocal Easement Agreement to serve driveways on Lots #1 and #2 of the newly created subdivision.

Chairman Fatcheric and Mr. Curtin noted Parkland Fees are not applied in this subdivision due to the properties' reconfiguration. It was noted a subdivision was created, however, no new tax parcels have been added.

### **Viewpoint Estates, Section 2/John Szczech Preliminary Plat**

**TM# 006.01-01-06.1**

Mr. Szczech appeared before the Board to receive Preliminary Plat approval for the new subdivision. Mr. Szczech provided an overview of the application.

The purpose of the application is to create an extension of the existing Viewpoint Estates' subdivision. There are 12 residential building lots proposed. The subdivision's section 2 is located at Devoe Road and Barn Swallow Lane which is a new street.

Mr. Szczech further noted Lot # 34 which is located on the southwestern portion of the development will be retained by the Karasek family. It is noted this parcel retained by Karesek family will not be an approved building lot and will be noted as such on the final plat. In addition there is a parcel of land which is located on the northeastern portion of the development to be sold to the Pigula family.

Also noted for the record, Lots 37 and 38 will require setback variances. In addition on Lots 44 and 45, the access points for these two lots need to be depicted clearly on the final plat submitted.

In addition, Mr. Mark Pigula, Town of Camillus Highway Superintendent, notified the applicant the Highway Department does not have any concerns relating to the hammerhead located on Barn Swallow Lane.

Mr. Szczech also noted the appropriate variances for yard setbacks have been granted.

Mr. Czerwinski stated Mr. Szczech also provided a road profile for the new subdivision which complies with town requirements.

At tonight's meeting, it was noted that SOCPA disapproved the subdivision due to the 3 (three) driveway cuts on Devoe Road. Mr. Szczech was encouraged to contact SOCPA to ensure the agency understood the locations of the proposed driveways.

Mr. Szczech provided a letter from the Onondaga County DOT stating upon review of the referenced proposal, the locations of the driveways meet their requirements for access. Additionally, the agency will require all local Boards' requirements being met.

The agency further requests review of access locations prior to the filing of the subdivision final plan.

After the Planning Board's review of the full EAF, Mr. Trombetta moved to issue a negative declaration overall for this application under SEQRA. Mr. Williams seconded the motion and it was approved unanimously.

Mr. Fittipaldi moved to override SOCPA's referral recommendation. Mr. Kallfelz seconded the motion and it was approved unanimously. Mr. Curtin was requested to draft a response advising of the reasons behind the override to County Planning.

The Board was polled to reflect the unanimous decision to override SOCPA's recommendation.

Mr. Williams – yes  
Mr. Trombetta – yes  
Mr. Logana – yes  
Mr. Kallfelz – yes  
Mr. Fittipaldi – yes  
Mr. Voss – yes  
Chairman Fatcheric – yes

**5308 West Genesee Street/Rocklyn Development  
Amended Site Plan**

**TM# 035.-05-25.1**

Mr. Kanerviko presented the application. He stated the purpose of the presentation is to amend the site plan to include a proposed 2200 square foot addition to the existing plaza. The dimensions of the building will be 27' x 80'. The site already has water and existing sewer previously serving the building formerly at the location.

Mr. Kanerviko stated the proposed materials will match the existing structure. Mr. Kanerviko showed an updated drawing to reflect the curb cuts of the parking lot to show connectivity to the neighboring Dunkin Donuts parking lot. As noted in a previous meeting, it appears there is currently a lot line running through two properties.

Mr. Logana asked for clarification of the road connecting the parcels adjacent to Dunkin Donuts, as to the location of the driveway lane in the Dunkin Donuts parking lot. Mr. Kanerviko responded the plan is to have a roadway connecting the parcels behind the drive thru of Dunkin Donuts. Mr. Kanerviko noted there may be changes to the existing 2-way parking lot. Mr. Kanerviko stated the traffic pattern may be altered to one-way. Mr. Kanerviko stated there are still plans needing to be finalized.

Mr. Trombetta stated he feels the area is congested. He would like to see the developers consider the public safety aspect more thoroughly before the final plans are submitted.

Mr. Kanerviko stated he needed to defend the existing area of the congestion. Mr. Kanerviko stated the area was built to the requirements of the code. It is a crowded area, and the developers were not expecting customers to patronize the retail locations to the degree that they have.

Chairman Fatcheric noted that although the developers have done everything right and within municipal code, the area presents a traffic circulation concern. The Planning Board's duty is to advise the developer of the concerns.

Mr. Williams stated the site is immensely popular. The retail locations are extremely successful. From a public safety standpoint, the site has numerous traffic concerns. Mr. Williams stated the developer needs to establish a traffic pattern that will address those concerns.

Mr Czerwinski noted the catch basin depicted on the drawing. He asked if the storm water on the site will accumulate in the catch basin. It was noted the plan is for the storm water to go to the catch basin, however addition drainage is planned.

Mr. Curtin reiterated the concerns brought forward by the Board members. At one time, a conceptual plan was presented. Mr. Curtin stated the conceptual plan may be helpful in showing the big picture of the future development of the project.

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

Mr. Trombetta moved to refer the Site Plan to SOCPA. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Breed Meadows, LLC/Hal Romans  
Preliminary Plat**

**TM# 021.-01.-01-(etc)**

Mr. Curtin noted the applicant was still in the meeting. Mr. Curtin stated the applicant approached him to consider the Preliminary Plat. Chairman Fatcheric verified with the Board, all were in agreement to consider the Preliminary Plat approval.

As there had been a previous motion to declare Lead Agency, the Planning Board reviewed the long EAF, Mr. Trombetta moved to issue a negative declaration overall for this application under SEQRA. Mr. Williams seconded the motion and it was approved unanimously.

**Resolution # 16:**

Mr. Logana moved to approve the Preliminary Plat as submitted conditional upon the Final Plat showing the updated driveway locations for Lots, 6, 10, & 11 on the Final Plat. Mr. Trombetta seconded the motion and it was unanimously approved.

**Minutes of the Previous Meeting**

Mr. Kallfelz moved to approve the minutes from the meeting of May 9, 2011. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Williams moved to approve the minutes from the meeting of May 23, 2011. Mr. Logana seconded the motion and it was unanimously approved.

## **Discussion**

Mr. Curtin summarized a discussion in the Planning Board's pre-meeting with respect to the signage at Wellington. Mr. Curtin stated there is a discrepancy between the owner's interpretation and the Codes Office regarding signage at an owner occupied location. Mr. Curtin stated the application would be brought forth at a later meeting for a minor amendment of a sign variance at this location.

## **Correspondence**

A voucher was received from the Post Standard for the advertisement of the Lewtak Subdivision and Breed Meadows, LLC Subdivision in the amount of \$44.38. Mr. Voss moved to approve payment. Mr. Logana seconded the motion and it was unanimously approved.

A voucher was received for services for April/May 2011 from Shulman, Curtin, Grundner & Regan, P.C. for \$531.25, \$62.50 of which is recoverable. Mr. Voss moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

## **Comments of Town Officials**

Councilperson David Callahan spoke regarding the upcoming Zone Change for 5318 and 5320 West Genesee Street. Mr. Callahan stated the Zone Change may encourage the Planning Board with respect to the adjacent property in that there are modifications to the area being planned.

## **Comments of the Attorney**

None

## **Comments of the Engineer**

None

## **Comments of the Board Members**

Mr. Trombetta stated the County's Route 5 project is in the forefront of the news. He stated Planning Board Members may be contacted to address the project.

Mr. Fittipaldi noted Tuesday, June 14<sup>th</sup>, will be Flag Day. He informed all present there would be a Flag Day celebration at the Veterans Cemetery on Howlett Hill Road at 6:00 pm on Tuesday.

With no further business before the Board, Mr. Voss moved to adjourn at 8:47 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff, Planning Board Clerk



**Town of Camillus  
Planning Board Minutes  
June 27<sup>th</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

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

**Guests & Members of the Public**

William Davern, 3<sup>rd</sup> Ward Councilperson  
2 others

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

**New Business**

**4300 W. Genesee Street / Anthony Nappa  
Temporary Site Plan Approval**

**TM# 042.-04-11.0**

The applicant did not appear. The application is continued to a later meeting.

**806 Granger Road / Lyubon Dyachuk  
Site Plan Review for Special Use Permit**

**TM# 049.-07-10.0**

The applicant did not appear. The application is continued to a later meeting.

**Old Business**

**5705 W. Genesee Street/Donald Puff  
Site Plan Review Concurrent w/ TB Zone Change**

**TM# 029.-07-17.1**

Chairman Fatcheric noted the application is before the Planning Board for a Site Plan Review, concurrent with an appearance before the Town Board for a Zone Change. The prospective purchaser, Mr. Donald Puff has requested a zone change for the subject's property from R1 to LBO as he anticipates moving his existing business to the this location.

As the property is located on West Genesee Street, the application for the Zone Change has been referred to SOCPA for review.

In a previous Planning Board appearance, Mr. Donald Puff presented the application. The purpose of the application is to modify the property's landscape, driving and parking areas to accommodate an office for Mr. Puff's business. The existing structure will remain as is with only the addition of a handicapped ramp.

Mr. Puff stated the intention of the alteration is to remove designated trees to create a more visually aesthetically pleasing and more open landscaped area. In addition, there

will be parking spaces created in a turnaround area located near the structure's garage. The area in front of the garage will be used for three (3) handicapped spaces.

At tonight's appearance, Mr. Puff presented a Site Plan that he had drawn by a surveyor. Mr. Puff stated while some of the modifications he requested were implemented, not all were. He requested a continuance to a later meeting to ensure all modifications are depicted properly.

Mr. Puff explained the driveway depiction is incorrect. As he had previously discussed, the driveway need to be widened to allow for two way traffic, in particular the end of the driveway. Also, Mr. Puff was requested to show the number of parking spaces that could be accommodated per code. This is not clearly delineated. Mr. Puff also wanted to show the foliage that he was removing as well as any new foliage. This was not represented on the Site Plan.

The Planning Board and Mr. Curtin made recommendations to the applicant in the interest of moving the project forward.

On the Site Plan, a utility pole located near the end of driveway presents a concern where the driveway could be widened. The Board suggested the applicant alter the driveway cut to the west of the property to ensure there is no interference with the utility pole. The driveway width is expected to measure between 20' and 24' to comply with the municipal code and accommodate the customers.

The amount of parking spaces required for the project is 17 spaces. There are 16 spaces depicted on the Site Plan. Mr. Puff needs to show 1 (one) additional space. In certain conditions, the Planning Board can approve a lesser amount of parking spaces providing the applicant can show ample parking for the use the Site Plan is intending.

Additionally, there is vegetation to the rear of the property providing a natural buffer to the neighboring properties. Mr. Curtin encouraged the applicant to add approximately 4 2" caliper Austrian Pine trees to add to the existing vegetation. The addition of the trees will aid in limiting vehicular lights affecting the neighboring properties.

Chairman Fatcheric noted the applicant should have the Site Plan depict the snow storage for the property.

Mr. Trombetta asked if there was to be any additional outdoor lighting. Mr. Puff stated he was considering lighting along the driveway. Mr. Curtin stated if there is additional lighting to provide "cut sheets" for the lighting plan at the next Planning Board Meeting.

Mr. Fittipaldi requested clarification on the location of the additional reserve parking space. It was noted the parking space is on the driveway in the area closest to the main structure.

Mr. Curtin suggested the applicant coordinate the information regarding the driveway cut with the Planning Board Engineer.

The application is continued to a later meeting.

## **Minutes of the Previous Meeting**

Mr. Trombetta moved to approve the minutes from the meeting of June 13, 2011. Mr. Logana seconded the motion and it was unanimously approved.

### **Discussion**

**5705 W. Genesee Street**  
**Referral to Town Board re: Zone Change**

**TM# 029.-07-17.1**

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

#### **Resolution #98(Town Board)**

Councilor Griffo moved to set the date, time, and place as June 28, 2011 at 7:00 p.m. at the Camillus Municipal Building to hold a Public Hearing to consider amending the Camillus Municipal Code, Chapter 30-Zoning, §1503-Amendments to the Zoning Map, the purpose of which is to change the zone classification for 5705 West Genesee Street, TM#: 029.-01-17.1, from Residential to LBO. Councilor Kolinski seconded the motion and it was unanimously approved.

#### **Resolution #99(Town Board)**

Councilor Griffo moved to refer the proposed zone change at 5705 West Genesee Street to the Camillus Planning Board and SOCPA. Councilor Kolinski seconded the motion and it was unanimously approved.

#### **Resolution # 17:**

Mr. Logana moved to make a positive recommendation to the Town Board. Mr. Trombetta seconded the motion and it was unanimously approved.

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

**5318 & 5320 W. Genesee Street**  
**Referral to Town Board re: Zone Change**

**TM# 035.-05-25.2/035.-05-26.0**

#### **Resolution #95(Town Board)**

Councilor Callahan moved to set the date, time, and place as June 28, 2011 at 7:00 p.m. at the Camillus Municipal Building to hold a Public Hearing to consider amending the Camillus Municipal Code, Chapter 30-Zoning, §1503-Amendments to the Zoning Map, the purpose of which is to change the zone classifications for 5318 West Genesee Street, TM#: 035.-05-25.2, and 5320 West Genesee Street, TM#: 035.-05-26.0 from LBO to Commercial. Councilor Salanger seconded the motion and it was unanimously approved.

#### **Resolution #96(Town Board)**

Councilor Callahan moved to refer the proposed zone changes at 5318 West Genesee Street and 5320 West Genesee Street to the Camillus Planning Board and SOCPA. Councilor Davern seconded the motion and it was unanimously approved.

**Resolution # 18:**

Mr. Voss moved to make a positive recommendation to the Town Board. Mr. Fittipaldi seconded the motion. The motion was approved. The decision was not unanimously, therefore the Board was polled.

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

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

**2556 Hambletonian Way / J&K Endeavors  
Amended Site Plan – Signage**

**TM# 027.2-02-91.2**

The purpose of the application is to amend the existing Site Plan with respect to signage.

Mr. Jim Bogett requested permission to place (2) two signs side by side within the footprint allowed for signage as per the Municipal Code.

The signs represent the two companies located on the property. The signs are not visible from the main highway.

**Resolution #19:**

Mr. Voss moved to approve the Amended Site Plan for Signage as submitted. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Correspondence**

None

**Comments of Town Officials**

Councilperson Davern addressed the Board with respect to the application for 806 Granger Road.

Mr. Davern advised that the applicant stated the purpose of the application is operate a home business relating to transporting cars. As part of the business, the home owner would have vehicles in his driveway with and without transporter plates. Mr. Davern stated the applicant is aware this is not an allowable use as stated in the Municipal Code. Mr. Davern voiced his concern regarding allowing this type of Home Business.

He stated he would be against any action that would allow the proposed use at this location.

**Comments of the Attorney**

Mr. Curtin addressed the Board with respect to a recent application for a Lot Re-alignment at 5990 Belle Isle Road. Mr. Curtin stated the properties in question are not able to be separated with a Lot Re-Alignment as recommended previously. The applicant will need to request subdivision action as there is a Niagara Mohawk Power Corporation parcel on the properties the applicant is requesting the action for.

**Comments of the Engineer**

None

**Comments of the Board Members**

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

Respectfully submitted,

Sandy Shoff, Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
July 11<sup>th</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

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

**Guests & Members of the Public**

William Davern, 3<sup>rd</sup> Ward Councilperson  
Ron Belle, ZBA Member  
6 others

**Absent:**

John Trombetta

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

**New Business**

**6415 Pottery Road /WGAC/ Dom Mazza  
Site Plan Review for Special Use Permit**

**TM # 007.-01-14.2**

Mr. Domenic Mazza, president of the West Genesee Athletic Club, presented the application. The purpose of the application is to erect a 25' x30' pavilion at the athletics fields located on Pottery Road.

