

**Town of Camillus
Planning Board Minutes
January 9th, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

Dave Callahan, 6th Ward Councilperson
6 others

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

New Business

**NextNav/ 5648 Ike Dixon Road
Site Plan Review for Special Use Permit
(additional antenna for cell tower)**

TM#: 021.-03-083

Mr. Allen Hinsley, an agent for NextNav, presented the application on behalf of the applicant. The purpose of the application is to co-locate one (1) 7' whip antenna on an existing lattice tower. An equipment cabinet will be placed inside an existing fenced area. All equipment will be placed inside the existing area on an "H" frame. There will be no additional lighting and all buffers will remain the same with respect to surrounding properties.

Mr. Hinsley stated the service currently provided will be greatly enhanced by the "triangulation technology" the addition of the antenna will provide.

Mr. Voss clarified the antenna is being added to an existing cell tower. Mr. Hinsley stated that it is.

Mr. Curtin stated the facility is currently operating under a Special Use Permit. If approved, the Planning Board would request Mr. Curtin to draft a letter to the Zoning Board of Appeals stating the Planning Board has no site specific issues.

Resolution # 1:

Mr. Voss moved to ask Mr. Curtin to correspond with the Zoning Board of Appeals stating the Planning Board has not identified any site specific issues or concerns. Mr. Kallfelz seconded the motion and it was unanimously approved.

Old Business

AmeriCU Credit Union/5214 W. Genesee Street

TM#: 040.-01-12.1

Site Plan Application

Chairman Fatcheric stated the applicant had hoped to receive Subdivision approval tonight in addition to Site Plan approval. The Subdivision application was not listed on the agenda; therefore the application for that application would be postponed until it could be placed on the agenda for the public.

Also, Chairman Fatcheric noted the applicant should review the Site Plan, and then move onto the elevations.

Mr. Devin DalPos, a representative of Henry Beach Development, LLC, presented the Site Plan application.

The project is to build a new AmeriCU Credit Union on a newly subdivided (pending approval) lot at the corner of West Genesee Street and Henry Beach Drive.

In a previous appearance before the Planning Board, the applicant gave an overview of the project. 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.

At tonight's meeting, the applicant addressed concerns expressed by the Planning Board in the prior meeting.

- Stormwater concerns have been addressed and a drainage summary was submitted.
- Modification to the entrance off West Genesee Street to encourage vehicles to stay to the right.
- Parking spaces moved to the east side of the parking lot, away from the building.
- The addition of five (5) evergreen trees to help with the screening of the vehicular lights bouncing onto the existing neighborhood west of the proposed project.

Mr. Voss stated the presentation was excellent and appreciated the effort to address the concerns. He again clarified the sanitary services exist on the property. Mr. DalPos stated they do. Also, Mr. Voss suggested the implementation of granite curbing at the areas of high impact. Mr. DalPos stated they would consider it. Mr. Voss stated the area may need additional screening for the existing neighborhood to the west and to consider how to best incorporate it.

Mr. Kallfelz stated he wanted to ensure the mountable curbing were at entrances and exit points accessible for emergency vehicles.

Mr. Fittipaldi asked the applicant to consider a barrier to deter innovative drivers from attempting wide left hand turns on to West Genesee Street heading east.

Chairman Fatcheric stated snow storage should be depicted on the final Site Plan. Mr. DalPos stated there are four (4) areas slated for snow storage. He advised whereon the plan they were considering. Chairman Fatcheric also asked if the directive arrows will be clearly depicted on the driving lanes. Mr. DalPos stated they will be. In addition, the lighting plan presented appeared to detail higher luminescence than the town traditionally requires. The applicant noted the state law regarding lighting for financial institutions supersedes town law.

Mr. Czerwinski noted his comments are not finalized for the application. His office needed to review the drainage summary in more detail as there was concern with some of calculations presented. He will send his comments in to the Board as soon as possible. In addition, he commented on the lighting plan as well, reiterating that banking regulations supersede town law. Mr. Czerwinski commented on the traffic study stating the projections looked reasonable and encouraged the applicant to consider contacting the Onondaga County DOT as they have conducted many studies in this area. Also Mr. Czerwinski commented the streetscape details should be worked in to the Site Plan. He stated it is important to have consistency for the projects along West Genesee Street.

Mr. Curtin noted concerns with the right out onto Henry Beach Drive, stating it's possible some innovative drivers might attempt to make left hand turns onto West Genesee at this exit. Mr. Curtin emphasized signage will be crucial on this site to ensure Public Safety concerns are met. Mr. DalPos noted he will implement those suggestions. In addition, Mr. Curtin advised the applicant to consider granite curbing throughout the site as the projects throughout the town that have done this seem to have avoided the traditional wear and tear regular curbing have experienced.

Mr. Price commented on the height of the light poles on the site. It was noted they are within the Town Lighting Guidelines.

Mr. DalPos moved onto the elevations. The elevations presented show the building to be an approximately 2380 square foot building. The façade will consist of traditional brick. The windows on the front (east) elevation are an aluminum storefront entrance system. The side (north) elevation windows are fixed aluminum window units. The side (south) drive thru/ATM elevation will contain the brick columns along with typical bollards for drive thru lanes. The rear (west) elevation windows are cover linesets with aluminum brake metal covers.

The roof will consist of architectural asphalt roof shingles with fascia composite boards along the seams and moldings. A portico will extend off the main building's roof to cover the drive thru lanes.

Mr. Voss asked if the applicant would consider if the side elevation facing Henry Beach Drive could be altered to include a faux dormer to complement the neighborhood. Mr. Voss also asked if the colors represented in the pictures in the presentation are similar to the proposed building. It was stated they are.

Mr. Curtin asked for clarification on the frame of the windows. The frame is a bronzed metal. Mr. Curtin also asked if the applicant would consider including mullions in the windows to have the building appear more aesthetically pleasing.

Chairman Fatcheric asked for clarification on the dumpster enclosure. In the pictures presented, the enclosure appears to be unstained wood. Mr. DalPos stated the dumpster enclosure would be stained a complementary color to the building.

Mr. Curtin asked if there was a generator correctly depicted in the elevations presented. The applicant stated it is, and explained the condensers are on either side of it. Mr. Curtin asked for a submission of decibel levels for the record to ensure there is not a noise problem.

Mr. DalPos asked for a conditional approval on the Site Plan presented tonight. After a detailed discussion with the staff and board, it was decided to continue the applications until the next meeting.

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

None

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin noted he would like to see the two Board Members whose terms were expired invited and honored for their years of service and made suggestions as to how that would be best accomplished. The Board agreed to discuss.

Comments of the Engineer

None

Comments of the Board Members

Chairman Fatcheric noted he received a letter from the Code Enforcement Office pertaining to the Fairmount Animal Hospital and the Gillespie Road Extension. The correspondence from the Code Enforcement Office noted the owners should present an Amended Site Plan. As noted in a previous meeting, vehicles are using a portion of the parking lot as a pass through to reach establishments in the area. As a temporary solution, there are traffic cones currently blocking the pass through. Chairman Fatcheric stated he wanted to ensure all Board Members knew the actions being taken.

Additionally, Mr. Fittipaldi asked the Code Enforcement Officer to investigate into the different areas on West Genesee Street prohibiting a left hand turn, as the signs for these areas have been taken down and not replaced. Mr. Fittipaldi specified the Tops exit onto West Genesee Street and the Advance Auto Parts as well. Tom Price stated these areas have been looked into, but his office would check the status and update the Board.

Also, Mr. Voss expressed concern relating to the sandwich board in front of Carol's Polar Parlor. The Haddock Paddock advertised their daily specials on the sandwich boards. According to town code, businesses are allowed to place sandwich boards outside their establishment; however they must be brought in to the business at the close of business each day. The sandwich board in question appears to be outside the establishment 24 hours a day. Attempts have been made to move the sandwich board, but it is too large and bulky. The Board agreed this is a public safety concern as pedestrians have to go around the sandwich board, and it may prevent vehicles having proper site distance. Mr. Price noted there has been correspondence between his office, Town Board members, and the business owners and would update the Board when the solution is presented.

Mr. Voss also expressed concern relating to a top coat for the Cam's Parking Lot. It was noted this had been completed the prior summer.

As there was no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:08 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
January 23rd, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

Mike LaFlair, 2nd Ward Councilperson
Dave Callahan, 6th Ward Councilperson
10 others

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

New Business

**Key Bank/ 5314 W. Genesee Street
Amended Site Plan Approval**

TM#: 035.05-25.2

Mr. Nguyen Nguyen, representing Callison Architects, P.C., acting as an agent for Key Bank, presented the application. The purpose of the application is to address tenant improvements at the existing bank at this location. The improvements include a façade alteration and parking area modification.

The façade will be modified with the removal of the grey tile on the front of the building and be replaced with a light colored stucco finish. Additionally, the color of the top portion of the existing building will be changed from red to the same light colored stucco with a smaller band of red intersecting with the soffit. The existing grey brick will be modified to a light colored paint to coordinate with the stucco finish.

The parking area will be modified to accommodate the required handicapped accessible parking spaces to comply with NYS requirements. In addition, the proposed alteration includes new curbing and an improved sidewalk access area in the front entrance.

Chairman Fatcheric noted the Code Enforcement Office sent correspondence regarding the required handicapped spaces which stating the spaces are required to be 8 foot wide spaces and 8 foot wide aisle with a "NO PARKING" sign located at the aisle space.

Chairman Fatcheric asked if there were any lighting changes associated with the project. Mr. Nguyen stated there is not.

Mr. Danaher expressed concern regarding a possible encroachment on the neighboring tenants' parking area. The site plan depicts a possible reciprocal access easement between the two buildings; however Counsel stated they would like to reserve the right

to review the agreement to ensure the terms are being adhered to. Additionally, Mr. Danaher expressed concern the tenant may require the adjacent landlord's approval for the site modification.

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

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

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

Mr. Logana moved to approve the Amended Site Plan subject to subject to legal review confirming that the applicant is authorized to modify the parking spaces to the west of the building. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to assess \$350.00 in professional fees to the applicant. Mr. Logana seconded the motion and it was unanimously approved.

Old Business

AmeriCU Credit Union/5214 W. Genesee Street Preliminary Plat Approval/Final Plat Approval

TM#: 040.-01-12.1

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 a previous meeting, 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.

Also, in a previous meeting, 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.

Chairman Fatcheric noted that as the subdivision is in close proximity to NYS Route 5, the application had been referred to Syracuse Onondaga County Planning Agency (SOCPA). Chairman Fatcheric noted there were no adverse comments from SOCPA regarding the subdivision.

Chairman Fatcheric also stated as this is a minor subdivision, the Planning Board has the ability to waive the Public Hearing. As this site has been open for Public Hearing before the Zoning Board of Appeals, and the Town Board when the Zone Change

occurred, Mr. Voss moved to waive Public Hearing for this application. Mr. Fittipaldi seconded the motion and it was unanimously approved.

As Lead Agency had been previously declared under SEQR, Mr. Logana moved to declare an Unlisted Action. Mr. Voss seconded the motion and it was unanimously approved.

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

Resolution # 2:

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

Resolution # 3:

As there were no changes on the Final Plat, Mr. Voss moved to approve the Final Plat as submitted. Mr. Logana seconded the motion and it was unanimously approved.

Resolution # 4:

Mr. Fittipaldi moved to assess Parkland Fees for one (1) lot. Mr. Kallfelz seconded the motion and it was unanimously approved.

**AmeriCU Credit Union/5214 W. Genesee Street
Site Plan Approval**

TM#: 040.-01-12.1

In a previous appearance before the Planning Board, the applicant gave an overview of the project. 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.

Also, in a previous Planning Board meeting, the applicant addressed these concerns.

- Stormwater concerns have been addressed and a drainage summary was submitted.
- Modification to the entrance off West Genesee Street to encourage vehicles to stay to the right.
- Parking spaces moved to the east side of the parking lot, away from the building.
- The addition of five (5) evergreen trees to help with the screening of the vehicular lights bouncing onto the existing neighborhood west of the proposed project.

In tonight's meeting, the applicants reviewed the Site Plan changes since the last meeting. Those changes include:

- Addition of dormer to east elevation of building.
- Addition of mullions to east elevation windows.
- Addressed Town Engineer's comments (copies available in clerk's office).
- Addressed stormwater drainage comments (copies available in clerk's office)
- Addressed grading comments, including modifications of spot elevations, and raised structure rims.
- Addressed traffic signage at entrances, exits to include DO NOT ENTER and NO LEFT TURN signs.
- Addition of additional granite curbing at islands and entrances, exits including mountable curb at Henry Beach Drive Entrance.

Mr. Voss stated the depiction of the AmeriCU signage on the building on the east elevation is not what the Planning Board intended to complement the existing neighborhood. Mr. DalPos stated the depiction is not correct, and there will not be signage for that elevation.

Mr. Voss also stated he appreciated the effort AmeriCU has made in their presentations, and that they have been sensitive to the existing neighborhood's concerns.

Mr. Fittipaldi reiterated the concerns regarding the additional signage and the importance of discouraging left turns. Also, Mr. Fittipaldi stated the additional signage should reinforce the one-way traffic pattern.

Mr. Czerwinski stated the engineers have reviewed the drainage reports, traffic concerns, and lighting and all concerns have been addressed. His comments are listed in a letter on file in the Planning Board Clerk's files. Mr. Czerwinski also stated the construction of the streetscape area would be coordinated through the town, county and Keplinger Associates and approval letter should be provided to the Clerk as well.

Chairman Fatcheric noted on the SEQR form, a question regarding whether any additional work permit were necessary needed to be corrected. The correction is there are NYS DOT work permits are necessary for the entrances.

As SEQR has been addressed in a previous meeting, Mr. Logana moved to declare an Unlisted Action for this application. Mr. Voss 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 # 5:

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

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes from the meeting of December 28th, 2011. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to approve the minutes from the meeting of January 9th, 2012. 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

None

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

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
February 13th, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

3 others

New Business

**Gary & Leslie Gasparini/121 Topaz Trail
Sketch Plan for Subdivision**

TM#: 070.-01-20.0

Mr. Gary Gasparini, owner of the property, presented the application. The purpose of the application is to subdivide the property into 6 building lots. The proposed subdivided property is located at the end of Peridot Drive. There is currently a gravel road to access the property. Mr. Gasparini explained the history of the property as being a final stage of the Hidden Knolls development that it was never completed. It was also noted parts of the property is not suitable for large scale due to the amount of rock in the soil. Mr. Gasparini stated the six (6) proposed lots have been laid out with that fact in mind. In addition, Mr. Gasparini stated it his intention to have the lots be of substantial size.

Mr. Gasparini noted as the subdivision moves forward, three (3) of the lots on the southern edge of the property will be partially located in the Town of Onondaga.

Chairman Fatcheric noted that since the property is partially located in the Town of Onondaga, the two towns will be corresponding with each other and coordinating their review.

Mr. Fittipaldi verified that Mr. Gasparini wants to eventually have six (6) lots. Mr. Gasparini agreed. Mr. Fittipaldi stated even though Mr. Gasparini is considering three (3) lots currently, the end result would be considered a major subdivision. Mr. Fittipaldi stated as this is the case, Mr. Gasparini would need to install roads, drainage, etc. Mr. Fittipaldi also expressed concern regarding the area being accessible to emergency vehicles.

Mr. Logana asked how Mr. Gasparini intended to maintain the end of Peridot Drive. Mr. Gasparini stated his property ends where the Town of Camillus's Right Of Way begins, and is not a road that is currently maintained. Mr. Gasparini stated he does not intend for the gravel road to be a thoroughfare to be used by the public. The properties he has

subdivided would be accessible by private driveways, but there is not an intention to have conventional roads added.

Mr. Kallfelz asked about the water supply to the lots. Mr. Gasparini stated there was water planned for a subdivision that was never developed, so he feels water would not be an issue, but as he is still in the beginning stages of the subdivision, he will verify the availability of water source and confirm pressure.

Mr. Czerwinski stated he has concerns regarding the right-of-way at the end of Peridot Drive. Mr. Czerwinski stated the determination of the Town's Right of Way would have to be verified and then begin configuration on the lots' driveways. Mr. Czerwinski also stated the even though the intention is for the family of Mr. Gasparini to own the lots, there is not a definitive way to ensure the lots remain in the family and moreover there is not a municipal need to do so.

Mr. Curtin expressed concerns regarding the Right-of-Way as well. Mr. Curtin also stated he appreciates the property owner's intention to keep the lots in his family. Mr. Curtin expressed the concerns for accessibility for emergency vehicles. As has been stated, the Planning Board has the responsibility of public safety and welfare for the Town's residents, and the depiction of the roads in the plan presented, unintentional as it may be, presents a concern for residents of the Town of Camillus. Mr. Curtin also stated the project appears to be a major subdivision involving the Town of Onondaga and needs to have a more detailed plan presented.

Mr. Curtin recommended leaving sketch open so that the applicant can present a fully developed plan that would not present a problem regarding segmentation.

Old Business

First Baptist Church of Memphis/NYS Route 5 Amended Site Plan

TM#: 023.-02-01.3

In a meeting in September 2011, 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.

The church received Site Plan approval for the plans on September 12, 2011 for the plan.

Mr. Peter Jordan appeared to present an Amended Site Plan as the plans have been modified slightly to accommodate a relocation of the gymnasium, and the addition of an interior stairwell, which created a slightly larger footprint of the building. In addition, the Amended Site Plan also created some minor changes to the grading in the rear of the building.

Mr. Jordan presented an updated SWPPP regarding the grading to address any engineering concerns. Also, Mr. Jordan provided an updated stated from the Onondaga County Health Department regarding septic approval.

Mr. Czerwinski noted the updated plan has been reviewed, and there are no concerns regarding the grading changes.

Mr. Curtin stated there appear to be no changes in the overall appearance of the front of the building, and the modifications are considered minor. For that reason, there would be no additional SEQR review required.

Resolution # 6:

Mr. Fittipaldi moved to approve the Amended Site Plan dated February 2012. Mr. Kallfelz seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes from the meeting of January 23rd, 2012. Mr. Kallfelz seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric stated at the organizational meeting earlier this year, an oversight occurred, and there should have been a motion to appoint a Vice Chairperson. Chairman Fatcheric asked for motions.

Resolution # 7:

Mr. Voss moved to appoint Mr. Logana as Vice Chairperson. Mr. Kallfelz seconded the motion and it was unanimously approved.

Correspondence

A voucher was received for services for Dec 2011 from Barton & Loguidice for \$2594.98, \$2469.98 of which are 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

Mr. Czerwinski stated correspondence has been received from Onondaga County Health Department regarding the sewer systems and the measures the County is taking to update the systems. The initiative is a County wide effort to ensure pump stations are not being overloaded. Some of the costs for this ongoing project are being handed to the towns, and in turn the towns may consider passing them along to the developers for any new development being considered. Barton & Loguidice is working with the County to enact a sound solution for all areas involved in the project.