The structure will be constructed on a concrete slab, and will be consistent with the other buildings located at the complex.

Mr. Price noted the application is for a modification of a Special Use Permit. The Zoning Board of Appeals would typically refer the application to the Planning Board.

Mr. Curtin agreed this is a modification of a Special Use Permit. As the application is normally sent to the ZBA first, the applicant was advised the application needs to be presented to the ZBA, however the Planning Board is able to make a positive recommendation if there appears to no site plan issues with the modification of the Special Use Permit.

**Resolution #20:**

Mr. Voss moved to request Mr. Curtin draft a letter to the Zoning Board of Appeals stating the Planning Board has no Site Plan issues with the application and therefore makes a positive recommendation. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**806 Granger Road / Lyubon Dyachuk  
Site Plan Review for Special Use Permit**

**TM # 049.-07-10.0**

Mr. Lyubon Dyachuk presented the application. Mr. Dyachuk stated the purpose of the application is to obtain a Home Occupation permit. The business is a wholesale business of transporting vehicles between dealers and auctions. As part of the business, Mr. Dyachuk has transporter license plates, which enables him to transport the vehicles from his home to the new owner's location.

Mr. Dyachuk states the business is strictly for transporting vehicles. There is no repair or towing of vehicles to his property. He rents space at a facility for the purpose of vehicular repairs.

Mr. Voss asked for clarification on the repairs. Mr. Dyachuk stated he does not repair any of the vehicles he purchases at his home. Mr. Voss stated the Code Enforcement Officer has stated there are repairs on vehicles being done at this location. Mr. Dyachuk stated when he was younger he repaired his own vehicle, but since he has been in this business, he no longer does that. Mr. Voss also asked how many other vehicles are at the home's location in addition to the one (1) or two (2) vehicles that may have transporter plates. Mr. Dyachuk stated there are three (3) other vehicles owned by other members of his family at his residence.

Mr. Fittipaldi asked for clarification of the address on Mr. Dyachuk's business address. Mr. Dyachuk stated it is 806 Granger Road. Mr. Fittipaldi stated he doesn't feel this vehicle storage business falls under the Home Occupation permit.

Chairman Fatcheric asked how many transporter plates Mr. Dyachuk has. Mr. Dyachuk stated he has two (2) transporter plates.

Mr. Logana asked for clarification to ensure the homeowner is not towing the vehicles. Mr. Dyachuk confirmed he is not.

Mr. Williams stated the driveway appears to be able to accommodate the vehicles. He also stated if the neighbors know the extra vehicles are temporarily being parked in the driveway, it may make for better relations with the neighbors.

Ms. Wheat asked how many drivers reside at the property. Mr. Dyachuk stated five (5) drivers. Ms. Wheat asked for clarification on the repair work that has occurred on the property according to the Code Enforcement Officer. Mr. Dyachuk stated his other family members may have repaired their personal vehicles at the location.

Mr. Price stated the owner of the property has received a ticket for the violation of a town ordinance relating to vehicles on the property without license plates. Mr. Price stated it is not the first time the homeowner has had vehicles on the property without plates.

Chairman Fatcheric stated the Planning Board's function is to address Site Plan issues relating to the property such as lighting, driveway space, and neighborhood safety. He stated the Board also considers the sensitivity to the neighborhood of a home office occupation when considering the referral presented to them. Among the concerns discussed were the apparent self-created hardship; the impact of this use on the character of the neighborhood; that the property is zoned for residential use and the home occupation proposed exceeds the scope of acceptable occupations such as those

licensed professionals. That the property is not commercial in either zoning use or character and that the use proposed is better suited within a zoning district that is appropriate.

Mr. Curtin stated the applicant has provided to the Planning Board a property survey dated 1957, re-dated in 1964. The survey shows a one-car garage, with a setback of 37'. The satellite photo shows modifications have been made to the garage area, specifically the apron of the driveway to allow parking of additional vehicles.

Mr. Curtin further reiterated the scope of the Planning Board's jurisdiction is limited in that they can only comment on Site Plan specific issues. If the Planning Board found Site Plan issues, they would make them known to the ZBA. The driveway being used for parking falls under an allowable use of "parking". The Planning Board is able to make observations and recommendations to the ZBA, but is not able to rule on the application unless there are Site Plan specific issues.

Chairman Fatcheric asked the Board for additional comments, stating he would take the position to only comment on the Site Plan specific issues. The Board members agreed.

#### **Resolution # 21:**

Mr. Fittipaldi moved to ask Mr. Curtin to draft a letter to the Zoning Board of Appeals stating the Planning Board does not have Site Plan issues with the application. Mr. Voss seconded the motion and it was unanimously approved.

#### **Old Business**

#### **Country Oaks, Section 4, John Szczech Final Plat**

**TM # 007.01-01-06.4**

Mr. John Szczech presented the application. Mr. Szczech stated the purpose of the application is to receive final approval on the Country Oaks, Section 4 subdivision. The subdivision contains 20 lots located at Armstrong and Pottery Roads.

The subdivision has had sanitary sewers, storm sewers, and public water installed.

Blacktop will be applied to the roads in the next two weeks. After final approval is granted the tax maps will be finalized with Onondaga County.

#### **Resolution # 22:**

Ms. Wheat moved to approve the Final Plat as submitted by Ianuzi & Romans Land Surveying, dated January 11, 2011. Mr. Logana seconded the motion and it was unanimously approved.

#### **Resolution # 23:**

Mr. Fittipaldi moved to assess Parkland Fees for 20 lots. As the subdivision is grandfathered in to the Parkland Fees prior to 2009, the fee per lot is \$200, for a total of \$2000.00 to be assessed the subdivision. Mr. Voss seconded the motion and it was unanimously approved.

**3512 Warners Road/Philip Milano/Michael Anthony  
Preliminary Plat/Final Plat**

**TM# 011.-01-01.1**

Mr. Phil Milano presented the application. The purpose of the application is to subdivide a 4 (four) acre parcel into two (2) separate and equal parcels with two separate owners. Mr. Milano will retain one half of the parcel, and Mr. Michael Anthony will be the owner of the other half.

Mr. Milano noted there is a National Grid right of way on the property. The subdivision will not be disturbing the power line.

As the application had been referred to SOCPA, the Planning Board reviewed the comments. Below are the comments from SOCPA.

- 1) The applicant is required to obtain a permit from the Onondaga County of Transportation for access and prior to any work within the road right-of-way.
- 2) The applicant is required to develop a sewage disposal plan in coordination with the Onondaga County Health Department.

After a brief discussion with the applicant, Ms. Wheat moved to waive the Public Hearing. Mr. Fittipaldi 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 # 24:**

Mr. Voss moved to approve the Preliminary Plat as submitted. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Resolution # 25:**

Ms. Wheat moved to approve the Final Plat as submitted with conditions. Those conditions include:

- 1) The Final Map must be reviewed by the Planning Board Attorney and the Planning Board Engineer.
- 2) Onondaga County Heath Department approval for septic system.

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

**Resolution # 26:**

Mr. Fittipaldi moved to assess Parkland Fees for two (2) lots. Mr. Voss seconded the motion and it was unanimously approved.

**5308 West Genesee Street/Rocklyn Development  
Amended Site Plan**

**TM# 035.-05-25.1**

Mr. Kanerviko presented the application. He stated the purpose of the presentation is to amend the site plan to include a proposed 2200 square foot addition to the existing plaza. The dimensions of the building will be 27' x 80'. The site already has water and existing sewer previously serving the building formerly at the location.

Mr. Kanerviko stated the proposed materials will match the existing structure. Mr. Kanerviko showed an updated drawing to reflect the curb cuts of the parking lot to show connectivity to the neighboring Dunkin Donuts parking lot.

As noted in a previous meeting, it appears there is currently a lot line running through two properties.

Mr. Kanerviko presented a conceptual Site Plan in order to convey the vision the developer has for the parcels. While the conceptual plan does address concerns brought forth at previous meetings, the Board stated there is additional information needed to render a decision for the application.

Chairman Fatcheric noted the Board is willing to meet with the applicant for a work session to provide comments and review to the applicant to move the project forward.

Additionally, as the application had been referred to SOCPA, the Planning Board reviewed the comments. Below are the comments from SOCPA.

- 1) The applicant is required to obtain a commercial access point from the Onondaga County Department of Transportation; the Department has determined that the applicant will need to provide the ITE Trip Generation figures to determine if any mitigation is required.
- 2) Access to this site must be coordinated with access to the adjacent sites to the east and west to promote access management, safety and mobility on a County road.

The Onondaga County Planning Board offers the following comments.

- 1) The applicant and municipality are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure.
- 2) The municipality is encouraged to incorporate site planning principles from the Onondaga County Settlement Plan Traditional Neighborhood Development Guidelines into its review of this and future projects along this busy corridor, to assist in generating neighborhoods that are more walkable and attractive to residents and customers.

Mr. Curtin stated even though the project before the board is for the additional building in the existing plaza, the developer needs to keep in mind the Planning Board's responsibilities include considering public safety, therefore a better understanding of the developers intentions for the parcels of land at this location is necessary. The Board cannot allow segmentation and must look at impacts presented based upon maximum build out of the site.

### **Minutes of the Previous Meeting**

Mr. Williams moved to approve the minutes from the meeting of June 27, 2011. Mr. Kallfelz seconded the motion and it was unanimously approved.

### **Discussion**

#### **Correspondence**

Mr. Williams moved to approve payment to Syracuse Onondaga County Planning Agency for the August 18<sup>th</sup>, 2011 Training Symposium. Seven (7) Planning Board members and staff are attending. The total voucher is \$455.00. Mr. Logana seconded the motion and it was unanimously approved.

A voucher was received for services for May 2011 from Barton and Loguidice, P.C. for \$595.00, \$345.00 of which is recoverable. Mr. Voss moved to approve payment. Mr. Fittipaldi seconded the motion and it was unanimously approved.

#### **Comments of Town Officials**

None

#### **Comments of the Attorney**

None

#### **Comments of the Engineer**

Mr. Czerwinski informed the Board that Mr. Donald Puff will no longer be pursuing the Site Plan approval for the property located at 5705 W. Genesee Street.

#### **Comments of the Board Members**

Mr. Williams, Mr. Voss, and Mr. Kallfelz noted they will not be attending the July 25<sup>th</sup> meeting.

With no further business before the Board, Mr. Voss moved to adjourn at 8:05 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted, Sandy Shoff, Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
July 25<sup>th</sup>, 2011 - 7:00 pm**

**Present**

John Fatcheric (Chairperson)  
Jay Logana  
Don Fittipaldi  
John Trombetta  
Lynda Wheat

**Staff Present**

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

**Guests & Members of the Public**

8 others

**Absent:**

Mike Kallfelz  
Martin Voss  
John Williams (alternate member)

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

**New Business**

**6429 Van Buren Road/TreeLanders Tree Service  
Site Plan Review for Special Use Permit**

**TM # 007.-03-05.2**

Mr. Fritz Albiker, President of TreeLander Tree Service, presented the application. The purpose of the application is to erect a 10 x 10 shed to house electrical service, establish an 80' x 100' gravel employee parking lot, and to install a 40' x 80' coverall structure. The 40' x 80' coverall structure is to be installed in the next six months to one (1) year.

Mr. Fittipaldi asked what the new coverall building will be used for. Mr. Albiker stated it will be used for storage for firewood and/or equipment. Mr. Fittipaldi asked if the equipment would increase the noise level on the property. Mr. Albiker stated he felt it would lessen the noise level as the location of the new building would be closer to the main building.

Mr. Trombetta asked if the coverall structure will have electricity installed. Mr. Albiker stated the coverall building is to be used for storage only. Mr. Trombetta also asked what material would be used for the driveway. Mr. Albiker stated it would be run-a-crush.

Ms. Wheat mentioned that in previous years, it had been noted there were drainage concerns relating to the property. Mr. Albiker stated that in the past years, with the recent subdivision developments, the drainage issues have abated. He also mentioned the neighbor on the west of the property is Conrail and they are vigilant regarding maintaining the drainage areas. Ms. Wheat also inquired regarding the vegetation on the north end of the property to ensure the vegetation would remain. Mr. Albiker stated it would. Ms. Wheat also inquired if the curb cut was approved by the County DOT. Mr. Albiker noted it is an existing driveway. Mr. Albiker also noted the County DOT has

been delayed in responding to his requests, however will provide the approval when he receives it.

Chairman Fatcheric asked if there were any additional site plan modifications to the property. Mr. Albiker stated there are not.

Mr. Czerwinski noted he would advise the applicant to review the drainage plan after the run-a-crush driveway is established, to ensure any run-off stays on TreeLanders property.

Mr. Curtin asked if the curb cut is an existing curb cut. Mr. Albiker stated it is, dates back to the 1940's and the curb cut previously serviced the farm lot. Mr. Curtin stated the applicant was appearing before the Planning Board to obtain a modification of a Special Use Permit. It is the Board responsibility to advise the Zoning Board of Appeals of any site plan specific issues. The Board has noted the drainage and vegetation to be the site plan specific issues which they would address in a letter to the Zoning Board of Appeals.

**Resolution # 27:**

Mr. Fittipaldi moved to make a positive recommendation to the Zoning Board of Appeals. Mr. Trombetta seconded the motion and it was unanimously approved.

**5990 Belle Isle Road/John & Pamela Woollis  
Sketch Plan**

**TM # 015.-04-12.2**

Mr. John Woollis, one of the owners of the property, presented the application. The purpose of the application is to separate rental area from vacant land. The parcels being subdivided are approximately 1.6 and 2.6 acres in size.

Chairman Fatcheric stated an updated property survey reflecting the new property lines is necessary for the next step in the subdivision process.

Chairman Fatcheric and Mr. Curtin noted as the properties are existing properties there is no need to refer the application to SOCPA.

**Resolution # 28:**

Ms Wheat moved to close sketch. Mr. Logana seconded the motion and it was unanimously approved.

**NYS ROUTE 5/First Baptist Church of Memphis  
Site Plan**

**TM # 023.-02-01.3**

Mr. Peter Jordan, pastor of the church and Mr. Paul Sheneman, project engineer for the project, presented the application. The purpose of the application is to construct a church building, garage, and parking area to replace a church previously located at 6425 Bennetts Corners Road. The church recently experienced a roof collapse which deemed the new construction necessary. The new church will be located on NYS Route 5, near the intersection of Bennetts Corners Road.

A Site Plan was provided to the Board, as well as elevation plans. Chairman Fatcheric noted the Board would address their concerns with respect to the Site Plan, and then move on to the elevation plans. Chairman Fatcheric also noted the applicant should complete an Agricultural Data form for the application.

Mr. Trombetta asked if there was consideration regarding the traffic in the area. Mr. Trombetta noted the area the church is considering is a heavily traveled area. Mr. Sheneman noted the church's proposed location is approximately 784' from the intersection. Mr. Sheneman also noted the peak times for the church's use would be Sunday mornings, evenings, and also Wednesday evenings. Mr. Trombetta asked what the total acreage if the property is. Mr. Jordan stated the parcel is 9.66 acres. Mr. Trombetta clarified that church patrons entrance and egress would be onto NYS Route 5. Mr. Trombetta noted the neighboring property is a farm.

Mr. Fittipaldi asked for more information on the drainage for the property. Mr. Sheneman stated the soil on the property is extremely permeable. In addition the property has natural depressions. One is located in the rear of the property; another is located on the east side of the property. The runoff from the building is expected to drain into the "rain garden" and in turn the natural sloping will promote the infiltration. The infiltration rates on the property test at 15" per hour. Acceptable rates for the infiltration are 4" per hour.