Comments of the Board Members

Chairman Fatcheric noted at the next Planning Board meeting on February 27th, the Board will be recognizing former Planning Board member, Ms. Lynda Wheat and Mr. John Trombetta for the service to the Planning Board.

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

Respectfully submitted,

Sandy Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
February 27th, 2012 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Jay Logana
Mike Kallfelz
Martin Voss

Staff Present

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

Absent

Don Fittipaldi

Guests & Members of the Public

Town Supervisor Mary Ann Coogan
Mr. Michael LaFlair, 2nd Ward Councilperson
Mr. William Davern, 3rd Ward Councilperson
Mr. David Callahan, 6th Ward Councilperson
8 others

New Business

**Arnold & Kathleen Schmidt/6687 Beach Road
Sketch Plan for Subdivision**

TM#: 010.-04-08.1

Mr. Arnold Schmidt, owner of the property presented the application. The purpose of the application is to subdivide a 32 acre parcel into two (2) lots.

Chairman Fatcheric suggested to the applicant that he needs to verify the proposed new lot is a buildable lot. Mr. Schmidt stated it is. In addition, Mr. Schmidt stated the topography of the parcel would suit a house with a walkout basement.

Mr. Logana asked if Mr. Schmidt had a driveway location specified. He encouraged Mr. Schmidt to have this depicted on the survey and verify the acceptability of the location through the Town of Camillus Highway Department.

Mr. Czerwinski advised the applicant the flood map information depicted on the survey presented needs to be more current. In addition, Mr. Czerwinski stated a perc test is needed to be performed. He reiterated that updating the survey to depict the location of the driveway for sight distance purposes is a requirement.

After a brief discussion with the applicant, Mr. Curtin stated as more details are necessary; sketch would be left open for the Planning Board to review at a later meeting.

**O'Brien & Gere/Airport Road
Site Plan Review for Special Use Permit
(Fishing Access & Canoe Launch)**

TM#: 011.-01-29.1

Mr. Nick DeSantis, representing O'Brien & Gere, presented the application. The purpose of the application is to create a trail to provide access to the Erie Canal for canoeing and fishing for the public. The property is owned by Honeywell.

Mr. DeSantis stated the purpose of the appearance is for informational purposes as the DEC has Lead Agency for the project.

Mr. DeSantis also stated there has been a meeting with members of the Nine Mile Conservation Group who are pleased with the actions of Honeywell and the DEC thus far.

The fishing access will be used for public access to Nine Mile Creek. The proposed parking area will be crushed stone; there will be no paved surfaces in the area. In addition, Onondaga County and the Town Engineer will be conferring as to exact locations of curb cuts for the entrances.

Chairman Fatcheric asked who would be responsible for maintenance on the project. Mr. DeSantis stated Honeywell and the DEC would be responsible. Chairman Fatcheric also asked if there could be signage to inform visitors who is responsible for the maintenance. Mr. DeSantis stated he would pass along the suggestion. Chairman Fatcheric also asked if the facility was planned to be open 24 hours, seven (7) days a week. Mr. DeSantis stated he believed it was planned for that. Chairman Fatcheric expressed concerns regarding the hours of operation, and encouraged dawn to dusk operation.

Mr. Logana asked after the 5 year agreement is fulfilled, who would be responsible for the maintenance. Ms. DeSantis stated it would be the DEC or the Town of Camillus. The final determination would be made at a later date. Mr. Logana also asked if there were plans for any waterfalls, railings, etc. Mr. DeSantis stated there are no plans for those improvements.

Mr. Kallfelz asked approximately how many feet from the road is the launch. Mr. DeSantis stated it is approximately 30 feet.

Mr. Voss commented regarding the activities that might occur after dusk would be visible to anyone driving by the area, and he believes the Camillus Police Department and Sheriff Department patrol the area regularly. Mr. Voss also stated he appreciates the information forthcoming from companies involved and noted how this would enhance the community.

Mr. Curtin asked is there is any proposed sight lighting. Mr. DeSantis stated there is not. Mr. Curtin also stated the applicant should strongly consider the posting of signs to inform the public of the hours of operation.

Mr. Logana moved to make a positive recommendation with an emphasis on enhancing signage to the Zoning Board of Appeals. Mr. Voss seconded the motion and it was unanimously approved.

Old Business

**Ike Dixon Road, LLC/West Shire
Amended Final Plat**

TM#: 023.-01-10.0

Mr. Kurt Stroman and Mr. Paul Cappucilli presented the application on behalf of the applicant. The purpose of the application is to amend the Site Plan previously presented. The Amended Site Plan presented tonight shows the removal of the sidewalks as previously presented.

Mr. Stroman stated the Homeowners association approached the developer to reconsider the sidewalks as the homeowners feel it is a liability and an added maintenance expense they do not wish to incur.

Chairman Fatcheric noted although County Planning encourages the addition of sidewalks in communities, the location of the development, surrounding establishments should be also be considered, and in this instance, the residents themselves had requested there not be sidewalks.

After a brief discussion, Mr. Voss moved to approve the Amended Final Plat as submitted. Mr. Kallfelz seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes from the meeting of February 13th, 2012. Mr. Kallfelz seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received for services for January 2012 from Barton & Loguidice for \$3975.65, \$3725.65 of which is recoverable. Mr. Kallfelz moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

A voucher was received for services for January 2012 from Shulman, Curtin, Grundner & Regan, P.C. for \$1000.00, \$250.00 of which is recoverable. Mr. Kallfelz moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

Comments of Town Officials

Chairman Fatcheric stated there would be a presentation to Ms. Lynda Wheat and Mr. John Trombetta. The Planning Board and Staff extended their appreciation to them for their many years of service on the Planning Board and to the Town of Camillus and the community. Chairman Fatcheric then presented Ms. Wheat and Mr. Trombetta plaques to recognize their service.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

None

Respectfully submitted, Sandy Shoff
Planning Board Clerk.

**Town of Camillus
Planning Board Minutes
March 26th, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

Mr. Michael LaFlair, 2nd Ward Councilman
4 others

New Business

None

Old Business

**Arnold & Kathleen Schmidt/6687 Beach Road
Sketch Plan for Subdivision/Preliminary Plat**

TM#: 010.-04-08.1

Mr. Arnold Schmidt, owner of the property presented the application. The purpose of the application is to subdivide a 32 acre parcel into two (2) lots.

In a prior appearance before the Board, Chairman Fatcheric suggested to the applicant that he needs to verify the proposed new lot is a buildable lot. Mr. Schmidt stated it is. In addition, Mr. Schmidt stated the topography of the parcel would suit a house with a walkout basement.

Also in that previous appearance, Mr. Logana asked if Mr. Schmidt had a driveway location specified. He encouraged Mr. Schmidt to have this depicted on the survey and verify the acceptability of the location through the Town of Camillus Highway Department.

In addition during that previous meeting, Mr. Czerwinski also advised the applicant the flood map information depicted on the survey presented needs to be more current. In addition, Mr. Czerwinski stated a perc test is needed to be performed. He reiterated that updating the survey to depict the location of the driveway for sight distance purposes is a requirement.

In tonight's appearance, Mr. Schmidt updated the board regarding his application. Mr. Schmidt stated he had spoken with Mr. Mark Pigula regarding the location of the driveway and stated Mr. Pigula would be submitting a letter stating his approval for the file. Mr. Schmidt also stated his surveyor updated the flood plains and submitted the calculations for the perc test.

Mr. Fittipaldi pointed to the applicant there is an error in the location portion of the survey with respect to the road names. It appears they have been transposed. Mr. Fittipaldi stated the applicant should have that corrected.

Mr. Voss asked if there was a residence on Lot 2 of the property as yet. Mr. Schmidt stated there is not. Mr. Schmidt stated he's not sure when there will be a residence on the property but wants to make sure the property is subdivided to enable the building of a structure.

Mr. Czerwinski noted the flood information used by the surveyor isn't current as it could be. He encouraged Mr. Schmidt to request more current information, possibly as recent as 2010, from the surveyor and from Code Enforcement as the more recent flood maps would depict more "usable" land for Mr. Schmidt.

Mr. Curtin stated the applicant should note on the map, the property is being subdivided, and the additional parcel is not a building lot. Mr. Curtin advised the applicant of the necessary documents to move to the Preliminary Plat stage of the subdivision process would be a letter from Mr. Pigula regarding the driveway location, better data on the flood map, and perform a perc test, even though the building might not take place this year. Mr. Curtin stated as this is a minor subdivision the Board could decide to waive public hearing.

Resolution # 8:

After a brief discussion with the applicant, Mr. Logana moved to close sketch. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Viewpoint Extension Estates, Section 2,
Final Plat**

TM#: 006.1-01-06.1

Mr. Szczech appeared before the Board to receive Final 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.

Mr. Czerwinski noted the securities amounts for roadway systems, utilities, and drainage systems in the process of being set and approved by the Town Board. A copy of those amounts and explanations will be provided to the Planning Board Files. In addition, the drainage and sewer districts are being formed so proper charges will be assessed to the lots.

Mr. Curtin stated any resolution should include terms of subdivision agreement are to be met, also any covenants and restrictions should be recorded and provided to Planning Board Clerk and Planning Board Counsel. In addition, the proper security amounts should be entered into with the Town Board and Park Land fees will be established by the Planning Board and paid by the applicant.

Resolution # 9:

Mr. Kallfelz moved to approve the Final Plat for Viewpoint Estates Extension, Section 2, and dated October 4, 2011, provided by Survey Systems, Syracuse, N.Y., and stated the following:

All terms of subdivision agreement are to be met; also any covenants and restrictions should be recorded and provided to Planning Board Clerk and Planning Board Counsel. In addition, the proper security amounts should be posted and Park Land fees will be established by the Planning Board and paid by the applicant.