Mr. Logana noted the plan did not depict a snow storage plan. He stated this should be included in the next Site Plan.

Ms. Wheat asked for clarification regarding the parking. She asked if the church had considered parking all around the building rather than the parking lot depicted in the front of the building. Mr. Sheneman stated the grade of the property is steeper toward the rear of the property.

Chairman Fatcheric asked about the lighting in the parking lot. Mr. Sheneman stated the lighting will be situated around the building but there would not be lighting in the parking lot. Chairman Fatcheric also stated he would advise when the church first opens, he would engage traffic direction arrows to ensure parishioners understand the traffic flow on the premises.

Mr. Czerwinski stated the required parking space size is 10'x18', which needs to be corrected on the Site Plan. Mr. Czerwinski further stated he agrees the infiltration rates more than meet the requirement; however he needs to obtain clarification on certain issues in the stormwater report after additional evaluation. Mr. Czerwinski stated he would email those concerns to Mr. Sheneman and Mr. Jordan so those issues may be addressed.

Mr. Curtin stated the area between NYS Route 5 and the church parking lot may be an area of concern with vehicular lights reflecting into NYS Route 5 traffic. Mr. Curtin stated the church may want to consider a vegetation buffer to lessen any impact of vehicular lights.

Ms. Wheat asked if there would be a dumpster on the premises. Mr. Jordan stated they plan to use the services of a hired garbage hauler to pick up refuse on a weekly basis, but do not plan to have a dumpster on site.

Chairman Fatcheric stated at the next Planning Board appearance the applicant should include a landscaping plan, lighting information, colors and building materials to be used, such as type of roofing materials, etc.

The building elevations were discussed as well. The front and rear (north and south) elevations show a length of approximately 232'. The materials for the façade are vinyl siding and manufactured stone. The side (west) elevation depicts the same materials, and also a covered portico to be used for drop-off and pick-up purposes. The side (east) is a continuation of those materials. There are no specific colors as yet, only that light colors will be used. Standard windows and doors are to be used.

Ms. Wheat asked if there is a building and grounds property manager. Mr. Jordan stated there is not, however the equipment to maintain the building and grounds would be stored inside the interior storage closets. Ms. Wheat also inquired about the covered portico, as to if they would have protective bollards. Mr. Jordan stated they will.

Mr. Logana asked which type of roof shingles is planned. Mr. Jordan stated their preference is fiberglass, but they are not certain yet.

Mr. Trombetta asked about the exterior lighting. Mr. Jordan stated they plan to have the entrances and exits of the building, and the covered portico well lit. Mr. Czerwinski encouraged the applicant to obtain the lighting requirements for the town. Mr. Trombetta also inquired as to the type of items to be stored. Mr. Jordan stated the items would be additional chairs, tables, sport items, items to be used for church community activities.

Mr. Curtin stated with respect to the front elevation of the church, he would suggest the applicant add dormers to the roofline to create architectural details, rather than a long, continuous roofline.

Chairman Fatcheric reiterated the applicant should include a landscaping plan, lighting information, colors and building materials to be used, such as type of roofing materials, etc for their next appearance before the Planning Board,

In Addition, Chairman Fatcheric noted the application is required to be referred to SOCPA. In addition, Mr. Curtin noted the Planning Board is acting in an advisory capacity to the Zoning Board of Appeals.

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

Chairman Fatcheric and Mr. Curtin detailed for the applicant the next steps in the Planning Board process to ensure the applicant is able to move the project forward in a timely manner.

Chairman Fatcheric, speaking on behalf of the Board, requested Mr. Curtin draft a letter to the Zoning Board of Appeals stating the application is continued to a later meeting.

**3612 W. Genesee Street/Synergy Environmental                      TM # 047.-04-18.0**  
**Temporary Site Plan Approval**

Mr. Benjamin Andes presented the application on behalf of the applicant. The purpose of the application is to place a temporary trailer and fence enclosure to house a remediation filtration processing unit on the property.

The remediation filtration processing unit is placed on the premises of a fuel retail outlet to clean any impacted soil with hydrocarbon removal by soil vapor extraction. The process takes approximately three (3) years. When the process is completed the system and accessories are removed from the site. The system is monitored remotely, and also visited in person approximately twice a month.

Mr. Fittipaldi asked how much noise emanates from the system. Mr. Andes stated that as the system is enclosed inside a trailer, the noise impact is minimal. The sound is a low hum. Mr. Fittipaldi also asked what color the trailer is. Mr. Andes responded the trailer and fence are white.

Mr. Trombetta clarified the remediation process may take approximately three (3) years.

Mr. Logana asked if the purpose of the depiction of the fuel truck is to show the area is large enough to accommodate fuel truck deliveries and the trailer. Mr. Andes stated that is the reason. Mr. Logana also asked if the trailer is on a lift. Mr. Andes responded the truck will be placed on concrete blocks and the wheels are secured.

Ms. Wheat asked if there are window in the trailer. Mr. Andes stated there are not. Ms. Wheat also asked for clarification on the fence. Mr. Andes responded the fence is a chain link equipped with privacy slats, so no one is able to see inside the fence.

Ms. Wheat moved to declare Lead Agency under SEQR. Mr. Fittipaldi seconded the motion and it was unanimously approved.

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

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

### **Resolution # 29:**

Mr. Trombetta moved to approve the Temporary Site Plan as submitted, with the condition that when the remediation process is completed, all accessories associated with the system are removed. Ms. Wheat seconded the motion and it was unanimously approved.

### **Old Business**

**5308 West Genesee Street/Rocklyn Development  
Amended Site Plan**

**TM# 035.-05-25.1**

At a prior meeting Mr. Kanerviko presented the application. He stated the purpose of the presentation is to amend the site plan to include a proposed 2200 square foot addition to the existing plaza. The dimensions of the building will be 27' x 80'. The

site already has water and existing sewer previously serving the building formerly at the location.

In addition, at the prior meeting, Mr. Kanerviko stated the proposed materials will match the existing structure. Mr. Kanerviko showed an updated drawing to reflect the curb cuts of the parking lot to show connectivity to the neighboring Dunkin Donuts parking lot.

Also at the prior meeting, Mr. Kanerviko presented a conceptual Site Plan in order to convey the vision the developer has for the parcels. While the conceptual plan does address concerns brought forth at previous meetings, the Board stated there is additional information needed to render a decision for the application.

At tonight's meeting, Chairman Fatcheric stated the applicant and staff members of the Planning Board had a work session. In that work session, the applicant stated a traffic study of the area was to be completed and a representative from the company who completed the traffic study would be available to speak to the Board.

Mr. John Szczech, project manager, appeared on behalf of the applicant. In addition, Mr. Robert Fanelli spoke on behalf of Jim Napoleon & Associates. The company submitted an analysis of the Proposed Retail Development at this location. The analysis is available in the Town Clerk's office.

A summary of report details the proposed Radio Shack as part of the conceptual shopping center planned for the parcels. The report reflects the area is able to handle the amount of traffic in the area, with special attention to the peak travel hours.

Mr. Czerwinski stated the estimations may be in discrepancy especially with respect to Moe's Restaurant and Dunkin Donuts. Mr. Czerwinski stated Mr. Napoleon was to further review the possible discrepancies, and provide his office with a more detailed report. As of the meeting time, Mr. Czerwinski had not received the updated information.

Mr. Czerwinski stated he would review the information as soon as he received it and report his findings to the Board.

Mr. Fittipaldi stated the Board needs to be certain of the progress moving forward as the site has been scrutinized.

Mr. Curtin stated the applicant had addressed the issues brought forth, and offered alternative solutions to alleviate the traffic concerns. In addition, Mr. Curtin stated if the Board does not have any site specific issues, they may move forward with Site Plan Approval conditional upon the Town Engineer's review of the traffic study.

Ms. Wheat moved to declare Lead Agency under SEQR. Mr. Fittipaldi seconded the motion and it was unanimously approved.

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

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

### **Resolution # 30:**

Mr. Trombetta moved to approve the Site Plan as submitted, with the condition that the Town Engineer review and approve the traffic study. Mr. Logana seconded the motion and it was unanimously approved.

### **Resolution # 31:**

Ms. Wheat moved to assess \$1200.00 in professional fees to the applicant. Mr. Fittipaldi seconded the motion and it was unanimously approved.

### **Minutes of the Previous Meeting**

Ms Wheat moved to approve the minutes from the meeting of July 11, 2011. Mr. Fittipaldi seconded the motion and it was unanimously approved.

### **Discussion**

### **Correspondence**

A voucher was received for services for May 2011 from Shulman, Curtin, Grundner & Regan, P.C. for \$2093.75, \$468.75 of which is recoverable. Mr. Logana moved to approve payment. Mr. Wheat seconded the motion and it was unanimously approved.

A voucher was received from Hummel's Office Plus for the custom ordered Planning Board stamps in the amount of \$174.36. Mr. Trombetta 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**

With no further business before the Board, Mr. Fittipaldi moved to adjourn the meeting at 8:27 pm.

Respectfully submitted,

Sandy Shoff, Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
August 8th, 2011 - 7:00 pm**

**Present**

John Fatcheric (Chairperson)  
Jay Logana  
Don Fittipaldi  
Mike Kallfelz  
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**

3 others

**Absent:**

Martin Voss

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

**New Business**

**4921 W. Genesee Street/Best & Co.  
Site Plan Review for Special Use Permit**

**TM # 057.-01-04.0**

Ms. Susan Padula, prospective tenant, and Mr. Kevin Johnson, owner of the property presented the application. The purpose of the application is to have an "appearance enhancement" business in 850 square feet of the building.

The business will have two (2) hair stations, two (2) manicure stations and two (2) pedicure stations. The hours of operation are Tuesday through Friday, 9:00 am to 5:00 pm, and Saturday, 8:00 am to 4:00 pm. There will be a total of 5 (five) employees. The business is a by appointment business, no walk-ins.

Mr. Trombetta asked what chemicals will be used. Ms. Padula stated the hair dye, etc are considered chemicals, but are water-soluble. Mr. Trombetta asked about garbage pick-up. Mr. Johnson stated there will be scheduled pickups by a private contractor. Mr. Trombetta also inquired regarding deliveries. Ms. Padula stated she purchases the products used in the salon at a nearby beauty supply store, and will transporting the products in her vehicle thus there will not be any vendor traffic.

Mr. Logan asked for clarification as to which part of the building the salon business would be in. Ms. Padula stated the business will be on the northwest side of the building.

Chairman Fatcheric asked how many customers would be in the building at one time. Ms. Padula stated there would be no more than 3 customers at once as their business is by appointment only.

Mr. Czerwinski asked how many parking spaces are available. Mr. Johnson stated there are 15 spaces. After some discussion, it was noted those 15 spaces meet the

code requirements based on the 2000 square feet of leased space on the main floor of the building.

Mr. Curtin advised the owner, if existing and proposed businesses are expanded beyond the main floor of the building, additional parking spaces would be required as well as an Amended Site Plan Review.

### **Resolution # 32**

Ms. Wheat moved to ask Mr. Curtin to draft a letter to the Zoning Board of Appeals stating the Planning Board does not have significant site plan issues for further consideration. Mr. Logana seconded the motion and it was unanimously approved.

### **450 Horan Road/Anthony Rotella Amended Site Plan Review**

**TM # 015.-04-06.1**

Mr. Anthony Rotella presented the application. The purpose of the application is to relocate a driveway entrance, enclose the canopy on the north east side of the building, install a chain link fence on the north end of the building and erect an entrance way canopy.

Mr. Rotella stated the relocation of the driveway entrance is to alleviate existing traffic concerns and/or conflicts with the business located across the street as the two businesses' driveways are very close. The driveway's proposed location is south of the current location.

Mr. Rotella stated the enclosed canopy is to keep the area neat. The chain link fence is to provide additional security to the automotive repair business. The proposed entrance way canopy is to provide additional shelter to customers and alleviate snow accumulation.

Mr. Williams noted the proposed location of the driveway is near a County Sewer Easement located south of the existing driveway. Mr. Williams stated the Mr. Rotella should provide a buffer of at least ten (10) feet buffer from the easement. Mr. Williams also noted from a public safety standpoint the proposed alterations improve the site.

Mr. Fittipaldi asked if there would be arrows depicting the traffic flow for the customers. Mr. Rotella stated there would be.

Mr. Trombetta asked if there was any additional lighting planned. Mr. Rotella stated there is not. Mr. Trombetta asked about snow removal. Mr. Rotella stated they have a snow storage plan toward the east side of the property. Mr. Trombetta asked about the noise level from the parking lot. Mr. Rotella stated the cars are parked in the parking lot. They are not being worked on until they are inside the automotive shop, so there is no noise.

Mr. Price was concerned the property did not have the required buffer of 25 feet from a residential and business district. Mr. Price noted the Site Plan depicts the buffer is not 25 feet due to the curve of the driveway. Mr. Price noted the 25 feet buffer needs to be maintained along the entire length of the driveway.

Mr. Czerwinski noted the additional parking spaces are not depicted on the plan.

Mr. Curtin stated it appears the parking requirements are in compliance; however the Site Plan needs to show more detail to for the parking lot as the parking spaces are not clearly depicted. Mr. Curtin further advised that Mr. Czerwinski would need to review the Final Site Plan and the Site Plan approval should be conditional upon Town Engineer's review.

Chairman Fatcheric advised Mr. Rotella that Town of Camillus Highway Superintendent, Mr. Mark Pigula needs to provide written approval for the proposed driveway cut.

Chairman Fatcheric noted for the record, the site has been recently referred to Syracuse Onondaga County Planning Agency as the project is within 500 feet of Route 5. The modifications seem to be minor in the impact to Route 5. In fact, the site seems to be improving the area from a safety standpoint.

Ms. Wheat moved to declare Lead Agency status under SEQR. Mr. Trombetta seconded the motion and it was unanimously approved.

Ms. Wheat moved to declare an Unlisted Action. Mr. Fittipaldi 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 # 33:**

Mr. Trombetta moved to approve the Amended Site Plan conditional upon final review by the Town Engineer.

**Resolution # 34:**

Mr. Trombetta moved to waive the referral to County based on a recent review. Ms. Wheat seconded the motion and it was unanimously approved.

**519 Horan Road/Anthony Rotella  
Site Plan Review for Special Use Permit**

**TM# 015.-03-04.3**

Mr. Anthony Rotella presented the application. The purpose of the application is to change the usage of this property to allow dog grooming and boarding, request a lot size variance and install a fence. Mr. Rotella has a prospective tenant who wishes to open a dog grooming and boarding business.

The proposed fence will be a chain link fence, six (6) feet in height, with a ten (10) feet sliding gate. The area directly behind the building will be enclosed. The remainder of the fence will run the length of the property for security.

Mr. Price noted for the record, the variance Mr. Rotella is applying for would be three (3) acres for the building's proposed use.

Ms. Wheat asked how many dogs would be boarded. Mr. Rotella stated no more than two (2) will be boarded.

Mr. Trombetta asked the plans for garbage removal. Mr. Rotella stated he has a garbage removal service which provides pickup. Mr. Trombetta also asked what type of services will be provided. Mr. Rotella stated the services will include pet grooming and dog sitting services.

Mr. Logana asked if the proposed tenant will utilize the entire building. Mr. Rotella stated the tenant will be using the entire building.

Mr. Kallfelz clarified the storage containers currently on the property will be removed. Mr. Rotella stated they will be removed.

Mr. Fittipaldi asked if Mr. Rotella owns the property on the either side of the building. Mr. Rotella stated he does.

Mr. Williams advised Mr. Rotella to have the prospective tenant install a lock box for the Fire Department.

Mr. Price stated the lot coverage details had been omitted from the Site Plan presented. He requested those details be clearly noted on the final Site Plan submitted. .

Mr. Czerwinski confirmed the fence planned for the length of property on the northeastern side of the property stops before the wetland areas. Mr. Rotella stated it does.

Mr. Curtin stated as this is an existing building, the existing parking area and proposed enclosed fenced area should not affect the setbacks.

### **Resolution # 35:**

As this is a Site Plan Review for Special Use for the Zoning Board of Appeals, Mr. Fittipaldi moved to send a letter to the ZBA stating the Planning Board has no specific Site Plan issues for this application. Mr. Williams seconded the motion and it was unanimously approved.

### **Old Business**

None

### **Minutes of the Previous Meeting**

Mr. Fittipaldi moved to approve the minutes from the meeting of July 25, 2011. Mr. Kallfelz 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**

Mr. Trombetta stated he has concerns regarding the speed limit on Route 5, in particular the section near the off ramp of 695 and Ike Dixon Road, going west. Mr. Curtin stated Mr. Trombetta should advise the NYS DOT of his concerns as a resident and also in his capacity of a Planning Board member. Mr. Czerwinski further noted the Town of Camillus has sent correspondence to the DOT of their concerns regarding public safety in this area as well.

With no further business before the Board, Mr. Williams moved to adjourn the meeting at 7:56 pm.

Respectfully submitted,

Sandy Shoff, Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
August 22<sup>nd</sup>, 2011 - 7:00 pm**

**Present**

John Fatcheric (Chairperson)  
Jay Logana  
Don Fittipaldi  
Mike Kallfelz  
John Trombetta  
Martin Voss  
Lynda Wheat  
John Williams (Alternate Member)

**Staff Present**

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

**Guests & Members of the Public**

10 others

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

**New Business**

**5801 Devoe Road/Camillus Sportsmen Club  
Site Plan Review for Special Use Permit**

**TM # 021.-04-12.0**

Mr. William Parfitt, president of the Camillus Sportsmen Club, presented the application. The purpose of the application is to construct a 20' x 88' pole barn to provide covered storage of maintenance equipment and provide a picnic area. The structure will replace the current storage structure. The new structure's materials are post and beam. The structure will be placed approximately 50' from the entrance and there is approximately a 15' setback from the property access road. In addition, there is abundant vegetation in the rear of the property to provide a natural buffer from the access road.

Mr. Trombetta asked if the Sportsmen Club had plans for the existing storage structure. Mr. Parfitt stated the current structure will be dismantled and sold for scrap metal.

Mr. Kallfelz clarified the placement of the pole barn. Mr. Parfitt stated the placement is within the requirements of the municipal code.

Chairman Fatcheric noted as this is a modification to a Site Plan Review for Special Use Permit the Planning Board would determine if there are any Site Plan specific issues and make a recommendation to the Zoning Board of Appeals.

**Resolution #36:**

Mr. Fittipaldi moved to ask Mr. Danaher to draft a letter to the Zoning Board of Appeals stating the Planning Board has no Site Plan specific issues for this application. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Steeplechase Apartments  
Amended Site Plan**

**TM # 027.-04-04.0**

Ms. Tracy Schafer, property manager for Steeplechase Apartments, presented the application on behalf of the owners. The purpose of the application is to install a chain link fence for tenants to exercise their dogs. The fence will be 5' in height, approximately 54' W x 20' L with a locked gate. The fence will be located near the "Common Area" near the pool area. The surface of the dog run will be grass.

Mr. Voss asked if the dogs' owners will be required to stay with the dogs. Ms. Schafer stated the owners will be required to remain with their pets. In addition, tenants who wish to patronize the dog run will be required to sign an addendum to their lease agreeing to the rules set forth by the owners.

Mr. Fittipaldi asked if the owners of Chicopee Mews have been notified of the addition of the dog run. Ms. Schafer stated they have been.

Mr. Trombetta asked if there would be a limit on how many dogs could be in the dog run at the same time. Ms. Schafer stated there would be a limit posted on a sign along with the rules for using the dog run.

Ms. Wheat expressed concern regarding the safety of the pet owners and dogs using the dog run. Ms. Wheat stated there are many risks associated with dogs' behaviors and stated the risks may outweigh the benefits in a situation such as this.

Mr. Danaher advised the Planning Board the application could be approved, if the applicant is will to meet certain conditions; hours of operation being 9-7, to be altered as needed seasonally, pet owners required to be present, use of the dog run restricted to only apartment residents, and a copy of the pet addendum for the Planning Board file.

As the applicant agreed to these conditions, Mr. Fittipaldi moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare an Unlisted Action. Mr. Logana 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 #37:**

Mr. Voss moved to approve the application as submitted with the following conditions; hours of operation being 9-7, to be altered as needed seasonally, pet owners required to be present, use of the dog run restricted to only apartment residents, and a copy of the pet addendum for the Planning Board file. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Starlight Estates Development, LLC  
Lot Line Re-Alignment**

**TM # 015.1-01-22.0 & 23.0**

The applicant did not appear. This application is continued to a later meeting.

**4050 Milton Avenue/Pine Grove Properties**

**TM # 020.-04-05-0**

## **Amended Site Plan**

Mr. Frank Szczech, owner of the property, presented the application. The purpose of the application is to replace existing metal doors on the rear of the building with glass doors. In addition the canopies over the doorways will be upgraded.

Mr. Williams stated from a public safety viewpoint, he's very pleased with the alterations.

As there were no other questions from the Planning Board, Mr. Voss moved to declare Lead Agency for this application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

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

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

### **Resolution # 38:**

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

## **Old Business**

### **Viewpoint Estates, Section 1/John Szczech Final Plat**

**TM # 006.-05-05-1**

Mr. John Szczech, developer of the properties, presented the application. The purpose The purpose of the application is to create an extension of the existing Viewpoint Estates' subdivision. There are 12 residential building lots. The subdivision's section 2 is located at Devoe Road and Barn Swallow Lane which is a new street.

Mr. Szczech further noted Lot # 34 which is located on the southwestern portion of the development will be retained by the Karasek family. It is noted this parcel retained by Karesek family will not be an approved building lot and will be noted as such on the final plat. In addition there is a parcel of land which is located on the northeastern portion of the development to be sold to the Pigula family.

In a prior meeting, it was noted the access points on Lots 44 and 45 needed to be depicted clearly on the Final Plat presented. It is noted the access points are clearly depicted on the Final Plat.

Mr. Szczech noted the appropriate variances for yard setbacks have been granted.

Mr. Czerwinski stated Mr. Szczech also provided a road profile for the new subdivision which complies with town requirements.

Mr. Szczech provided a letter from the Onondaga County DOT stating upon review of the referenced proposal, the locations of the driveways meet their requirements for

access. Additionally, the agency will require all local Boards' requirements being met. The agency further requests review of access locations prior to the filing of the subdivision final plan.

At a prior meeting, after the Planning Board's review of the full EAF, Mr. Trombetta moved to issue a negative declaration overall for this application under SEQRA. Mr. Williams seconded the motion and it was approved unanimously.

**Resolution # 39:**

Mr. Logana moved to approve the Final Plat as submitted dated August 9, 2011. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Resolution # 40:**

Mr. Trombetta moved to assess Parkland Fees in the amount of \$500.00 per lot. Mr. Voss seconded the motion and it was unanimously approved.

**First Baptist Church of Memphis/Peter Jordan  
Site Plan**

**TM # 023.-02-01.3**

Mr. Peter Jordan, pastor of the church and Mr. Paul Sheneman, project engineer for the project, presented the application. The purpose of the application is to construct a church building, garage, and parking area to replace a church previously located at 6425 Bennetts Corners Road. The church recently experienced a roof collapse which deemed the new construction necessary. The new church will be located on NYS Route 5, near the intersection of Bennetts Corners Road.

A Site Plan was provided to the Board, as well as elevation plans. Chairman Fatcheric noted the Board would address their concerns with respect to the Site Plan, and then move on to the elevation plans. Chairman Fatcheric also noted the applicant should complete an Agricultural Data form for the application.

In a previous appearance before Planning Board, it was noted the application would be required to be referred to Syracuse Onondaga County Planning Agency. The recommendation from SOCPA was returned with recommendations. Those recommendations include; a storm water plan, a trip generation study and approval from the Onondaga County Health Department for a septic system. A copy of the letter from SOCPA is on file with the clerk's office.

With respect to the storm water plan, the applicant has submitted a SWPPP and the Town Engineer has reviewed it. In a previous appearance by the applicant it was noted there were concerns with the SWPPP. Those concerns have been addressed and a new copy of the SWPPP has been provided to the Town.

With respect to the trip generation study, it was noted there have been several traffic studies completed in the area. Mr. Czerwinski suggested it might be beneficial to the applicant to contact the NYS DOT to inquire if there are studies which may reference the area. In addition, the applicant reported, an "informal" study of the traffic has been conducted during the church peak times. It was noted the "informal" study showed

approximately 318 vehicles on Sunday, between 12:00 pm and 12:30 pm and 364 vehicles on Wednesday, between 12:00 pm and 12:30 pm.

Also, the applicant has provided an approval letter from the Onondaga County Health Department regarding the septic system.

As mentioned in a previous appearance by the applicant, the landscaping plans, snow storage plans, and parking space size would need to be more clearly depicted on the Site Plan.

At tonight's appearance, Mr. Sheneman confirmed on the most recent Site Plans, the landscaping plans reflected the additions of locations and plants to be used on the site. Also, the area in the front of the building would have trees added to provide a natural buffer for the possibility of vehicular lights reflecting onto NYS Route 5.

Mr. Sheneman also depicted on the Site Plan a snow storage plan as requested by the Planning Board. The snow storage plan is shown as being on the south east portion of the property.

Also, the parking spaces have been corrected to the required size on the plan.

In addition, Mr. Jordan stated he had been in contact with the NYS DOT, to obtain their comments regarding the project. Mr. Jordan explained the NYS DOT representative explained they are unable to comment on the application before the Zoning Board of Appeals approves or disproves the zoning.

Mr. Voss clarified the location of the entrance way. It was noted it is approximated 784' from the Bennetts Corners intersection.

Ms. Wheat expressed concern regarding pedestrians in the parking lot and vehicles moving quickly. Mr. Jordan and Mr. Sheneman stated they believed their parishioners would use caution in the area.

Mr. Wheat also asked for clarification on the rain garden. Mr. Sheneman noted there are layers of topsoil, mulch and different types of grass as part of this type of rain garden.

Mr. Czerwinski noted the lighting plan may need corrections. He also clarified for the Board the SWPPP is in compliance.

In addition, Mr. Jordan and Mr. Sheneman updated the Board on the types of materials for the building. The colors of the siding to be used are off white and clay. The siding will be complemented with cultured stone in earth tones. The roofing materials will be fiberglass shingles, the color will be driftwood.

Mr. Trombetta stated the Ag Data statement submitted was incorrect. The information regarding whether the property was within 500' of a working farm needs to be corrected. Mr. Jordan stated he will correct for the application. Mr. Logana asked if the church's purchase of the property is contingent upon Planning Board and Zoning Board Approval. Mr. Jordan stated it is, and is hopeful to have those approvals by the end of September.

Mr. Williams asked if a Site Plan depicting rear access for public safety reasons has been submitted. Mr. Sheneman stated that has been provided.

Mr. Danaher clarified the applicant had been in contact with the NYS DOT. Mr. Jordan stated he had been, and also had attempted to obtain a letter stating the NYS DOT could not make a ruling until the zone change had been implemented, however Mr. Bush was unable to be reached for the Planning Board meeting.

Chairman Fatcheric stated the following would need to be presented at the next Planning Board meeting; a corrected lighting plan, and a corrected Ag Data statement.

Chairman Fatcheric also noted the applicant would be appearing before the Zoning Board of Appeals to obtain a Special Use Permit. He assured the applicant the two Boards would communicate to ensure the application process would be completed in a timely manner. He requested Mr. Danaher draft a letter to the Zoning Board of Appeals stating such.

### **Minutes of the Previous Meeting**

Mr. Logana moved to approve the minutes from the meeting of August 8, 2011. Mr. Fittipaldi seconded the motion and it was unanimously approved.

### **Discussion**

Mr. Czerwinski informed the Board of a recent submission from the developer of the Hess Gas Station, located at the Bennetts Corners intersection. The applicant had previously submitted an Amended Site Plan application to the Planning Board. Mr. Czerwinski stated the applicant made alterations based on the Planning Board's comments, however he stated he did not feel those alteration fulfilled the Planning Board's recommendations. He offered to contact the developer in order to facilitate a work session.

### **Correspondence**

A voucher was received for services for July 2011 from Shulman, Curtin, Grundner & Regan, P.C. for \$1375.00, \$240.00 of which is recoverable. Mr. Kallfelz moved to approve payment. Mr. Trombetta 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 7:56 pm.

Respectfully submitted,

Sandy Shoff, Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
September 12<sup>th</sup>, 2011 - 7:00 pm**

**Present**

John Fatcheric (Chairperson)  
Jay Logana  
Don Fittipaldi  
Mike Kallfelz  
John Trombetta  
Martin Voss  
Lynda Wheat  
John Williams (Alternate Member)

**Staff Present**

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

**Guests & Members of the Public**

Mr. Dave Philipponne, 1<sup>st</sup> Ward Councilperson  
10 others

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

**New Business**

**Starlight Estates Development, LLC  
Lot Line Re-Alignment**

**TM # 015.1-01-22.0 & 23.0**

Mr. Hal Romans, of Ianuzi & Romans, presented the application on behalf of the applicant. Mr. Romans stated the purpose of the application is to move the common interior lot line for two contiguous lots. The size of Lot 6A, which is 95' in width, will be adjusted to 93' in width. The size of Lot 7A, which is 90' in width, will be adjusted to 92' in width.

Mr. Romans stated Mr. Jeff Harrop has given his approval for the lot line re-alignment. He further stated Mr. Harrop stated the application would not need to be referred to Syracuse Onondaga County Planning Agency. Mr. Harrop asked to receive a copy of the final drawing.

Mr. Curtin stated the two proposed lots do not create substandard lots. The lots are within a P.U.D. and the properties are conforming lots. In addition, Mr. Curtin stated a short form SEQR is required for the application.

Ms. Wheat moved to declare Lead Agency under SEQR for the application. Mr. Voss seconded the motion and it was unanimously approved.

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

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

**Resolution # 41:**

Ms. Wheat moved to approve the Lot Re-alignment for Starlight Estates, for Lot 6A and Lot 7A conditional upon receipt of a copy of a recorded deed with Onondaga County to be provided to the Planning Board file. Mr. Trombetta seconded the motion and it was unanimously approved.

**Northside Collision/ 509 Hinsdale Road  
Zone Change-Referral from Town Board**

**TM # 017.-05-65.2**

Mr. Gary Bell, CEO of Northside Collision presented the application.

Mr. Bell stated he currently has a Zone Change Request before the Town Board. The purpose of the Zone Change is to change a portion of the property's zoning from Industrial to C5. The parcel is partially zoned Industrial and partially zoned C5. The reason for the Zone Change request is to have the consistent zoning for the property.

Mr. Curtin noted the Planning Board is acting in an advisory capacity for the Zone Change referral. The Planning Board would advise the Town Board if there are any concerns with the Zone Change. Mr. Curtin stated the application appears to be a straightforward application in the interest of creating a consistently zoned C5 property.