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

Resolution # 10:

Mr. Fittipaldi moved to assess Park Land Fees for 9 lots in the Viewpoint Estates Extension Subdivision. Mr. Kallfelz seconded the motion and it was unanimously approved.

As a matter of record, 9 building lots were assessed Park Land Fees. There are two other lots depicted on final plat, retained by their original owners, which are not for construction purposes.

**Country Oaks, Section 5
Final Plat**

TM#: 007.1-01-06.4

Mr. John Szczech, developer of the property, appeared before the Board to receive Final Plat approval for the fifth phase of the subdivision. Mr. Szczech provided an overview of the application.

The property is an area of approximately 13.81 acres, with a total of 31 lots. The property is zoned R-3.

Mr. Szczech stated drainage, water, and sewers are complete.

Mr. Czerwinski noted the securities amounts for roadway systems, utilities, and drainage systems in the process of being set and approved by the Town Board. A copy of those amounts and explanations will be provided to the Planning Board Files. In

addition, the drainage and sewer districts are being formed so proper charges will be assessed to the lots.

Mr. Curtin stated any resolution should include terms of subdivision agreement are to be met, also any covenants and restrictions should be recorded and provided to Planning Board Clerk and Planning Board Counsel. In addition, the proper security amounts should be posted and Park Land fees will be established by the Planning Board and paid by the applicant.

Resolution # 11:

As there were no additional comments, Mr. Fittipaldi moved to approve the final plat for the Country Oaks Section 5 subdivision as prepared by Ianuzi & Romans Surveying, P.C. dated August 29, 2011 and stated the following:

All terms of subdivision agreement are to be met; also any covenants and restrictions should be recorded and provided to Planning Board Clerk and Planning Board Counsel. In addition, the proper security amounts should be posted and Park Land fees will be established by the Planning Board and paid by the applicant.

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

Resolution # 12:

Mr. Voss motioned to assess Parkland Fees for 31 lots in the amount of \$200.00 per lot, as this application was in process prior to the legislative change. Mr. Kallfelz seconded the motion and it was approved unanimously.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes from the meeting of February 27th, 2012. Mr. Kallfelz seconded the motion and it was unanimously approved.

Discussion

Referrals from Town Board:

1) Proposed amendment - to Chapter 30, Zoning – to only allow outdoor wood boilers by special permit.

Councilman LaFlair noted the response he has received from his ward generally reflect the thoughts that home owners are over regulated as it is.

Chairman Fatcheric, Mr. Logana and Mr. Kallfelz all agreed with Councilman LaFlair.

Chairman Fatcheric noted the Planning Board does not make the policy, but if the Town Board enacts a policy, it's the Planning Board's responsibility to adhere to those laws.

Mr. Voss agreed with Chairman Fatcheric, additionally commenting, the enforcement of such a law might be subjective.

Mr. Curtin stated enforcement would be an issue. There are conditions outlined in the proposed local law that may or may not be able to be proved or disproved. He stated he would recommend the Planning Board does not take a position as to the legislation in that it is a policy decision being considered by the Town Board.

Resolution # 13:

Mr. Voss moved to ask Mr. Curtin to draft a letter to the Town Board stating the above. Mr. Kallfelz seconded the motion and it was unanimously approved.

2) Proposed Zone Change from Municipal to Industrial for Lots 15 through 30 and Lots 65 through 81 in Cessna Drive Subdivision.

Mr. LaFlair stated there is no objection to the Zone Change from any of the surrounding neighbors.

Mr. Curtin stated he had concerns about the “paper streets” filing. He stated Mr. Czerwinski advised him the Town Board had already addressed the necessary steps.

Resolution # 14:

Mr. Voss moved to ask Mr. Curtin to draft a letter Planning Board agreed unanimously to make a positive recommendation for the Zone Change. Mr. Logana seconded the motion and it was unanimously approved.

Correspondence

A voucher was received for services for January 2012 from Shulman, Curtin, Grundner & Regan, P.C. for \$1281.25, \$156.25 of which is recoverable. Mr. Logana moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin addressed the Board with respect to a conversation regarding the ongoing project at the Hess Gas Station at Bennett Corners Road. He stated he met with an attorney representing Hess. The attorney inquired as to the nature and scope of the concerns of the Planning Board regarding the public safety. The client, Hess, is very much sympathetic to the public safety concerns brought to their attention.

Mr. Curtin explained the Town Code does not give the Planning Board any jurisdiction of the interior alterations, stating that if the Hess relocates the Dunkin Donut store inside the existing tenant space, the Planning Board would have no input.

Mr. Curtin wished to reiterate the sub-occupancy concerns brought forth in prior meetings.

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 7:30 pm. Mr. Kalfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
April 9th, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

Mr. Michael LaFlair, 2nd Ward Councilman
Mr. William Davern, 3rd Ward Councilman
2 others

New Business

**6429 Newport Road/Douglas McCall
Site Plan Review for Special Use Permit
(Proposed Fine Arts & Education Center
requires a Special Use Permit)**

TM# 005.-03-08.1

Mr. and Mrs. Doug McCall presented the application. The purpose of the application is to obtain a Special Use Permit for a proposed "fine arts facility". The property is currently zoned LBO and requires a Special Use Permit for the allowable use P7 according to Article 13, Section 1303, Paragraph A of the Zoning Code, Chapter 30 of the Town of Camillus.

The applicant stated the property will be used as a fine and performing arts center. Normal hours of operation will be 9:00 am to 7:00 pm, Monday through Friday. Small groups of students of all ages will be coming to the center to participate in a variety of fine art and musical group and/or private lessons. There will be a few times during the year that one of the buildings will be used as a theatrical space for the presentation of a dramatic work. On those occasions, the approximate amount of people in attendance will be less than 90.

With respect to the parking spaces, there will be 28 (6 handicapped) parking spaces which are required to fulfill the Municipal Code. There are two driveways to the parking lot, which will be clearly labeled as "entrance" and "exit" to create a smooth traffic flow.

In addition, the applicants stated they have a verbal agreement with the owner of the adjacent lot owner on the north side of the property to allow the fine arts center to use a portion of that property as ancillary parking. That ancillary parking would create 16 additional spaces if necessary.

Chairman Fatcheric and Mr. Fittipaldi asked if the use (P7) noted on the application was the use the applicants intended to reference. The applicants stated it is as the facility is intended to be used primarily as educational. Mr. Curtin clarified the designation then would be correct.

In addition, Chairman Fatcheric stated the occupancy of the building needed to be presented. This information can be obtained from the Code Enforcement Office.

Mr. Fittipaldi also asked if the applicants have a written agreement with the adjacent property owner, Mr. Rudy Karasek, regarding the overflow parking agreement. Mrs. McCall stated the owner has been traveling and recently returned. She planned to follow up with him to obtain a written agreement.

Mr. Logana asked if the applicants knew how many people would be attending the instrument lessons. Mr. McCall stated the lessons are generally one on one. There may be some cases where group lessons will be offered, and the amount of students attending would be approximately 7-15. Mr. Logana also confirmed the center will be open Mondays through Fridays. Mr. McCall stated there would be a few occasions where they may offer weekend events, but they would not be a common event.

Mr. Kallfelz suggested to the applicants the grading on the possible overflow parking area may be higher than the existing parking area. He stated if they ended up using the overflow parking area, this may become a concern.

Mr. Voss stated he thought Mr. Davern provided a good summary of the project. He stated it sounds like a good use of the space. He stated the parking spaces may be a concern, and the Town Engineer would provide more insight.

Chairman Fatcheric asked the applicant to give an overview of how a vehicle would enter the parking area and how it would proceed. Mr. McCall described the vehicle entering in the southern part of the parking area, proceeding in a direction toward the parish hall and exiting through the second entrance/exit. Mrs. McCall stated there are community members who use the parking area currently, and are hoping to keep the layout similar to what the community has been using.

Chairman Fatcheric asked if there are any changes to the lighting. The applicants stated there is not.

Mr. Czerwinski stated the parking area is a concern. The driving aisles as depicted show a narrow access aisle. A possible remedy would be to create a one-way traffic flow around the buildings. Mr. Czerwinski also noted in some instances the parking spaces' width can be reduced to 9' by a Planning Board ruling which would enable the applicants to fulfill the necessary parking requirements without ancillary parking and create a safe traffic flow for the center. Mr. Czerwinski suggested those alternatives to the applicants to consider before their next appearance before the Planning Board.

Mr. Czerwinski also commented with respect to drainage concerns for the proposed overflow parking suggested by the applicants. The proposed area is graded slightly higher than the remainder of the property. Mr. Czerwinski stated the applicants would want to consider a solution for drainage, if they intend to pursue the ancillary parking owned by the neighbor, Mr. Rudy Karasek.

Mr. Curtin stated that as the application is in need of clarification with respect to the parking area and the possible drainage concerns, he advised the Board, they would not be able to make a recommendation to the ZBA until more information is provided. Mr.

Curtin also stated the applicants would need to provide a written agreement with Mr. Rudy Karasek if the decision is made to make use of the ancillary parking.

Resolution # 15:

After a brief discussion detailing the above, Mr. Voss moved to ask Mr. Curtin to draft a letter advising the Zoning Board of Appeals' attorney the Planning Board did not have sufficient information to provide a recommendation as yet. Mr. Kalfelz seconded the motion and it was unanimously approved.

Old Business

None

Minutes of the Previous Meeting

The Minutes from the previous meeting were not yet available.