**Resolution # 42:**

Ms Wheat moved to ask Mr. Curtin to draft a letter to the Town Board stating the Planning Board does not have any site plan issues with the Zone Change. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Northside Collision/ 509 Hinsdale Road  
Amended Site Plan**

**TM # 017.-05-65.2**

Chairman Fatcheric then directed the Board's attention to the Amended Site Plan application for Northside Collision.

Mr. Bell stated the purpose of the application is to construct a 60' x 60' addition on the south end of the existing building. Mr. Bell stated the addition is planned to accommodate the business' growing needs. In addition, Mr. Bell stated the site plan fulfills all requirements to the municipal code.

Mr. Voss asked if the size of the proposed addition could be altered. The 60' x 60' addition and planned parking may be too close to the easement on the southern edge of the parcel. It was noted the easement is an emergency access easement for the adjacent Southern Container parcel.

Mr. Curtin informed the Board and applicant that Southern Container was required to provide emergency access from Milton Avenue which is the reason for easement. He stated he wishes to verify the language of the easement as there may be prohibitive wording with respect to neighboring properties.

Mr. Voss asked if the reconfiguration of the parking lot was to ensure code compliance. Mr. Bell stated it was. Mr. Voss suggested the possibility the parking lot size would not need to be adjusted, however some adjustments with the locations of spaces and the dumpsters would be sufficient.

Mr. Curtin stated that depending on the easement's wording, the applicant may want to show reserve parking for possible future build outs in order to show for technical compliance. If the applicant is able to show the reserve parking, the applicant may be able to avoid having to apply for a parking variance. In addition, Mr. Curtin suggested moving some parking spaces and the location of the dumpsters to allow room if the easement does have prohibitive language.

Mr. Bell stated he would prefer to move a few spots and the dumpsters to avoid the easement. The applicant prefers not to alter the size of the proposed addition. Mr. Bell has the information from the Site Plan Approval granted in 2009 and will research wording to ensure he is within code compliance.

Mr. Fittipaldi asked if the applicant had considered where reserve parking could be implemented. Mr. Fittipaldi suggested to utilize the area in front of the existing building and to consider diagonal parking in the front of the building to compensate for the parking spaces that may move from the southwestern side of the proposed addition.

Mr. Williams suggested the location of the dumpsters be moved on the southwestern end of the property to avoid encroachment on the easement.

Mr. Czerwinski stated the drainage is appropriate for the site.

Chairman Fatcheric asked if additional lighting is planned. Mr. Czerwinski stated some lighting is planned, falls within the guide lines.

Mr. Curtin advised the applicant some minor tweaking of the proposed Site Plan is necessary to meet the needs of the neighboring parcels.

The application continued to a later meeting.

## **Old Business**

### **First Baptist Church of Memphis/Peter Jordan Site Plan**

**TM # 023.-02-01.3**

Mr. Peter Jordan, Project Manager for the church presented the application. The purpose of the application is to construct a church building, garage, and parking area to replace a church previously located at 6425 Bennetts Corners Road. The church recently experienced a roof collapse which deemed the new construction necessary. The new church will be located on NYS Route 5, near the intersection of Bennetts Corners Road.

At the meeting of August 22<sup>nd</sup>, Chairman Fatcheric stated the following would need to be presented at the next Planning Board meeting; a corrected snow load statement, a corrected lighting plan, an updated Site Plan detailing rear access for emergency services, corrected Ag Data statement and an email from Mr. Mark Bush from NYS DOT confirming the traffic study does not need to be completed.

At tonight's meeting those documents were provided. With those documents, the Planning Board outstanding requirements have been fulfilled.

Chairman Fatcheric asked the Board Members and staff if they had any further questions for the applicant.

Mr. Czerwinski noted the applicant may want to consider an ornamental post to reflect the back area of the building where the septic system is located. The concern would be for emergency vehicles which may not know the location of the septic system area. Mr. Jordan stated the area surrounding the septic system is planned to be gravel only for this very reason.

With no further questions or comments from the Board, Chairman Fatcheric noted the Zoning Board of Appeals is the referring Board, which results in ZBA being Lead Agency for the application.

**Resolution # 43:**

Ms. Wheat moved to grant Site Plan approval for the Site Plan submitted September 2011. Mr. Logana seconded the motion and it was unanimously approved.

**Resolution # 44:**

Ms Wheat moved to assess Professional Fees in the amount of \$2500.00 for the application. Mr. Trombetta seconded the motion and it was unanimously approved.

**2053 West Genesee Turnpike/ Hess Gas  
Amended Site Plan**

**TM# 023.-01-24.4**

In a previous appearance before the Planning Board, Mr. Randy BeBout and Mr. H.A. Lautenbacher of T.Y.Lin International presented the application on behalf of Hess Corporation. The purpose of the application is to amend the existing gas station. The proposed project includes adding a drive thru operation/window on the west building face. Two gas pump dispensers will be removed for proper site circulation. Associated curbing, paving and landscaping modifications will be required.

Mr. BeBout stated Dunkin Donuts would be the vendor for the drive thru window.

At the previous meeting, all Planning Board members spoke to the Public Safety aspect of the project. The Board Members felt this space is congested to begin with and adding a drive thru to an already cramped parking lot is not in the best interest of Public Safety. The expected route a driver wishing to use the drive thru is extremely narrow and would involve repeated circulation around the premises.

In tonight's meeting, Mr. BeBout explained the newer Site Plan has addressed some of the traffic concerns and public safety issues brought forth previously.

Mr. BeBout stated curbing has been added on the northeastern portion of the property to help ensure the traffic flow onto Route 5 is right in, right out. In addition, Hess has removed two gasoline pumps to alleviate the congestion on the eastern side of the existing building. On the western portion of the property, parking areas have been reconfigured to maximize parking spaces, and lanes for two way traffic.

Mr. Logana stated his concerns with the site currently. The term "unorganized chaos" is how Mr. Logana described the site even when the traffic is not at its' peak. He stated that even with the removal of the pumps on the western side of the property, the area is

congested. Mr. Logana asked if the applicant has considered selling Dunkin Donuts inside the store rather than a drive thru. The applicant stated they have considered this but the owner is adamant regarding a drive thru operation.

Mr. Trombetta asked if the applicant had considered a drive thru to be located at the existing building which houses a car wash on the northwestern end of the property. Mr. Trombetta stated it would seem the traffic concerns would be alleviated with the traffic being routed to that area. Mr. BeBout stated the he would advise the owner of the suggestion.

Ms. Wheat agreed with Mr. Logana regarding the term "chaos". She stated there are too many points of conflict and wishes to see an alternative solution to the site.

Mr. Kallfelz stated there are many concerns relating to truckers also patronizing the site due to the size of their vehicles. The traffic pattern being offered may be difficult to navigate.

Mr. Fittipaldi stated he is impressed with the work the applicant has brought into the revised Site Plan. He believes the revision does not quite meet the expectations from a public safety aspect.

Mr. Voss stated he has several concerns.

- 1) The western side gas pumps – doesn't believe two cars could fit through there, questions the dimensions.
- 2) Conflict for drivers going west – the site will not allow easy flow to allow this.
- 3) Concerned regarding stacking of cars parallel to Route 5
- 4) Drive thru dimensions do not appear large enough

Mr. Voss stated he feels the site doesn't function smoothly currently. He stated the changes would exacerbate existing issues relating to public safety issues.

Mr. Czerwinski he agrees the dimensional concerns are making it difficult to see how the site would function. He stated the applicant should consider revising the plan with the proper dimensions.

Mr. Curtin stated the site had its own level of controversy due to the odd configuration and zoning concerns. Additionally the site was designed and built with a gas station, mini mart, and car wash. The approval was not designed to accommodate a sub tenant which, by design, brings in more traffic.

Mr. Curtin stated more work is necessary to show how the site would work with the addition of a sub tenant, such as Dunkin Donuts.

### **Minutes of the Previous Meeting**

Mr. Fittipaldi moved to approve the minutes from the meeting of August 22, 2011. Mr. Voss 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**

Mr. Williams noted he would not be present for September 26<sup>th</sup> Planning Board Meeting.

Mr. Voss informed the Board Members of the West Genesee Athletic Club Pep Rally to be held at the Pottery Road fields on Saturday, September 17<sup>th</sup>. He encouraged everyone to come out if they were looking for a fun family event.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7:52 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully Submitted,

Sandy Shoff, Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
September 26<sup>th</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

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

**Absent**

John Williams

**Guests & Members of the Public**

3 others

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

**New Business**

None

**Old Business**

**Viewpoint Estates, Section 2/John Szczech  
Construction Drawings Approval**

**TM# 006.01-01-06.1**

Mr. John Szczech presented the drawings for Viewpoint Estates, Section 2, for approval. Chairman Fatcheric noted as a matter of record, the applicant provided 4 copies of the drawings to Planning Board staff members to review. The Town Engineer provided letters to the Planning Board to address any issues to be resolved before approval is issued.

The Town Engineer noted in a letter dated September 13<sup>th</sup>; any issues of concerns he had, have been properly addressed. Copies of the letters relating to the construction drawings are on file with the Planning Board Clerk.

**Resolution # 45**

Ms. Wheat moved to accept the Construction Drawings for Viewpoint Estates, Section 2, as submitted, dated September 2011. Mr. Trombetta seconded the motion and it was unanimously approved.

**Northside Collision/ 509 Hinsdale Road  
Amended Site Plan**

**TM # 017.-05-65.2**

Mr. Gary Bell, CEO of Northside Collision, presented the application. In a previous appearance before the Planning Board, Mr. Bell presented an Amended Site Plan which reflected an area of concern on an easement relating to Emergency Vehicle Access to

Southern Container site. Mr. Bell was asked by the Board to consider modifying the Site Plan to accommodate the easement.

In tonight's appearance, Mr. Bell presented an updated Amended Site Plan reflecting those modifications. Two parking spaces have been modified to face away from the easement. In addition, the dumpster has been relocated to the rear of the building to allow better traffic flow. With the modifications, the Site Plan still depicts ample parking, and does not show an impediment to the easement.

Mr. Curtin stated that, in his opinion, the modifications Mr. Bell presented do not impede the easement for emergency access road to Southern Container.

#### **Resolution # 46**

As there were no further questions from the Planning Board members, Ms. Wheat moved to declare Lead Agency for this application under SEQRA. Mr. Trombetta seconded the motion and it was unanimously approved.

#### **Resolution # 47**

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

#### **Minutes of the Previous Meeting**

Ms. Wheat moved to approve the minutes from the meeting of September 12, 2011. Mr. Trombetta seconded the motion and it was unanimously approved.

#### **Discussion**

Mr. Curtin expressed concern relating to sub-tenant occupancy in the Town of Camillus.

As the Planning Board is aware, Hess Gas Station is looking to incorporate a Dunkin Donuts at the Bennetts Corners Road and NYS Route 5 intersection.

Mr. Curtin stated he has discussed with the Town Attorney the possibility more of these types of applications. Mr. Curtin further stated the Town Board may want to set standards regarding "dual tenancy" on parcels with Site Plan approval for a single or specific purpose.

#### **Resolution # 48**

Mr. Voss moved to ask Mr. Curtin to draft a letter to the Town Board to address the possibility of dual tenancy in the Town of Camillus. Mr. Fittipaldi seconded the motion and it was unanimously approved.

#### **Correspondence**

A voucher was received from Onondaga County Planning Federation for annual dues in the amount of \$400.00. Mr. Fittipaldi moved to approve payment. Ms. Wheat seconded the motion and it was unanimously approved.

A voucher was received for services for June and July 2011 from Barton and Loguidice, P.C. for \$9702.75, \$9265.25 of which is recoverable. Mr. Voss moved to approve payment. Mr. Fittipaldi 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**

Chairman Fatcheric reminded the Board and Staff Members the next Planning Board meeting is on Wednesday, October 12<sup>th</sup>, due to the Columbus Day holiday.

Mr. Voss noted he would be unable to attend the next meeting.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7:20. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
October 12<sup>th</sup>, 2011- 7:00 pm**

**Present**

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

**Staff Present**

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

**Absent**

John Trombetta  
Martin Voss

**Guests & Members of the Public**

Dave Philippone, 1<sup>st</sup> Ward Councilperson  
Mark Kolinski, 2<sup>nd</sup> Ward Councilperson  
Dave Callahan, 6<sup>th</sup> Ward Councilperson  
10 others

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

**New Business**

**Dawn Kline/110 Clark Lane  
Site Plan Review for Special Use Permit  
(Home Occupation)**

**TM # 058.-04-04.0**

Ms. Dawn Kline, owner of the property, presented the application. Ms. Kline is requesting permission to operate a baking business in the home. Ms. Kline stated a second kitchen would be installed in the finished space of the home's basement. The kitchen would meet all requirements as specified by the Onondaga County Health Department necessary for a home business.

Ms. Kline provided a letter to the Planning Board, outlining the specifics of the business, which include baking and decorating cakes and cookies. Ms. Kline stated in her letter there are no employees other than herself. Additionally, Ms. Kline explained the finished products are delivered to her customers with the exception of 2-3 customers per month. Any customers picking up product would be restricted to the hours of 8 am to 5 pm, Monday through Saturday. Also, Ms. Kline noted there would not be any large trucks delivering to the house, other than occasional weekday deliveries from UPS. There will be no signage or alterations to the exterior of the home.

Ms. Wheat stated she appreciated the thoroughness of the application.

**Resolution # 49:**

As there were no other questions or comments from the Board, Ms. Wheat moved to request Mr. Curtin draft a letter to the Zoning Board of Appeals stating the Planning

Board has no specific site plan issues for further consideration regarding this application. Mr. Williams seconded the motion and it was unanimously approved.

**Syracuse SMSA d/b/a Verizon/ 5882 Devoe Road  
Site Plan Review for Special Use Permit  
(Replacement/Addition of Antennae)**

**TM # 019.-01-10.1/1**

Ms. Jackie Bartalata presented the application on behalf of the applicant. Ms. Bartalata stated the purpose of the application is to replace four (4) existing antennae and add two (2) antennae to the cell tower located on this property. The antennae are mounted on an existing centerline elevation of 80' on an existing 95' monopole lower structure. There will be no ground disturbance or change to the existing site plan in association with the proposed work.

Mr. Logana asked the size of the antennae. Ms. Bartalata stated the existing four (4) would be eight (8) feet, and the two (2) new antennae would be four (4) feet.

**Resolution # 50:**

As there were no other questions or comments from the Board, Mr. Williams moved to request Mr. Curtin draft a letter to the Zoning Board of Appeals stating the Planning Board has no specific site plan issues for further consideration regarding this application. Mr. Logana seconded the motion and it was unanimously approved.

**Syracuse Aggregate Corporation / 3877 Milton Ave.  
Site Plan Approval**

**TM # 037.-01-02.1**

The applicant requested Board move on to the other items on the agenda. He stated he would review the Conceptual Site Plan during the discussion regarding the Town Board's referral for a Zone Change Request.

**Old Business**

**Northside Collision/ 509 Hinsdale Road  
Amended Site Plan**

**TM # 017.-05-65.2**

In previous appearances before the Planning Board, Mr. Gary Bell, CEO of Northside Collision stated the purpose of the application is to construct a 60' x 60' addition on the south end of the existing building. Mr. Bell stated the addition is planned to accommodate the business' growing needs. In addition, Mr. Bell stated the site plan fulfills all requirements to the municipal code.

As there was an area of concern on the easement relating to Emergency Vehicle Access to Southern Container site, Mr. Bell was asked by the Board to consider modifying the Site Plan to accommodate the easement.

Mr. Bell presented an updated Amended Site Plan reflecting those modifications. Two parking spaces have been modified to face away from the easement. In addition, the dumpster has been relocated to the rear of the building to allow better traffic flow. With the modifications, the Site Plan still depicts ample parking (within code requirements) and does not show an impediment to the easement.

The plan shows a minor encroachment of the parking area within the easement, however, Mr. Curtin stated that, in his opinion, the modifications Mr. Bell presented do not impede the easement for emergency access road to Southern Container.

The application was referred to Syracuse Onondaga County Planning Agency. At tonight's meeting the referral from SOCPA was reviewed with the applicant and the Planning Board.

It was noted SOCPA'S recommendations stated the applicant was required to submit ITE Trip Generation traffic figures to the Onondaga County Department of Transportation.

Mr. Curtin stated in his opinion, the proposed Amended Site Plan is a minor expansion, which is not generating additional traffic. He offered the opinion the Board may want to consider overriding SOCPA's requirements with this application. If the Board decides to do so, he would then draft a letter outlining the reasons for the Board's decision.

After a brief discussion with the Board, Chairman Fatcheric noted Lead Agency had been declared under SEQR previously.

Ms. Wheat moved to declare an Unlisted Action under SEQR. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Ms. Wheat moved to ask Mr. Curtin to draft a letter to SOCPA outlining the Planning Board's reasons for the decision to over ride their recommendations noting this was not a "retail site" and its uses do not generate any significant traffic. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Resolution #51:**

Ms. Wheat moved to approve the Amended Site Plan, dated 09-21-2011 as presented from Northside Collision. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Resolution #52:**

Ms. Wheat moved to assess \$400.00 in Professional Fees to the applicant. Mr. Williams seconded the motion and it was unanimously approved.

**Breed Meadows, LLC / Kurt Birchler  
Final Plat**

**TM # 021.115.001-73**

Mr. Art Hembold reviewed the application on behalf of Breed Meadows, LLC. Mr. Hembold stated Mr. Kirchler is proposing to subdivide six (6) tax parcels containing approximately 27 acres of land into thirteen single family residential lots containing 1+ /- acres. Two (2) lots (Lot 1 & 2) currently have existing homes on them. These two lots will be merged into one lot. The home on Lot 1 is to be demolished and removed from the site.

The subdivision is located near on Breed Road, near Rolling Hills Road. The proposed houses' locations on the properties are staggered to address the Board's concerns to ensure that the vision of the fully developed subdivision is adhered to.

Mr. Czerwinski stated there has been correspondence from his office, to the developer regarding SWPPP requirements and a review of the Construction Drawings. As stated in the correspondence, the Planning Board Engineer recommends Planning Board approval as any issues regarding SWPPP and Construction Drawings have been addressed. Mr. Czerwinski informed the Board the Onondaga Health Department requires correspondence stating upon completion of the project, the drainage system will be maintained by the Town.

**Resolution # 53:**

As there were no further comments or questions from the Board, Mr. Fittipaldi moved to approve the Final Plat as submitted by Breed Meadows, LLC dated September 27<sup>th</sup>, 2011. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Resolution # 54:**

Ms. Wheat moved to assess Park Land Fees for 12 lots to the developer. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Minutes of the Previous Meeting**

Ms. Wheat moved to approve the minutes from the meeting of September 26, 2011. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Discussion**

**Syracuse Aggregate Corporation/3877 Milton Ave.                      TM # 037.-01-02.1  
Town Board Referral – Zone Change**

Mr. Christopher Trevisani presented the application. Mr. Trevisani stated the purpose of the Zone Change Request in to change the zoning on the property from R3 to P.U.D. to allow construction of a senior housing facility.

Mr. Trevisani stated this is presented as a “conceptual” plan to allow the Planning Board to understand the vision the developer has for the property. Mr. Trevisani stated he also understands the appearance before the Planning Board is in the discussion phase to better understand the requirements to move the project forward.

Mr. Trevisani stated the P.U.D. is planned for a parcel of land on Milton Ave, between Knowell Road and Hinsdale Road. The area is more commonly known as “Grumpy’s Pit”. The proposed P.U.D. will consist of 130 senior housing apartments, 30 townhouse lots, and 25 single family lots. The proposal also calls for a playground area, and additional recreation space.

Mr. Trevisani stated the area is a unique configuration in that the area provides several areas of natural vegetative buffering which makes it ideal for this type of development.

All Planning Board members agreed this is an ideal use of the property.

Mr. Curtin advised the applicant the application appears to be in order. Mr. Curtin stated there are some issues the applicant should take into consideration and offer solutions as the application process continues.

- 1) The intention to lease the senior housing apartment to those 55 and older; the applicant would offer to restrict the occupancy accordingly. There should be a mechanism in place to ensure the restriction is monitored but uniformly enforced.
- 2) Also, a portion of the development plan denotes some of the roads may be private and not offered for dedication to the Town of Camillus. The suggestion was made to consider those private roads be overseen by a formal "Property Owners Association" to ensure maintenance and insurance coverage.
- 3) A trip generation maybe in order as the surrounding area around the site is considered a heavily trafficked area.

#### **Resolution #55:**

After a detailed discussion of the application, Mr. Fittipaldi moved to determine the planned uses are appropriate for this site and the implementation of the P.U.D. Zoning Ordinance is appropriate and the Planning Board recommends to the Town Board this application receive positive consideration. Mr. Kallfelz seconded the motion and it was unanimously approved.

#### **Rocklyn/5308 W. Genesee Street Town Board Referral – Zone Change**

**TM # 035.-05-24.0**

The application from Rocklyn is before the Board to consider a Zone Change from C2 to C3 to allow construction of two retail locations; Verizon and Mavis.

Mr. Curtin mentioned that while he was researching the application, he referred to old zoning map, which depict a myriad of Zoning and uses. The consistency of the Zoning in this area is troubling. Mr. Curtin stated the Town Board may want to consider uniform zoning in this area for the future.

#### **Resolution #56:**

As there were no other questions or comments from the Board, Ms. Wheat moved to make a recommendation to the Town Board to consider this application in a positive manner. Mr. Williams seconded the motion and it was unanimously approved.

#### **Correspondence**

A voucher was received for services for April/May 2011 from Shulman, Curtin, Grundner & Regan, P.C. for \$1812.50, \$312.50 of which is recoverable. Mr. Williams moved to approve payment. Mr. Logana seconded the motion and it was unanimously approved.

A voucher was received from Onondaga County Clerk's Office for filing fees for a filing of the deed for Country Oaks Turkey Run Lane in the amount of \$315.50, which is recoverable from the developer. Mr. Williams moved to approve payment. Mr. Fittipaldi seconded the motion and it was unanimously approved.

A voucher was received from Onondaga County Clerk's Office for filing fees for a filing of the Right of Way for Country Oaks Turkey Run Lane in the amount of \$80.50, which is recoverable from the developer. Mr. Williams moved to approve payment. Mr. Fittipaldi seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

Mr. Callahan stated he wished to clarify the "affordable housing" mentioned in the Syracuse Aggregate Corporation's application is not subsidized housing. Mr. Callahan expressed concern that was not made clear.

In addition, Mr. Callahan stated with respect to the Rocklyn Zone Change at 5308 W. Genesee Street, the use is light industrial use. Mr. Callahan stated he received a phone call from a resident expressing concern it could be a restaurant. He informed the Board the resident was relieved the use would not be a restaurant.

Mr. Kolinski commented that with respect to the addition of the antennae on Devoe Road, he hoped the service would improve for customers in the area.

### **Comments of the Attorney**

Mr. Curtin reiterated his concerns regarding sub-tenant occupancy in the Town of Camillus.

In a prior meeting, Mr. Curtin stated he has discussed with the Town Attorney the possibility more of these types of applications. Mr. Curtin further stated the Town Board may want to set standards regarding "dual tenancy" on parcels with Site Plan approval for a single or specific purpose.

Mr. Curtin stated he has corresponded with the Town Attorney. As there were Town Board members at tonight's meeting, Mr. Curtin felt it was important to advise the Town Board members of the concerns relating to the sub-tenant occupancy.

### **Comments of the Engineer**

None

### **Comments of the Board Members**

With no further business before the Board, Mr. Fittipaldi moved to adjourn the meeting at 7.45. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
October 24<sup>th</sup>, 2011- 7:00 pm**

**Present**

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

**Staff Present**

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

**Guests & Members of the Public**

Robert Feyl, ZBA Chairman  
10 others

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

**New Business**

**5050 Limeledge Road / Michael DiCarlo  
Site Plan Review for Use Variance  
(Storage facility before house)**

**TM # 024.-03-04.1**

Ms. Sundi DiCarlo, co-owner of the property, presented the application. Ms. DiCarlo stated the purpose of the application is to construct a 48' x 32' pole barn to be used for storage of building materials, lawn and garden equipment, tools, and other household goods on the property, before the primary residence is constructed.

Ms. DiCarlo stated she and her husband plan to build their primary residence, however they are waiting to sell their current home before starting construction on the new residence.

Mr. Curtin stated the Municipal Code does not allow an accessory building on a parcel without a primary residence on the parcel. At this time, there is not an enforcement technique in place to ensure the home would be built in the future. As this is the case, the Planning Board does not recommend approval for the application at this time.

**Resolution # 57:**

Mr. Fittipaldi moved to ask Mr. Curtin to draft a letter to the Zoning Board of Appeals stating the Planning Board does not recommend approval for this application. Mr. Kallfelz seconded the motion and it was unanimously approved.

**3325 Cessna Drive / Ruslan Kozak  
Site Plan Review for Use Variance  
(Zoning Use Variance)**

**TM # 008.-06-03.0**

Ms. Natalia Kozak, co-owner of the property, presented the application. The purpose of the application is for the owners of the parcel to subdivide the parcel to split evenly between owners, in order to give each other additional property on their parcels. The property is currently zoned for industrial use. The Use Variance is to expand the existing non-conforming use, as the contiguous primary parcels are improved with residential dwellings.

In reviewing the application, Planning Board Counsel noted there appears to be a structure on the property the owners wish to divide. The division line for the property bifurcates the existing frame building.

The Planning Board recommended to the applicant that the building be removed or consider relocation of the proposed property line.

The application is continued to a later meeting.

### **Old Business**

None

### **Minutes of the Previous Meeting**

Ms. Wheat moved to approve the minutes from the meeting of October 12, 2011. Mr. Logana seconded the motion and it was unanimously approved.

### **Discussion**

None

### **Correspondence**

None

### **Comments of Town Officials**

Mr. Robert Feyl stated he appreciated the comments regarding these two applications as they are both referrals from the ZBA.

### **Comments of the Attorney**

None

### **Comments of the Engineer**

None

### **Comments of the Board Members**

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7.22 pm. Mr. Fittipadi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
November 14<sup>th</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

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

**Absent**

John Williams

**Guests & Members of the Public**

Robert Feyl, ZBA Chairman  
10 others

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

**New Business**

**Szczech Farms, Inc. Subdivision  
Sketch Plan/Preliminary Plan**

**TM # 027.-01-03.0**

Mr. John Szczech presented the application. The purpose of the application is to subdivide a parcel of land which is located on Route 5. The property was previously owned by Mary Thorpe. The property is approximately 133 acres. The location is on Route 5, with the rear of the property facing Route 174. The subdivision will contain three (3) lots. Lot 1 is approximately 12 acres, Lot 2 is approximately 93 acres, and Lot 3 is approximately 28 acres. Mr. Szczech stated one of the purposes for the subdivision is to sell Lot 1, which has an existing residential structure. In addition Mr. Szczech stated he intends to rent the balance of the farm land to a local farmer.

Mr. Fittipaldi asked if all three lots have road accessibility. Mr. Szczech stated they do.

Mr. Voss asked what the property is currently zoned. Mr. Szczech stated the lots are zoned residential. The property is zoned as a combination RR, R1, R3 and R4.

As there were no further questions, Ms. Wheat moved to close sketch. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Szczech requested the Board consider approving Preliminary Plat at this meeting as there are no changes to the plat.

With no additional comments or questions from the Board regarding this application, Ms. Wheat moved to declare Lead Agency for this application. Mr. Logana seconded the motion and it was unanimously approved.

**Resolution # 58:**

As the project is located on NYS Route 5, it's necessary to refer the application to the Syracuse Onondaga County Planning Agency (SOCPA). Ms. Wheat moved to refer the application to SOCPA. Mr. Kallfelz seconded the motion and it was unanimously approved.

**522 Gerelock Road / Nick DeSantis/O'Brien & Gere  
Site Plan Review for Special Use Permit  
(Wind Turbine)**

**TM # 011.-01-26.1**

Mr. Brian White presented the application on behalf of the applicant. The purpose of the application is to install two (2) Wind Turbines on the treatment plant as part of the Onondaga Lake remediation project. The turbines will be placed on the roof of the building.

As this is a Site Plan Review for a Special Use Permit application, Chairman Fatcheric informed the attendees of the meeting, this is a referral from the Zoning Board of Appeals, and the Planning Board's responsibility is to make a recommendation on the Special Use Permit. In addition, Chairman Fatcheric stated the DEC is Lead Agency for the ongoing lake remediation project and the applicants are appearing as courtesy and to keep the Town updated regarding activities at this site.

Turbines are approximately six (6) feet in diameter, the approximate weight is 185 pounds, low impact sound, the blades are shrouded and enclosed and the vibration from the turbines is negligible.

Chairman Fatcheric asked if the type of turbine being installed is similar to those used at the Carousel Mall. Mr. White stated they are.

Ms Wheat asked since there is not a lot of power generated from the turbines, what exactly is the purpose of the installation of the turbines. Mr. White stated one of Honeywell's proud accomplishments is providing environmental friendly sustainable solutions, and the turbines would be an example of their work.

Mr. Trombetta asked how the turbines are mounted on the roof. Mr. White stated the turbines connect to a junction box, ties in with 2 24 VDC /1.5 KW Batteries, which leads in to a smart box, and in turn is routed into the sub-panel. Mr. Trombetta also asked if any additional lighting would be installed. Mr. White stated there are no plans for additional lighting.

Chairman Fatcheric stated as there were no other questions or comments from the Board, the Board would move on to the next application.

**522 Gerelock Road / Nick DeSantis/O'Brien & Gere  
Site Plan Review  
(Solar Array)**

**TM # 011.-01-26.1**

Mr. White presented the application for the installation of a Photovoltaic (Solar) System for the water remediation building.

The proposed solar array is a 50 KW system, including two (2) sub arrays, each with 100 PV modules. The arrays are mounted on a pipe style racking system facing the south at a 20 degree tilt angle. O'Connell Electric will provide and install the solar array.

The solar arrays are connected to the utility service via a new duct bank along the shoulder of the service road. The electrical components of the project are to be installed in compliance with all applicable electrical codes and inspection criteria.

The approximate size of the actual solar panels is 50 – 60 feet wide and 140 feet long. There is expected to be 28 support posts and foundations.

Chairman Fatcheric asked if either of the projects can be seen from the road. Mr. White suggested there is a short window where a vehicle traveling on 690 westbound maybe able to spot either of these projects.

Ms. Wheat asked is the panels contain lead, as she has heard of some instances throughout the country, where some manufacturers have experienced problems disposing of the panels. Mr. White stated the panels do not contain lead.

Mr. Logana asked if the slides provided to depict the photo array is a true representation of what the finished installation will look like. Mr. White stated it is. Mr. Logana stated the area depicted shows a very large area. Mr. White agreed it's a large area depicted and it shows the approximate size.

Chairman Fatcheric stated on behalf of the Planning Board, he feels it is a good endeavor for the Town and the other agencies involved. In addition, the Chairman asked if there's a timeline the applicant can give. The applicant stated the timeline is not certain as yet.

The applicant intends to appear before the Zoning Board of Appeals at their next meeting to discuss the Wind Turbine.