Discussion

Mr. Bob Porcello and Mr. Salvatore Sciuga requested a work session with the Planning Board to discuss the proceedings they wished to undertake in the Malibu Hills subdivision. They briefly outlined the desire to continue the development that has been stalled in the Malibu Hills area and asked for concerns the Planning Board may have so they could address them when presenting any future applications.

Correspondence

A voucher was received for services for February 2012 from Barton & Loguidice, P.C., for \$240.00, \$115.00 of which is recoverable. Mr. Logana moved to approve payment. Mr. Kalfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

Councilman Davern stated he wished to inform the Planning Board of the building of a Fire Training Tower in the area located at 6049 Belle Isle Road near the Town of Camillus Landfill. The parcel is a 4.4 acre lot designated for the used approximately five (5) years ago.

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. Kalfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
April 23rd, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

Mr. Eric Hammerle, 1st Ward Councilman
Mr. Michael LaFlair, 2nd Ward Councilman
Mr. William Davern, 3rd Ward Councilman
8 others

New Business

None

Old Business

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

TM# 008.-01-09.0

Mr. John Szczech presented the application on behalf of the property owner. Mr. Szczech stated the purpose of the application is to create (2) two new lots. The parcel is approximately 18.50 acres. The parcel is located at Cessna Drive and Ruby Road.

The Town Board recently passed a resolution to rezone the property from **Municipal** to **Industrial**. Only a 5 acre parcel was re-zoned.

Mr. Szczech stated the paper roads to be abandoned are Ruby Road, and a portion of Child Road. In addition, Mr. Myers (contract purchaser) will buy the 5 acre lot to combine with his property on Cessna Drive. Mr. Rusyniak will retain the remainder of the parcel.

Chairman Fatcheric and Mr. Curtin stated for Mr. Szczech to proceed; Mr. Szczech would need to provide a letter from Mr. Rusyniak granting permission to him to represent his interests in this application.

Mr. Voss moved to close sketch on this application. Mr. Kallfelz seconded the motion and it was unanimously approved.

As this is a minor subdivision, Mr. Szczech requested the Board to waive the public hearing. After a brief discussion, Mr. Fittipaldi moved to waive the public hearing. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Logana moved to refer the application to Syracuse Onondaga County Planning Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Malibu Hills Subdivision / D.W.Hannig
Amended Final Plat**

TM# 015.-01-12.0 (etc)

Mr. Paul Curtin excused himself from this application as he is legal counsel for Victor Grodzich, owner of the development.

Mr. David Hannig presented the application. The purpose of the application is to amend the existing Planned Unit Development plan. Mr. Hannig stated some structures planned for the PUD would be altered from proposed duplexes to single family homes. In addition, the lot lines on certain parcels will be adjusted.

Mr. Logana and Mr. Voss asked if the corner lot as depicted on the plat is planned for duplex structures. Mr. Logana stated a suggestion to the developer would be to develop the entrance corner as a representation of the development to interest prospective buyers. Mr. Logana also expressed concern regarding the drainage in Starlight Estates, a neighboring development and wished to ensure the drainage in Malibu Hills does not contribute to the already existing situation in Starlight Estates. Mr. Hannig stated they are considering the existing drainage concerns as they move forward with the project.

Mr. Dirk Oudemool, sitting in as counsel for the Planning Board, stated there were several issues before the Board with respect to the application. He asked the applicants to consider the following before the next meeting to ensure the Board has sufficient information to render a decision.

- 1) One Map to clarify lot sizes.
- 2) One Map to show type of structures and square footage.
- 3) A Map to show topography and the calculations which show the PUD is not over the yield.
- 4) Drainage reports specific to the lots.

In addition, Mr. Oudemool stated a work session would be beneficial to the applicant and the Planning Board.

Chairman Fatcheric also asked if the applicant could also provide full scale maps to the Board.

The application is continued to a later meeting.

**6429 Newport Road/Douglas McCall
Site Plan Review for Special Use Permit
(Proposed Fine Arts & Education Center
requires a Special Use Permit)**

TM# 005.-03-08.1

Mr. and Mrs. Doug McCall presented the application. The purpose of the application is to obtain a Special Use Permit for a proposed "fine arts facility". The property is currently zoned LBO and requires a Special Use Permit for the allowable use P7

according to Article 13, Section 1303, Paragraph A of the Zoning Code, Chapter 30 of the Town of Camillus.

The applicant stated the property will be used as a fine and performing arts center. Normal hours of operation will be 9:00 am to 7:00 pm, Monday through Friday. Small groups of students of all ages will be coming to the center to participate in a variety of fine art and musical group and/or private lessons. There will be a few times during the year that one of the buildings will be used as a theatrical space for the presentation of a dramatic work. On those occasions, the approximate amount of people in attendance will be less than 90.

In a previous meeting, the applicants provided a map which didn't depict the parking lot as it currently exists. An updated map provided the necessary details for the Planning Board to provide a recommendation.

Mr. McCall provided an overview of how a patron would enter the parking lot, explaining the flow would direct the vehicles with one-way direction arrows painted on the pavements. In addition, Mr. McCall explained the parking spaces as they existed as 9 x 18 spaces, could be grandfathered in as they were in existence before the requirements for large spaces were necessary. The 9 x 18 spaces would be granted with a variance at the Zoning Board of Appeals discretion.

Mr. Czerwinski explained the handicapped spaces would be adjusted based on the updated configuration.

Chairman Fatcheric and Mr. Curtin encouraged the applicants to provide the following one-way directional arrows and signage to ensure patrons understand the traffic flow.

1) The entrance and exit signs be located prominently on Newport Road in order to advise drivers how to access and exit from the property. Additionally, directional arrows should be painted on the existing pavement indicating the circulation of traffic.

2. A sign should be prominently displayed on the southwest corner of the former church indicating the direction and location of the exit lane back to Newport Road. It is believed that that would eliminate the potential of any internal traffic conflict and would meet the public safety issues adequately.

Resolution # 16:

Mr. Kallfelz moved to ask Mr. Curtin to draft a letter of positive recommendation to the Zoning Board of Appeals. Mr. Voss seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Logana moved to approve the minutes from the meeting of March 26th, 2012. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Logana moved to approve the minutes from the meeting of April 9th, 2012. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

None

Comments of Town Officials

Mr. Davern stated his appreciation to the Board regarding their willingness to advise the McCalls of the various options to move their application forward.

Comments of the Attorney

Mr. Curtin advised the Board he had circulated correspondence regarding Municipal Practices with respect to Land Uses.

Comments of the Engineer

Comments of the Board Members

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

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
May 14th, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

Mr. Michael LaFlair, 2nd Ward Councilman
4 others

New Business

**Holy Family Church /Bruce MacKnight
Site Plan Review for Special Use Permit
(shrine accessibility)**

TM# 056.-04-01.0

The applicant did not appear.

**Treelanders Tree Service /Fritz Albiker
Amend Special Use Permit
(addition of new building)**

TM# 007.-03-05.2

Mr. Fritz Albiker, owner of the property, presented the application. The purpose of the application is to amend the existing approved Site Plan. Mr. Albiker stated he plans to construct a 72' x 150' coverall building similar to the existing coverall buildings already on the property. The new building will be used for storage of packaged firewood.

Mr. Fittipaldi asked how close the building is to the rear lot line. Mr. Albiker responded he believes the distance is between 50' – 60'. Mr. Albiker also stated he owns the 3.5 acre property behind this property. Additionally Mr. Fittipaldi asked if storage of firewood is the only use for the building. Mr. Albiker stated it is.

Mr. Voss asked if the hand drawn depiction is acceptable to render a decision. Mr. Curtin noted the application is a referral from the Zoning Board of Appeals and the comments or recommendations from the Planning Board would be used by the Zoning Board of Appeals to render their decision.

Chairman Fatcheric noted the property owner would need to provide an approved final map to the Planning Board Clerk for the property file.

Mr. Curtin clarified this is an application for the addition of a third coverall building. Mr. Albiker confirmed it is. Mr. Curtin asked if the gravel apron would be expanded to service the structure. Mr. Albiker stated the plan is for the gravel apron to reach the door of the new structure. Also, Mr. Curtin asked if there would be any additional lighting to

the structure. Mr. Albiker stated there will not be. Mr. Curtin also asked is the building will be open to the public. Mr. Albiker stated it is not. The building is for storage only.

Mr. Curtin stated he expected Mr. Albiker will follow the regulations for Site Plan Setbacks as specified in the Town Code. Mr. Curtin and Mr. Czerwinski commented regarding the drainage on the property. Mr. Curtin expressed concern that if there were any outstanding drainage issues, the issues would need to be addressed. Mr. Czerwinski commented there was a concern of the neighboring property in the past, but Mr. Albiker had addressed the issue, and there have not been any concerns of late.

Resolution # 17:

Mr. Voss moved to ask Mr. Curtin to draft a letter to the Zoning Board of Appeals, stating the Planning Board has no site specific issues with respect to this application. Mr. Logana seconded the motion and it was unanimously approved.

Old Business

Cessna Road Subdivision / John Szczech Preliminary Plat/Final Plat

TM# 008.-01-09.0

Mr. John Szczech presented the application on behalf of the property owner. Mr. Szczech stated the purpose of the application is to create (2) two new lots. The parcel is approximately 18.50 acres. The parcel is located at Cessna Drive and Ruby Road.

The Town Board recently passed a resolution to rezone the property from **Municipal** to **Industrial**. Only a 5 acre parcel was re-zoned.

Mr. Szczech stated the paper roads to be abandoned are Ruby Road, and a portion of Child Road. In addition, Mr. Myers (contract purchaser) will buy the 5 acre lot to combine with his property on Cessna Drive. Mr. Rusyniak will retain the remainder of the parcel.

In a previous appearance before the Board, Chairman Fatcheric and Mr. Curtin stated for Mr. Szczech to proceed; Mr. Szczech would need to provide a letter from Mr. Rusyniak granting permission to him to represent his interests in this application. At tonight's meeting, Mr. Szczech provided the letter from Mr. Rusyniak granting permission to do so.

In this meeting, Mr. Szczech noted the plat had changed minimally to accommodate a request from the Highway Superintendent to retain access.

In addition the application was referred to the Syracuse Onondaga County Planning Agency. SOCPA's recommendation encouraged the municipality to address outdoor storage concerns.

Mr. Fittipaldi asked if there are any plans to address outdoor storage concerns. Mr. Szczech stated the owners are aware this is a concern.

Mr. Curtin encouraged the Board to advise the Code Enforcement to address outdoor storage concerns.

After a brief discussion, Mr. Kallfelz moved to list an Unlisted Action under SEQR. Mr. Logana seconded the motion and it was unanimously approved.

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

Resolution # 18:

Mr. Kallfelz moved to approve the Preliminary Plat for the Cessna Road Subdivision as submitted. Mr. Logana seconded the motion and it was unanimously approved.

Resolution # 19:

Mr. Logana moved to approve the Final Plat as submitted according to the plan dated May 2, 2012 by Ianuzi & Romans Land Surveying. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Resolution # 20:

Mr. Voss moved to assess Park Land Fees for one (1) lot. Mr. Logana seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

None

Correspondence

A voucher was received for services for March/April 2012 from Shulman, Curtin, Grundner, and Regan, P.C., for \$843.75, \$500.00 of which is recoverable. Mr. Logana moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

A voucher was received for services for March 2012 from Barton & Loguidice, P.C., for \$2618.10, \$2368.10 of which is recoverable. Mr. Logana moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher was received for services from Hummel's Office Plus for \$76.31 for Planning Board Approval Stamps. Mr. Logana 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 7:20 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
May 30th, 2012 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Don Fittipaldi
Jay Logana
Mike Kallfelz

Staff Present

Dirk Oudemool, ESQ.
Paul Czerwinski, P.E.

Absent

Martin Voss

Guests & Members of the Public

Mr. Michael LaFlair, 2nd Ward Councilman
4 others

New Business

None

Old Business

**Malibu Hills Subdivision / D.W.Hannig
Amended Final Plat**

TM# 015.-01-12.0 (etc)

In a recent previous appearance before the Planning Board, Mr. David Hannig presented the application. The purpose of the application is to amend the existing Planned Unit Development plan. Mr. Hannig stated some structures planned for the PUD would be altered from proposed duplexes to single family homes. In addition, the lot lines on certain parcels will be adjusted.

In tonight's meeting, Mr. Guy Bercier and Mr. Sal Sciuga were representing the interest of the developers.

Additionally, Mr. Dirk Oudemool represented the Planning Board as counsel.

In tonight's appearance, Chairman Fatcheric discussed the concerns the Planning Board has for the Amended Site Plan. These concerns are to be addressed and implemented in order to receive the approval for the Amended Site Plan. They are as follows:

- 1) As part of the final approval, Lots 48 and 37 are to be serviced by Malibu Hills Drive only. Mr. Bercier asked for clarification regarding this requirement. Chairman Fatcheric noted this condition was part of the original approved final plat as set forth by the Planning Board. The Planning Board stated this condition should be noted on the Final Plat. Mr. Sciuga stated there is not road access for Lot 48 as Malibu Hills Drive is not fully developed. Mr. Oudemool clarified this could be conveyed as the project moves forward.
- 2) Lots 28, 27, 22, 21, and 20 will have a covenant that runs with the land specifically regarding the Wetlands. The prospective owners should know the

lots are subject to the presence of wetlands. Mr. Bercier clarified the Wetlands are Army Corp of Engineers Wetlands.

- 3) For Lots 31A, 31B, 26A, 26B, 25, 24, 23, 15, and 14. There is a common area in the rear of these parcels. Those parcels would be enhanced by using 10 feet per each lot of the common area.
- 4) The Setback schedule for this subdivision will be as follows:
 - A) Building Line is 25 feet.
 - B) Side Yard is 7 feet.
 - C) Rear Yard is 40 feet, with the exception of these lots; 24, 25, 30, 31B and 26B. The lots mentioned above will be 15 feet.

Additionally, Chairman Fatcheric noted Lots 24 and 25 will need to be reconfigured in order increase their appeal to prospective buyers. The current lot configuration makes it difficult to adhere to the setback schedule. Mr. Bercier noted his team could pursue a smaller structure than the proposed structure to enhance the lots' appeal.

Mr. Oudemool noted that on the Final Plat, no structures are to be depicted on the lots. The updated lots' configurations, notes regarding covenants, and setback schedule as mentioned are necessary for the Amended Final Plat to be submitted.

Mr. Oudemool also stated the Topography must be shown on for Lots 28, 27, 22, 21, 20 on the Final Plat and the Construction Drawings to ensure the Code Enforcement is able to determine the developer is following the Topography requirements as set forth.

Mr. Oudemool and Chairman Fatcheric stated there is a statement on the submitted plat which needs to be removed for the Final Plat submittal. The statement is: "**Minimal Offset Between Proposed Homes is 15'**".

Mr. Fittipaldi stated the location of the structures on Lots 24 and 25 possibly could be angled differently to increase the appeal.

Mr. Logana asked if Paradise Circle is a private drive. Mr. Bercier stated it is, but to his understanding it was structured to a width to accommodate emergency vehicles. Mr. Logana asked if the homes along Malibu Hills Drive are intended to be patio homes. Mr. Bercier and Mr. Sciuga stated there are ranch homes planned in that area. Additionally the homes will have full basements. Mr. Logana reiterated his concerns regarding the drainage issues at Starlight Estates (the neighboring development) and asked the developers of Malibu Hills to be aware of any issues as they may arise.

Mr. Czerwinski noted with respect to the drainage issues near the development. There has been swale installed to alleviate those concerns.

Resolution #21:

Mr. Logana moved to grant approval for the presented Amended Site Plan for Malibu Hills Estates Resubdivision; Phase 1, Section 1 and 2; conditional upon the above listed statements' implementation and legal and engineering review. Mr. Kallfelz seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Logana moved to approve the minutes from the meeting of April 23rd, 2012. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Logana moved to approve the minutes from the meeting of May 14th, 2012. Mr. Kallfelz seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received for services for April/May 2012 from Shulman, Curtin, Grundner, and Regan, P.C., for \$1062.50, \$250.00 of which is recoverable. Mr. Logana moved to approve payment. Mr. Fittipaldi seconded the motion and it was unanimously approved.

A voucher was received for services for April 2012 from Barton & Loguidice, P.C., for \$1679.20, \$1429.20 of which is recoverable. Mr. Logana 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

Mr. Czerwinski noted he and Mr. Bruce MacKnight had discussed the upcoming Holy Family project with respect to the drainage concerns noted in a letter from Mr. Paul Curtin's office. Mr. Czerwinski noted he believed Mr. MacKnight was implementing changes that will address those concerns.

Comments of the Board Members

None

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

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
June 11th, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

4 others

New Business

**5301 W. Genesee Street/Verizon Wireless
Amended Site Plan
(Installation of awnings)**

TM# 066.-01-10.1

Mr. Brian O'Connor of Frohling Signs presented the application. The purpose of the application is to install three (3) stationary awnings at the existing store in Camillus Commons. The awnings are being installed to reduce the sun glare and to enhance the aesthetic appeal. The color of awnings will be red.

Mr. Logana asked if there would be any lettering or lighting to the awnings. Mr. O'Connor stated there will not be.

There being no further questions or comments from the Board, Mr. Logana 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 under SEQR. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Resolution # 22:

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

**225 Kasson Road/ Helen Muldoon
Lot Line Re-alignment**

TM# 066.-01-05.0

Ms. Lindy Curry, granddaughter of the owner, presented the application. The purpose of the application is to move the lot line to create a second buildable lot to be used to construct a new home. Ms. Curry noted the plan is to re-align the lot and utilize the property better.

Mr. Curtin stated this is one building lot which is comprised of two tax parcels. This then would create a two-lot subdivision, not a lot re-alignment. In the interest of moving the application forward, Mr. Curtin suggested the Planning Board accept this application as

a sketch plan application, with the understanding the applicant will complete the necessary paperwork for a two lot subdivision for two building lots.

Further, Mr. Curtin noted the plan shows access/egress on the golf course's (neighboring property) private road. Mr. Curtin advised the applicant a written agreement from the owners of the golf course referencing responsibilities for the egress/access and repair and maintenance of the road as it's a private road.

Additionally, Mr. Curtin advised the applicant to obtain consent from the Syracuse Water Department to have a driveway over the water line.

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

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

Mr. Logana moved refer the application to Syracuse Onondaga County Planning Agency. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Old Business

None

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

None

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

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

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
June 25th, 2012 - 7:00 pm**

Present

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

Staff Present

Tom Price, Code Enforcement Officer
Paul Czerwinski, P.E.

Guests & Members of the Public

William Davern, 3rd Ward Councilperson
1 other

New Business

**Holy Family Church /Bruce MacKnight
Site Plan Review for Special Use Permit
(shrine accessibility)**

TM# 056.-04-01.0

Mr. Bruce MacKnight, representing Holy Family, presented the application. The purpose of the application is for the renovation of the existing shrine, repair a deteriorated walkway, and make the shrine more accessible to the elderly and handicapped.

There will be additional proposed handicapped accessible parking spots, the existing stone walkway will be abandoned and there will be a fence installed around the observation platform.