**2757 Lyons Road / Eric Cooper  
Site Plan Review for Special Use Permit  
(Home Occupation)**

**TM # 025.-02-05.0**

Mr. Eric Cooper, owner of the property, presented the application. Mr. Cooper stated the purpose of the application is to obtain a Home Occupation permit in order to operate an internet-based business as a licensed State and Federal firearms dealer.

Mr. Cooper stated there will be no modifications to the home due to the business. The hours of operation will be largely appointment based in the evenings or weekends, due to the owner's full-time employment.

The traffic will be minimal as the business will be primarily internet based. Mr. Cooper stated the driveway's layout would accommodate several vehicles without restricting access to the home by emergency personnel.

Mr. Cooper stated there is lighting present at the top and middle of the driveway, in front of the garage, on the front porch, and also on the walkway on the east side of the house which leads to a dedicated entrance of the proposed business in the rear of the building.

Mr. Voss confirmed the business is an appointment only business and traffic will not be an issue.

Mr. Fittipaldi asked if there would be any testing of the firearms on the property. Mr. Cooper responded testing is illegal and there are no plans to test any firearms. Mr. Fittipaldi asked if the applicant would be dealing in explosives. Mr. Cooper stated he if that is not part of the plans. There is a possibility of a rare occasion of a special order.

Ms. Wheat asked for clarification of the nature of the business to be conducted. Mr. Cooper stated as a licensed firearms dealer, he would have the ability to transfer ownership of guns sold via the internet from seller to buyer. A licensed firearms dealer is required to provide the necessary documentation for this type of transaction.

**Resolution # 59:**

With no further questions or comments from the Board, Mr. Voss moved to make a positive recommendation to the Zoning Board of Appeals as there are no site specific issues with the application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**5705 W. Genesee Street / West Genesee Assoc., LLC  
Site Plan**

**TM # 029.-01-17.1**

Ms. Jaime Sutphen, attorney for the applicant, presented the application. Ms. Sutphen stated the purpose is to convert the existing residence to a medical office pending the Town's approval of the Zone Change. Ms. Sutphen stated there will be no modifications to the existing structure with the exception of the addition of a handicap ramp.

Depicted on the Site Plan provided by Ianuzi & Romans is the addition of five (5) parking spaces on the parking circle near the entrance of the office. In addition to those parking spaces there will be two (2) handicapped parking spaces as depicted on the Site Plan. There will be additional exterior lighting. There is some existing vegetation to be removed. In addition the driveway will be reconfigured as to the comments recommended by Syracuse Onondaga County Planning Agency (SOCPA).

Mr. Voss asked if the new zoning will be consistent with the uses as outlined in the Table of Land Uses for an LBO zoned property.

Mr. Fittipaldi confirmed the owner has taken into account the possibility of reserve parking if necessary. Ms. Sutphen confirmed the owner has done so.

Mr. Logana asked what the hours of operation would be. Mr. Sutphen stated the hours will be Monday through Friday 9:00 am to 5:00 pm.

Mr. Czerwinski commented regarding SOCPA's comments with respect to the sewage disposal plan. He advised the applicant to obtain Onondaga County Health Department's approval for the septic system. In addition, Mr. Czerwinski noted there is a stormwater plan calculation necessary for the project, even though the project is less than an acre.

The applicant is expected to hear from the Town Board regarding the Zone Change at their next meeting.

The application is continued to a later meeting.

### **Old Business**

#### **5990 Belle Isle Road / John & Pamela Woollis**

**TM # 015.-04-12.2**

#### **Final Plat**

Mr. John Woollis, one of the owners of the property, presented the application. The purpose of the application is to separate rental area from vacant land. The parcels being subdivided are approximately 1.6 and 2.6 acres in size.

The owner provided an updated survey depicting the properties and the configuration of each lot.

In addition, depicted on the survey is a National Grid easement. As noted in prior correspondence between the owners and National Grid, National Grid has no objection to the subdivision providing the owners allow National Grid access.

Chairman Fatcheric noted to the applicant the Final Plats should have a location map depicted in the upper right hand corner, as well as the surveyors' seal.

#### **Resolution # 60:**

As there were no further questions or comments, Ms Wheat moved to approve Final Plat for this application. Mr. Logana seconded the motion and it was unanimously approved.

#### **Resolution # 61:**

Ms. Wheat moved to assess Park Land Fees to the applicant for one (1) lot. Mr. Trombetta seconded the motion and it was unanimously approved.

#### **3512 Warners Road / Milano Subdivision**

**TM# 011.-01-01.1**

#### **Final Plat**

The applicant did not appear. The applicant requested to postpone his appearance to a later meeting.

### **Minutes of the Previous Meeting**

Mr. Fittipaldi moved to approve the minutes from the meeting of October 24, 2011. Mr. Kallfelz seconded the motion and it was unanimously approved.

### **Discussion**

None

### **Correspondence**

None

**Comments of Town Officials**

None

**Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

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

Respectfully submitted,

Sandy Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
November 28<sup>th</sup>, 2011 - 7:00 pm**

**Present**

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

**Staff Present**

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

**Absent**

John Williams

**Guests & Members of the Public**

1 other

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

**New Business**

None

**Old Business**

**5705 W. Genesee Street / West Genesee Assoc., LLC  
Site Plan**

**TM # 029.-01-17.1**

In a previous appearance, Ms. Jaime Sutphen, attorney for the applicant, presented the application. Ms. Sutphen stated the purpose is to convert the existing residence to a medical office pending the Town's approval of the Zone Change. Ms. Sutphen stated there will be no modifications to the existing structure with the exception of the addition of a handicap ramp.

Depicted on the Site Plan provided by Ianuzi & Romans is the addition of five (5) parking spaces on the parking circle near the entrance of the office. In addition to those parking spaces there will be two (2) handicapped parking spaces as depicted on the Site Plan. There will be additional exterior lighting. There is some existing vegetation to be removed. In addition the driveway will be reconfigured in accordance with the comments recommended by Syracuse Onondaga County Planning Agency (SOCPA).

Also in the previous appearance, it was noted the applicant is awaiting a Zone Change from the Town Board. At tonight's meeting, Ms. Sutphen stated the Town Board has given the approval for the Zone change.

Mr. Czerwinski stated the applicant needs to provide a stormwater plan calculation required for the project.

Mr. Curtin asked if the applicant has the approval from NYS DOT. Ms. Sutphen stated the DOT has not provided the approval in writing, but has the verbal approval pending the outcome of the Planning Board and Town Board's approval. The written approval from the NYS DOT shall be provided to the Planning Board Clerk.

In addition, Mr. Curtin stated as this is listed as a Single Occupancy, any changes in occupancy or increase shall require further review by the Planning Board.

As there were no other questions or concerns from the Planning Board or staff, Ms. Wheat moved to declare Lead Agency for this application. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Trombetta moved to declare an Unlisted Action under SEQR. Ms. Wheat seconded the motion and it was unanimously approved.

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

#### **Resolution # 62:**

Mr. Trombetta moved to approve the Site Plan for 5705 as submitted by Ianuzi & Romans, dated June 27<sup>th</sup>, 2011 conditional upon the following:

- Drainage Calculation provided to the Town Engineer for review
- Written NYS DOT Approval provided to the Planning Board Clerk
- As this application is being considered for a Single Occupancy, any changes or increases in the occupancy will require additional Planning Board Review.

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

#### **Minutes of the Previous Meeting**

Mr. Fittipaldi moved to approve the minutes from the meeting of November 14<sup>th</sup>, 2011. Mr. Voss seconded the motion and it was unanimously approved.

#### **Discussion**

None

#### **Correspondence**

A voucher was received for services for Sept/Oct 2011 from Shulman, Curtin, Grundner & Regan, P.C. for \$2343.75, \$1406.25 of which is recoverable. Mr. Voss moved to approve payment. Mr. Fittipaldi 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. Fittipaldi moved to adjourn the meeting at 7.10. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
December 12<sup>th</sup>, 2011- 7:00 pm**

**Present**

John Fatcheric (Chairperson)  
Jay Logana  
Mike Kallfelz  
John Trombetta  
Martin Voss  
John Williams

**Staff Present**

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

**Absent**

Lynda Wheat  
Don Fittipaldi

**Guests & Members of the Public**

Mr. David Callahan – 6<sup>th</sup> Ward Councilperson  
2 others

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

**New Business**

**5214 West Genesee Street** Error! Bookmark not defined./**AmeriCU**  
**TM # 040.-01-12.1**

**Sketch Plan/Preliminary Plan**  
**Site Plan Review for Special Use Permit**

Mr. Ed Keplinger and Mr. Devin DalPos presented the application on behalf of the applicant; Henry Beach Development, LLC. The purpose of the application is to subdivide the existing 1.96 acre parcel (currently owned by Steven McMahon) into two (2) parcels. Lot # 1 would be approximately 1.27 acres, and Lot # 2 would be approximately 0.744 acres. Lot # 2 would have frontage on West Genesee Street. The applicant then proposes to build and operate an AmeriCU Credit Union on Lot # 2.

In addition to the Subdivision application, the applicant is also seeking a Site Plan Review for Special Use Permit. The property is currently zoned LBO. A Special Use Permit is required for Banking Services in an LBO district fronting on West Genesee.

Chairman Fatcheric stated the Board would be addressing the subdivision aspect of the application, and then move on to the Site Plan Review. The Special Use Permit is within the jurisdiction of the Town ZBA.

Mr. Williams asked about the sewer services. Mr. Keplinger stated the plan is to install a system to be connected into the service provided on West Genesee Street.

Mr. Kallfelz stated he recalled a covenant for the property regarding the setbacks for the property that originated with the Henry Beach Neighbors' Association. Councilor Callahan (who was in attendance) stated he knew of the covenant that Mr. Kallfelz referenced. Mr. Callahan stated the Association had released the covenant circa the

early 1980's. Additionally, Mr. Callahan stated Mr. Dirk Oudemool, Town of Camillus Attorney, has verified the covenant was released.

Mr. Czerwinski asked for clarification on the storm system which currently exists. Mr. Keplinger stated the existing sewer system will be relocated and an up to date storm system is to be installed.

Mr. Curtin stated the application is a two (2) lot subdivision, however due to the proximity of the subdivision to NYS Route 5 and the Site Plan Review for Special Use application; it's his recommendation to refer the application to Syracuse Onondaga County Planning Agency (SOCPA).

Mr. Voss moved to declare Lead Agency under SEQR. Mr. Kallfelz seconded the motion.

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

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

Before presenting an outline of the conceptual Site Plan, the applicants noted they had been considering the site for approximately two years. In that time, conversations with the County DOT had yielded recommendations to consider a right in, right out access, egress point on West Genesee Street. Chairman Fatcheric noted the DOT should provide written approval for the curb cuts that are to service this development. Also the applicant noted the conceptual Site Plan is consistent with the Town of Camillus' visions for their streetscape as outlined in those requirements.

Mr. DalPos stated the proposed building is a 2890 square foot building, with three (3) drive thru lanes, including a bypass lane. The ATM lane will be closest to the building. As noted on the Site Plan, there will be a right in, right out access point from West Genesee Street traveling west. The traffic flow once inside the property is counter clockwise around the property. Additionally, there is an access point from Henry Beach drive to be accessed by customers traveling east on West Genesee Street. Also, noted on the Site Plan are 26 parking spaces, with the required handicapped spaces close to entrance on the north side of the parking lot. The dumpster enclosure is in the northwest corner of the parking lot.

The applicants stated the proposed use is a low impact use of the property and the surrounding area. In addition, the use conforms to the uses allowed within an LBO district and is consistent with the overall- development of West Genesee Street.

Mr. Voss asked why the applicant is proposing right in right out, for the access point on West Genesee Street. Mr. DalPos stated the county prefers the right in, right out for the project. Mr. Voss also asked how the McMahan's property access on Henry Beach Drive is affected. Mr. DalPos stated it is not affected as the McMahan access is north of the access to the credit union. In addition, Mr. Voss asked if the applicant considered the snow storage plan. Mr. Voss advise the applicant to include the snow storage plan on future renderings of the site plan.

Chairman Fatcheric asked if the applicant required 26 spaces, and would they consider lessening the amount, in order to show more green space as long as the amount of spaces is in code. The applicant stated they would.

Mr. Logana stated the site plan showed 3 drainage basins on property. Mr. Logana asked where the basins lead to. It was stated they drain into the property on Henry Beach road. Mr. Logana expressed concerned regarding vehicular lights bouncing into the Vanida Drive neighborhoods rear yards. Mr. Voss suggested the applicant consider ample buffering to shield those lights as much as possible.

Mr. Trombetta asked what the business hours would be. The hours would be Monday through Wednesday, 9 am to 4 pm, Thursday and Friday 9 am to 5 pm, and on Saturdays, 9 am to 12 noon. The access to the ATM is 24 hours. Mr. Trombetta also asked about lighting. The applicant stated the lighting would follow the light guidelines put forth by the Town of Camillus, however the applicant noted, since this is a financial institution, the lighting requirements are superseded by NYS ATM laws. Also, Mr. Trombetta inquired as to the waste pickup. Mr. Trombetta reminded the applicant there are specific hours for the waste pickup. In addition, Mr. Trombetta asked about the signing. Mr. DalPos noted the signage will be in compliance with the Town Code.

Mr. Williams stated the site distance for the area is a concern, and asked the applicant to consider the site distance with respect to landscaping decisions. He also asked the applicant to consider the size of any trees, shrubs, and to make sure any vegetation is out of the Town's right-of-way to provide adequate site distance.

Mr. Czerwinski questioned if the east side of the parking lot is two-way traffic. The applicant noted it is. Mr. Czerwinski also inquired as to the traffic flow as vehicles exit the site as they are leaving the site via the drive thru aisles towards West Genesee Street. Mr. Czerwinski indicated the proposed island's width should be reconfigured to avoid allowing drivers to possibly attempting a U-Turn in the area. Mr. DalPos stated they will take that under advisement. Mr. DalPos also stated the parking area on the east side of the parking lot drive aisle widths to accommodate stacking of cars. Chairman Fatcheric reminded the applicant of the requirements for the drive aisle widths to ensure the site is in compliance.

Mr. Czerwinski additionally noted there is a utility easement noted on the site plan provided. He advised the applicant to consider this when rendering the final plan to accommodate the easement.

Mr. Curtin advised the applicant the landscape plan should be very specific especially with respect to the north perimeter as it affects the neighboring area and west area as well. Building elevations and drainage concerns need to be clearly depicted. Mr. Curtin also encouraged the applicant to consider demonstrating the drainage will work well for both parcels after the completion of the project. Mr. Curtin also referenced concerns regarding the addition of another business other than banking on this site, stating this financial institution is considered a low impact use, with no specific peak times and to consider the potential for credit union usage is significantly lower than a restaurant or retail shop.

**Resolution # 63:**

After a detailed discussion regarding the Site Plan Review for Special Use and the Planning Board's recommendation on whether the "Special Use Permit" is appropriate; Mr. Voss moved to recommend a positive recommendation to the Zoning Board of Appeals as the application does not have any site specific issues that cannot otherwise be overcome by good planning practices or could potentially adversely affect the surrounding properties or negatively impact the site. Mr. Williams seconded the motion and it was unanimously approved.

### **Old Business**

None

### **Minutes of the Previous Meeting**

Mr. Kallfelz moved to approve the minutes from the meeting of November 28<sup>th</sup>, 2011. Mr. Logana seconded the motion and it was unanimously approved.

### **Discussion**

Chairman Fatcheric noted he was informed of a discussion between Fairmount Animal Hospital and the Town of Camillus Supervisor's Office and code office. The result of the discussion is there appears to be concerns regarding vehicles using the closed section of Shrineview Ave to access Holy Family Church and the animal hospital. Additionally, there is a section of the closed street that the presented Site Plan depicts as having green space.