There will be low level bollard lights on the walkways for illumination.

The drainage will be modified to accommodate the changes in topography as specified by the report provided to the Planning Board by MacKnight Architects.

Mr. Logana stated there is a tremendous amount of run-off onto Shrineview Drive near the 25 MPH sign. Mr. Logana suggested the project include an upgrade in the drainage to this area as this will help any drainage concerns for the road and the parking lot. Mr. MacKnight agreed this could be modified. Mr. Logana also asked Mr. MacKnight to provide a spec sheet for the new lighting.

Mr. Fittipaldi asked what the purpose of the 12" concrete curb on the proposed walkway. Mr. MacKnight stated it is to help stabilize anyone using the walkway in a wheelchair. Additionally, Mr. Fittipaldi asked what would prevent the catch basin from overflowing. Mr. MacKnight stated the calculations provided show the improved drainage piping will improve the conditions in the area.

Mr. Czerwinski asked if Mr. MacKnight knew the piping size for the trench drain to the drywall catch basin and also the piping size of the overflow piping. Mr. MacKnight stated they are not sure of the size yet, and stated they would consider Mr. Czerwinski's suggestion to use 6" piping rather than 4" which will alleviate Mr. Fittipaldi's concerns as well as the concerns relating to any overflow from a large storm.

Additionally, Mr. Czerwinski stated the stormwater calculations provided are reasonable and should function properly.

Mr. Czerwinski also stated the church may consider a sign to specify the lower level lot is for handicapped parking. Mr. MacKnight stated he will pass along the suggestion.

Mr. Price stated the applicant would be following the ADA specifications for placement of handicapped signs to ensure they will be placed in the proper place. Additionally, Mr. Price stated that proposed grading should be included on the plan.

Resolution # 23:

Mr. Voss moved to make a positive recommendation to the Zoning Board of Appeals based on the comments from the meeting. Mr. Logana 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 of May 30th, 2012. Mr. Logana seconded the motion and it was unanimously approved.

The minutes of the June 11th meeting were not yet available.

Discussion

225 Kasson Road/ Helen Muldoon Sketch Plan

TM# 066.-01-05.0

Mr. Price noted the application stated the property is zoned R-3 rather than the R-1 that is listed on the application. Chairman Fatcheric stated this would be conveyed to the applicant.

Town Board Resolution regarding A-Frame signs.

The Planning Board was asked by the Town Board for their input with regard to the placement of A-Frame signs in front of businesses.

After a detailed discussion, the Planning Board stated they would encourage the Town Board to amend the Town Code to a law that can be enforceable by the Code Enforcement Officer.

Mr. Davern stated there is tweaking necessary with respect to the law that will be business friendly while still maintaining the aesthetic landscape the Town wishes to portray.

As this resolution is also being reviewed by the Syracuse Onondaga County Planning Agency, the Planning Board stated they will review those comments and the revised language from the Town Board before rendering their recommendation.

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 7:40 pm. Mr. Kalfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
July 9th, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

3 others

New Business

**3 Henry Beach Drive / Stephen T. McMahon
Amended Site Plan
(Addition of storage shed)**

TM # 040.-01-12.1

Mr. Stephen T. McMahon, owner of the property, submitted the application. The purpose of the application is to install a 12' x 24' prefabricated shed to be used for storage.

The shed will be located in the northwestern edge of the property of Mr. McMahon's existing business. There is no lighting or electricity for the structure.

All required setbacks will be adhered to for the location of the structure.

Mr. McMahon noted the structure depicted on the presented Site Plan is incorrect. The proposed structure will have a set of double doors in the front of the structure and there is not a side door to the structure. Mr. Danaher requested the applicant provide a corrected depiction of the structure on the Site Plan as part of the approval.

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

Mr. Kallfelz 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. Voss seconded the motion and it was unanimously approved.

Resolution # 24:

Mr. Fittipaldi moved to approve the Amended Site Plan with the condition the correct storage shed is depicted on the Amended Site Plan. Mr. Kallfelz seconded the motion and it was unanimously approved.

**6717 Winchell Road / Jamie Rinaldi-Logana
Amended Site Plan
(Addition of a 42' x 80' coverall)**

TM# 010.-02-05.1

Mr. Jay Logana excused himself from this application, as he is related to the applicant.

There was some discussion as to which application should have been completed by the applicant as the applicant completed a Site Plan Review for Special Use Permit. It was noted the applicant should complete an Amended Site Plan in lieu of the previous application. Ms. Rinaldi-Logana stated she would do so on the next business day.

Ms. Jamie Rinaldi-Logana, co-owner of the property, presented the application. The purpose of the application is to construct an additional 42' x 80' coverall building for storage on the property. It would be used in conjunction with their existing top soil business. The building will be installed using 8 x 8 x 16 posts. The structure will have a dirt floor.

Mr. Voss asked if the setback requirements will be adhered to. Ms. Rinaldi-Logana stated they will be. Additionally, Mr. Voss asked if this building will be similar to the other coverall buildings in existence on the property. Mr. Voss also asked what color the building will be. Ms. Rinaldi-Logana stated their first choice is a hunter green, second choice is white.

Mr. Kallfelz and Mr. Fittipaldi suggested the owners line up the buildings to keep to keep the aesthetic view from the road pleasant. Ms. Rinaldi-Logana explained there is a difference in sizes and to line the structures up would lessen the efficiency of getting product in and out of the buildings.

Mr. Kallfelz asked if there is any lighting or electricity planned for the structure. Ms. Rinaldi-Logana stated there is not. Also Chairman Fatcheric asked about any stormwater concerns. Ms. Rinaldi-Logana noted there are not any concerns at this time.

Mr. Danaher related to the Board the requirements for the RR zoning and setbacks for the property and agreed Ms. Rinaldi-Logana is in compliance.

As there were no further questions from the Board, Mr. Kallfelz moved to declare Lead Agency under SEQR for the application. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss moved to refer the application to Syracuse Onondaga County Planning Agency (SOCPA). Mr. Fittipaldi 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 of June 11th, Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to approve the minutes from the meeting of June 25th, 2012. Mr. Logana seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received for services for May 2012 from Barton & Loguidice, P.C., for \$1714.50, \$1539.50 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

None

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

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
July 23rd, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

James Salanger, 4th Ward Councilperson
5 others

New Business

**4913 W. Genesee Street / Fairmount Gardens
Amended Site Plan
(addition of storage shed)**

TM# 057.-01-05.2

Ms. Cathy Collelli, property manager of Fairmount Gardens, presented the application. The purpose of the application is to install a 10 x 12 storage shed on the apartment complex's property. The proposed shed will be on the western side of the property and placed on a gravel bed. There will not be any utilities to the shed.

Mr. Logana asked if the shed pictured on the spec sheet provided with the application is the shed to be installed. Ms. Collelli stated the shed is slightly different; the shed will have double doors.

Mr. Voss asked if the colors of the shed would be consistent with the existing structure. Ms. Collelli stated they would be.

Mr. Price asked for the exact location of the shed as he has concerns regarding the setbacks for an accessory building on this property. Additionally, Mr. Price noted if due to the placement of the shed, parking spaces are moved, an additional amendment to the site plan will be needed. Mr. Price also asked for clarification as to the fire access. Ms. Collelli stated fire access remains in the same location as noted on the provided site plan and the addition of the storage shed does not impede the access.

The Board suggested an alternative location for the shed to the applicant if the setback requirements reflect an accessory building would require a variance. It was suggested the eastern side of the building could be used as an alternative.

Chairman Fatcheric and Mr. Curtin stated to the applicant the exact placement of the shed needs to be depicted on the Amended Site Plan before the Board can render a decision.

The application is continued to a later meeting.

**Moreh Oaks / Richard Buza, Jr.
Sketch Plan / Subdivision**

TM# 066.-01-15.1

Mr. Richard Buza, owner of the property, and Mr. Stephen Sehnert, land surveyor, presented the application. The purpose of the application is to subdivide a 34 acre parcel into 32 lots for residential housing. There will be 6 larger lots, and 26 smaller lots. The property is zoned R3 and located between Tudor Lane, Quartz Way and Westvale Golf Course.

The type of homes Mr. Buza plans to construct are custom homes on customized lots with a mid range cost. Each home will have individual features to accommodate the uniqueness of the land. Additionally, Mr. Buza stated Lots 20-32 abut the golf course and will provide those homeowners with impressive views.

Mr. Voss stated he was concerned there are some obstacles to the subdivision. He stated the cul-de-sac as depicted appears to be quite long and felt the landowner may hear some objections from the Highway Superintendent. Additionally, Mr. Voss expressed concerns that the topography may be challenging for homebuilding.

Mr. Voss also stated the sewer utilities will present some issues as there is quite a distance between the start of the sewer line and the furthest proposed house for the subdivision.

Also, Mr. Voss asked if the applicant had any discussion with the Town of Camillus Town Board regarding a section of land the applicant had proposed to convey to the Town. Mr. Buza stated he has not as this process is still in the beginning stages and as he progresses he will speak to the Town Supervisor and the Town Board.

Mr. Kallfelz asked how wide the driveway is for Lot # 1. Mr. Kallfelz stated it appears to be somewhat narrow and may need widening to allow fire emergency access. Additionally, Mr. Kallfelz asked for clarification on driveway locations for Lots 2, 3, 5, & 6. Mr. Buza stated he hasn't designated driveways as yet for these lots, but will consult with the Surveyor and Highway Superintendent as to the placement of those driveways.