Mr. Callahan noted he was made aware that a resolution has been reached. It's his understanding the animal hospital and supervisor's office came to an understanding with respect to the original plan.

Mr. Curtin advised those present the site plan would need to be amended if the plan has not been carried out as was then depicted and approved.

Chairman Fatcheric stated Code Enforcement should inform the animal hospital if there are changes to the original Site Plan.

Mr. Voss encouraged Mr. Price to attend the Planning Board meetings to express any concerns with site plans.

### **Correspondence**

A voucher was received from Hummel's for supplies in the amount of \$28.13. Mr. Voss moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

Chairman Fatcheric stated he has received word from the Town Supervisor's office regarding a decision to reduce the Planning Board to five members. He noted there are two members and an alternate member on the Planning Board whose terms would not be reappointed as a result of the decision. Further, Chairman Fatcheric stated the

contributions of those retiring Board members will be recognized for many years, as those members were long serving members who helped bring to fruition many projects.

Chairman Fatcheric stated the Planning Board in years past, has made recommendations to the Town Board regarding the Planning Board members' reappointments. The recommendations the Planning Board will now make will only include the staff members, and the Planning Board meeting times.

**Resolution # 64:**

Mr. Voss moved to reappoint Mr. Curtin as Planning Board Counsel. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Resolution # 65:**

Mr. Logana moved to reappoint Mr. Czerwinski as Planning Board Engineer. Mr. Trombetta seconded the motion.

**Resolution # 66:**

Mr. Williams moved to reappoint Sandra Shoff to Planning Board Clerk. Mr. Logana seconded the motion and it was unanimously approved.

**Resolution # 67:**

Mr. Voss moved to have the Planning Board meetings on the second and fourth Mondays of every month, with the exception of the holidays that occur on Mondays. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Comments of the Attorney**

Mr. Curtin wished the Board a Merry Christmas and stated he appreciates the vote of confidence as evidenced by the Board asking him to continue to serve as Planning Board Counsel.

**Comments of the Engineer**

Mr. Czerwinski also wished the Board a Merry Christmas and stated he too appreciates the vote of confidence as evidenced by the Board asking him to continue to serve as Planning Board Engineer.

**Comments of the Board Members**

Mr. Williams stated he is disappointed with the Town Board's decision to decrease the Planning Board to five members. He stated he enjoyed the camaraderie of the Board members and will miss working alongside the members. Mr. Williams stated he will continue to be vigilant with respect to public safety.

Mr. Trombetta stated he has enjoyed serving alongside the Planning Board members. In addition, it's been a pleasure to serve in such a community as Camillus, and believes the Planning Board helped bring many positive projects to the area.

Mr. Logana, Mr. Kallfelz, and Mr. Voss stated what a pleasure it's been to work alongside the retiring board members. They stated they have learned from all of them over the years, and the knowledge the retiring Board Members have shared with all the members will be appreciated for a very long time.

Mr. Curtin also thanked the board members, stated how much they enhanced the town and the projects they have participated in. Mr. Curtin stated he wished to have all the members go to dinner to thank the outgoing board members for their many years of service.

With no further business before the Board, Mr. Voss moved adjourn the meeting at 8:05 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandy Shoff,  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
December 28<sup>th</sup>, 2011 - 7:00 pm**

**Present**

John Fatcheric (Chairperson)  
Jay Logana  
Mike Kallfelz  
Martin Voss  
John Williams

**Staff Present**

Paul Curtin, Jr., Esq.

**Absent**

Lynda Wheat  
John Trombetta

**Guests & Members of the Public**

2 others

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

**New Business**

**Old Business**

**Szczech Farms, Inc. Subdivision/2618 West Genesee Trnprk      TM # 027.-01-03.0  
Preliminary Plat / Final Plat**

Mr. John Szczech presented the application. The purpose of the application is to subdivide a parcel of land which is located on Route 5. The property was previously owned by Mary Thorpe. The property is approximately 133 acres. The location is on Route 5, with the rear of the property facing Route 174. The subdivision will contain three (3) lots. Lot 1 is approximately 12 acres, Lot 2 is approximately 93 acres, and Lot 3 is approximately 28 acres. Mr. Szczech stated one of the purposes for the subdivision is to sell Lot 1, which has an existing residential structure located on it. In addition Mr. Szczech stated he intends to rent the balance of the farm land to a local farmer.

Mr. Szczech is appearing tonight to receive Preliminary Plat approval and Final Plat approval. In a previous meeting, the application was referred to Syracuse Onondaga County Planning Agency (SOCPA). Their recommendation notes there will be no significant adverse inter-community or county-wide implications associated with this application.

It was noted on the Final Plat to be submitted the confirmed curb cuts are depicted.

In addition, the applicant was advised there is a work permit required for any access to a State highway.

Mr. Czerwinski, the Planning Board Engineer, stated in correspondence to the Planning Board Chairman that he has no concerns regarding the application.

Mr. Curtin stated it should be noted the subdivision is approved for subdivision only, and not development. If there is development of the vacant lots within the subdivision; the applicant understands there will be a need for Planning Board Review.

As Lead Agency under SEQR was declared in a prior meeting, Mr. Voss moved to declare an Unlisted Action. Mr. Logana seconded the motion and it was unanimously approved.

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

Chairman Fatcheric noted as there were no new roads or new building lots for the subdivision the Planning Board is able to waive the Public Hearing.

Mr. Voss moved to waive the Public Hearing for Szczech Farms Subdivision, LLC. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Resolution # 68:**

Mr. Voss moved to approve the application for Preliminary Plat approval as submitted. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Resolution # 69:**

Mr. Fittipaldi moved to approve the Final plat as submitted with the condition that any further development of the vacant lots must be submitted to the Planning Board for review. Mr. Voss seconded the motion and it was unanimously approved.

**Resolution # 70:**

Mr. Voss moved to assess Park Land Fees for 2 lots. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Justin Culkowski, Vice President of the Camillus Hills Homeowners Association asked if he could address the Planning Board with concerns relating to the project. Chairman Fatcheric agreed. Mr. Culkowski stated his neighborhood association has concerns regarding the subdivision as it pertains to additional development. In addition, Mr. Culkowski also stated they are concerned the subdivision will create additional "urban sprawl" which the property owners in his association are trying to limit. It was explained the development of the subdivision would have be reviewed by the Planning Board, and the approval granted tonight is specific to subdivision only and the delineation of three (3) separate lots.

In addition, Mr. Culkowski expressed concern as to the farm vehicles that may be traveling through the existing neighborhood. It was noted the land is currently zoned for the residential and agricultural uses, and these uses do not require additional approval. Mr. Culkowski stated he is concerned with levels with respect to "liquid manure" in the area. It was noted if there was a concern the farmer could be within their rights under "The Right to Farm Act", and in the farming community this is considered a normal practice, however the farmer could be asked to provide levels of distribution.

The Planning Board thanked Mr. Culkowski for his comments and assured him they would be considered.

### **Minutes of the Previous Meeting**

Mr. Kallfelz moved to approve the minutes from the meeting of December 14<sup>th</sup>, 2011. Mr. Logana seconded the motion and it was unanimously approved.

### **Discussion**

None

### **Correspondence**

A voucher was received for services for Nov/Dec 2011 from Shulman, Curtin, Grundner & Regan, P.C. for \$1782.75, \$564.00 of which is recoverable. Mr. Fittipaldi moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

A voucher was received for services for Aug/Sep/Oct 2011 from Barton & Loguidice for \$16,028.90, \$15260.94 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 for Nov 2011 from Barton & Loguidice \$5277.98, 5025.78 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**

The Planning Board members wished each other a Happy New Year. With no further business before the board, Mr. Voss moved to adjourn the meeting at 7:15 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**A**

AmeriCU  
 Preliminary Plan, 104  
 Site Plan Review for Special Use Permit, 104  
 Sketch Plan, 104  
 Azteca Mexican Grill  
 Site Plan, 15

**B**

Belle Isle Road # 5990  
 Final Plat, 99  
 Lot Line Re-Alignment, 30  
 Sketch Plan, 59  
 Bennett Road # 104  
 Amended Site Plan, 4, 7  
 Best & Co.  
 Site Plan Review for Special Use Permit, 65  
 Breed Meadows, LLC  
 Final Plat, 88  
 Preliminary Plat, 44  
 Preliminary Plat Application, 34  
 Public Hearing, 38  
 Sketch Plan Review, 6

**C**

Camillus Sportsmen Club  
 Site Plan Review for Special Use Permit, 70  
 Cessna Drive # 3325  
 Site Plan Review for Use Variance, 92  
 Cessna Drive # 3329  
 Lot Line Re-Alignment, 41  
 Clark Lane # 110  
 Site Plan Review for Special Use Permit, 86  
 Cooper, Eric  
 Site Plan Review for Special Use Permit, 97  
 Country Oaks, Section VI  
 Final Plat, 54

**D**

Devoe Road # 5801  
 Site Plan Review for Special Use Permit, 70  
 Devoe Road # 5882  
 Site Plan Review for Special Use Permit, 87  
 DiCarlo, Michael  
 Site Plan Review for Use Variance, 92  
 Dombroski, Virgil  
 Site Plan, 1  
 Site Plan Review, 16  
 Dyachuk, Lyubon  
 Site Plan Review for Special Use Permit, 47, 52

**F**

Fairmount Animal Hospital  
 Amended Site Plan, 8  
 First Baptist Church of Memphis  
 Site Plan, 59, 73, 79

**G**

Gerelock Road # 522  
 Site Plan Review, 96  
 Site Plan Review for Special Use Permit, 96  
 Granger Road # 806  
 Site Plan Review for Special Use Permit, 47, 52

**H**

Hambletonian Way # 2556  
 Amended Site Plan, 50  
 Hess Gas  
 Amended Site Plan, 30, 80  
 Hinsdale Road # 509  
 Amended Site Plan, 78, 83, 87  
 Zone Change Referral, 78  
 Horan Road # 450  
 Amended Site Plan, 66  
 Horan Road # 515  
 Final Plat, 12  
 Horan Road # 519  
 Site Plan Review for Special Use Permit, 67

**J**

J&K Endeavors  
 Amended Site Plan, 50

**K**

Kline, Dawn  
 Site Plan Review for Special Use Permit, 86  
 Kozak, Ruslan  
 Lot Line Re-Alignment, 41  
 Site Plan Review for Use Variance, 92

**L**

Lewtak Subdivision  
 Final Plat, 41  
 Preliminary Plat, 31, 41  
 Public Hearing, 37  
 Lewtak, Tomasz  
 Lot Line Re-Alignment, 19  
 Limeledge Road # 5050  
 Site Plan Review for Use Variance, 92  
 Lyons Road # 2757  
 Site Plan Review for Special Use Permit, 97

**M**

Milano Subdivision  
 Sketch Plan, 40  
 Milano, Philip  
 Final Plat, 55  
 Preliminary Plat, 55  
 Milton Avenue # 3783, 3785  
 Site Plan, 15  
 Milton Avenue # 3360 - 3366

Site Plan Review, 16  
Milton Avenue # 3360-3366  
Site Plan Review, 1  
Milton Avenue # 3877  
Site Plan, 87  
Town Board Referral - Zone Change, 89  
Milton Avenue # 4050  
Amended Site Plan, 71

**N**

Nappa, Anthony  
Temporary Site Plan, 47  
Newport Road # 6090  
Sketch Plan Review, 23  
Newport Road # 6415-6429  
Preliminary Plat, 31  
Newport Road # 6421  
Lot Line Re-Alignment, 19  
Northside Collision  
Amended Site Plan, 78, 83, 87  
NYS Route 5  
Site Plan, 59

**O**

O'Brien & Gere  
Site Plan Review, 96  
Site Plan Review for Special Use Permit, 96

**P**

Pine Grove Properties  
Amended Site Plan, 71  
Pottery Road # 6415  
Site Plan Review for Special Use Permit, 52  
Puff, Donald  
Site Plan, 39, 47

**R**

Rocklyn Development  
Amended Site Plan, 33, 43, 55, 62  
Town Board Referral - Zone Change, 90  
Rotella, Anthony  
Amended Site Plan Review, 66  
Site Plan Review for Special Use Permit, 67

**S**

Spicer Subdivision  
Final Plat, 12  
St. Luke's Episcopal Church  
Amended Site Plan, 34  
St. Luke's Ukrainian Church  
Site Plan Review for Special Use Permit, 19  
St. Luke's Ukrainian Church  
Modified Special Use Permit for Site Plan Review, 39  
Starlight Estates Development, LLC  
Lot Line Re-Alignment, 71, 77  
Steeplechase Apartments  
Amended Site Plan, 70  
Store America  
Amended Site Plan, 4, 7

Sunoco  
Site Plan, 24  
Synergy Environmental  
Temporary Site Plan, 61  
Syracuse Aggregate Corporation  
Site Plan, 87  
Town Board Referral - Zone Change, 89  
Syracuse SMSA d/b/a Verizon  
Site Plan Review for Special Use Permit, 87  
Szczech Farms, Inc. Subdivision  
Final Plat, 110  
Preliminary Plan, 95  
Preliminary Plat, 110  
Sketch Plan, 95  
Szczech, John  
Preliminary Plat, 22  
Szczech, John Sketch Plan, 15

**T**

Tacoma Road  
Site Plan, 25  
Tops Market  
Amended Site Plan, 3, 11  
TreeLanders Tree Service  
Site Plan Review for Special Use Permit, 58

**U**

Underwood, David & Tina  
Sketch Plan Review, 23

**V**

Van Buren Road # 6429  
Site Plan Review for Special Use Permit, 58  
Viewpoint Estates, Section 2  
Preliminary Plat, 22, 42  
Public Hearing, 28  
Sketch Plan, 15  
Viewpoint Estates, Section I  
Final Plat, 72  
Viewpoint Estates, Section II  
Construction Drawings Approval, 83

**W**

Walgreens/Redbox  
Amended Site Plan, 23  
Warners Road # 3290  
Modified Special Use Permit for Site Plan Review, 39  
Site Plan Review for Special Use Permit, 19  
Warners Road # 3512  
Final Plat, 55  
Preliminary Plat, 55  
Sketch Plan, 40  
Warners/Towpath Road # 2399  
Site Plan, 25  
West Genesee Associates, LLC  
Site Plan, 98, 101  
West Genesee Street # 3612  
Site Plan, 24  
Temporary Site Plan, 61  
West Genesee Street # 4101

Amended Site Plan, 8  
West Genesee Street # 4300  
Temporary Site Plan, 47  
West Genesee Street # 4921  
Site Plan Review for Special Use Permit, 65  
West Genesee Street # 5206  
Amended Site Plan, 23  
West Genesee Street # 5214  
Preliminary Plan, 104  
Site Plan Review for Special Use Permit, 104  
Sketch Plan, 104  
West Genesee Street # 5308  
Amended Site Plan, 33, 43, 55, 62  
Town Board Referral - Zone Change, 90  
West Genesee Street # 5335  
Amended Site Plan, 3, 11  
West Genesee Street # 5402  
Amended Site Plan, 34

West Genesee Street # 5705  
Referral to Town Board for Zone Change, 49  
Site Plan, 39, 47, 101  
West Genesee Street #5705  
Site Plan, 98  
West Genesee Street 5318, 5320  
Referral to Town Board for Zone Change, 49  
West Genesee Turnpike # 2053  
Amended Site Plan, 30, 80  
West Genesee Turnpike # 2618  
Final Plat, 110  
Preliminary Plat, 110  
WGAC  
Site Plan Review for Special Use Permit, 52  
Woollis, John & Pamela  
Final Plat, 99  
Lot Line Re-Alignment, 30  
Sketch Plan, 59