Mr. Logana asked if the applicant has planned for stormwater runoff issues. The area is challenging topographically and the expense for stormwater plans could be more than the developer has anticipated. Mr. Logana also asked if consent to access through the Town's right of way at the access point of the subdivision has been granted. The applicant stated he hasn't approached this as he's still in the planning stages.

Mr. Fittipaldi stated the length of the cul-de-sac presents concerns. Typically, the Town has not encouraged cul-de-sacs of the length depicted on the plat. Mr. Fittipaldi specifically noted snow plowing would be an issue. Mr. Buza stated he's planned the street width to be slightly larger for that reason.

Chairman Fatcheric stated one of the responsibilities of the Planning Board is to consider interconnectivity between neighborhoods. The proposed plan does not include future possibilities.

Mr. Price commented the proposed lots conform to the Municipal Code.

Mr. Czerwinski stated the proposed drainage/stormwater presents concerns. The most recent regulations are very strict. Additionally, Mr. Czerwinski stated the Town has experienced concerns on other steep slope properties in Camillus; therefore he would encourage the applicant to include proposed regulations on each property to ensure continuity on the lots in the interest of public safety.

Mr. Curtin stated the subdivision does present its share of concerns. Firstly, being accessibility, which is not readily available to the property. He also noted the topography is challenging due to the steepness and the amount of rock in the land. Mr. Curtin noted that approximately 20 years ago, a large portion of Hidden Knolls was unable to be developed due to these very reasons.

Mr. Curtin stated there are a few obstacles for this sketch plan application and encouraged the applicant to reconsider the formation of the subdivision. He advised the applicant to address the following concerns as he moves forward.

- Removal of rocks (blasting would be a concern for surrounding neighbors)
- Drainage (stormwater concerns due to topography)
- Additional traffic in the area
- Health and Safety concerns due to limited access/egress to the subdivision
- Lots 3, 4, & 5 (shared driveway and flag lots)
- Verify availability of access point into area

After more discussion with the applicant, Chairman Fatcheric stated the Board would leave sketch open; therefore the applicant would be able to present a revised sketch plan when ready.

Old Business

None

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

Town Board Resolution regarding A-Frame signs.

Chairman Fatcheric stated the Town Board had referred a resolution to amend Chapter 30 – Zoning Section 802 entitled “General Restrictions” & Section 803 entitled “Temporary Signs” to the Planning Board for their recommendations.

The Planning Board noted certain language, such as the word “may” would seem permissive to any retail establishment and seem as though the Code is a recommendation rather than mandatory. In addition, the Planning Board would recommend that any temporary signs must be placed no less than ten (10) feet from any town, county, or state right-of-way and solely located within the owner’s or tenant’s property.

The Planning Board further discussed the Town Board's directive to upgrade the overall appearance and value of retail properties in the area and work to enhance a more overall pleasing appearance of commercial corridors. The Board's opinion is that the temporary signs detract from the already pleasant appearance. In addition, with respect to an oversight perspective, the Planning Board has concerns that the Code Enforcement Office is able to adequately police permits abuses.

With that discussion, Mr. Voss moved to ask Mr. Curtin to draft a letter to the Town Board expressing their concerns. Mr. Kallfelz seconded the motion and it was unanimously approved.

Correspondence

A voucher was received for services for May/June 2012 from Shulman, Curtin, Grundner and Regan, P.C., for \$562.50, \$62.50 of which is recoverable. Mr. Fittipaldi moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

Comments of Town Officials

Councilperson Salanger stated he appreciated the Planning Board's recommendations and would convey their thoughts to the Town Board.

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 adjourn the meeting at 8:07 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
August 13th, 2012 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Don Fittipaldi
Jay Logana
Mike Kallfelz

Staff Present

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

Absent

Martin Voss

Guests & Members of the Public

Eric Hammerle, 1st Ward Councilperson
1 other

New Business

Old Business

**6717 Winchell Road / Jamie Rinaldi-Logana
Amended Site Plan
(Addition of a 42' x 80' coverall)**

TM# 010.-02-05.1

Mr. Jay Logana excused himself from this application, as he is related to the applicant.

In a previous meeting, Ms. Jamie Rinaldi-Logana, co-owner of the property, presented the application. The purpose of the application is to construct an additional 42' x 80' coverall building for material storage on the property. It would be used in conjunction with their existing top soil business. The building will be installed using 8 x 8 x 16 posts. The structure will have a dirt floor.

In the previous meeting, the following concerns were addressed:

- Mr. Voss asked if the setback requirements will be adhered to. Ms. Rinaldi-Logana stated they will be. Additionally, Mr. Voss asked if this building will be similar to the other coverall buildings in existence on the property. Mr. Voss also asked what color the building will be. Ms. Rinaldi-Logana stated their first choice is a hunter green, second choice is white.
- Mr. Kallfelz and Mr. Fittipaldi suggested the owners line up the buildings to keep to keep the aesthetic view from the road pleasant. Ms. Rinaldi-Logana explained there is a difference in sizes and to line the structures up would lessen the efficiency of getting product in and out of the buildings.
- Mr. Kallfelz asked if there is any lighting or electricity planned for the structure. Ms. Rinaldi-Logana stated there is not. Also Chairman Fatcheric asked about any stormwater concerns. Ms. Rinaldi-Logana noted there are not any concerns at this time.

- Mr. Curtin related to the Board the requirements for the RR zoning and setbacks for the property and agreed Ms. Rinaldi-Logana is in compliance.

Additionally in the previous meeting, there was some discussion as to which application should have been completed by the applicant as the applicant completed a Site Plan Review for Special Use Permit. It was noted the applicant should complete an Amended Site Plan in lieu of the previous application. This was completed and submitted.

The application had been referred to Syracuse Onondaga County Planning Agency (SOCPA). SOCPA's comments reflected this referral will not have any inter-community or county-wide implications and may consequently be acted on solely by the Planning Board.

Councilperson Michael La Flair was unable to attend the meeting but submitted an email in support of the application. A copy of this email has been filed with the application.

As there were no other questions or comments regarding this application, Mr. Fittipaldi moved to declare an Unlisted Action. Mr. Kallfelz 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 # 25:

Mr. Kallfelz moved to approve the Amended Site Plan as submitted with the addition of the 42' x 80' coverall building. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Kallfelz moved to approve the minutes from the meeting of July 9th, 2012 Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Logana moved to approve the minutes from the meeting of July 23rd, 2012. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Discussion

Town Board referral regarding Zoning for 2420 Sands Road, 2440 Sands Road and 2456 Sands Road

The Board discussed a referral from the Town Board regarding a zoning change for the above listed addresses. The purpose of the Zone Change request is to bring properties into compliance with current standards and allow residence addition at 2420 Sands Road without necessitating multiple variances to do so.

Mr. Fittipaldi asked if the three (3) parcels are owned by the same person. Councilperson Hammerle noted they are not. Councilperson Hammerle stated all owners will be informed in writing of the Zone Change.

Resolution # 26:

After a brief discussion, Mr. Fittipaldi moved to make a positive recommendation regarding the Zone Change. Mr. Logana seconded the motion and it was unanimously approved. Mr. Curtin agreed to draft a letter to the Town Board stating the Board's positive recommendation.

Additionally, Chairman Fatcheric advised the Planning Board of a meeting regarding a Sustainable Development Plan meeting for August 28th at 4:30 PM at the Town Hall.

Correspondence

A voucher was received for services for June 2012 from Barton & Loguidice, P.C., for \$1457.50, \$1082.50 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. Fittipaldi moved adjourn the meeting at 7:10 pm. Mr. Logana seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
August 27th, 2012 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Don Fittipaldi
Jay Logana
Mike Kallfelz

Staff Present

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

Absent

Martin Voss

Guests & Members of the Public

1 other

New Business

3345 Milton Ave / Judson Britton

TM # 046.-04-01.1

Temporary Site Plan Review

(BBQ Pit –seasonal – adjacent to Pete’s Polar Parlor)

Mr. Judson Britton, owner of the seasonal portable barbeque equipment (smoker), presented the application. Mr. Britton stated he has an agreement with Peter Haun, owner of Pete’s Polar Parlor to have the smoker on the property to sell different types of smoked food, with the proceeds benefiting the SPCA. Mr. Britton stated the barbeque smoker would be transported daily to the premises. Mr. Britton stated the smoker would be located on the northwestern corner of the property on the corner of Milton Avenue and Cotton Street.

Mr. Fittipaldi expressed concerns about vehicular and pedestrian traffic in an already busy locale. There are too many variable regarding public safety for Mr. Fittipaldi to be in favor of the application. Mr. Fittipaldi also expressed concerns regard the Onondaga Health Department being in favor of this as well.

Mr. Logana asked for a letter of consent from Mr. Haun granting permission to Mr. Britton for the use of the land. Mr. Britton stated a letter would be forthcoming.

Mr. Kallfelz stated he has concerns regarding sight distance for cars entering and exiting Cotton Street.

Chairman Fatcheric and Mr. Curtin stated to the applicant there are quite a several public safety concerns regarding the application for the Board to render a decision. They are as follows:

- Proposed location of smoker not a viable location
- Vehicular and pedestrian traffic is a public safety concern
- Crossroads (Milton Ave and Cotton Street) have minimal sight distance, very limited

- Older Site Plan was presented as part of the application without updated parking spaces and existing conditions
- Letter of consent from Business Owner needed

Mr. Curtin stated if Mr. Britton provided the above listed items, the Board would be able to reconsider the application.

The application was continued until a later date.

Old Business

None

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

None

Correspondence

A voucher was received for services for July 2012 from Barton & Loguidice, P.C., for \$1595.55, \$1345.55 of which is recoverable. Mr. Fittipaldi moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

Chairman Fatcheric reminded the Board the Sustainable Development Plan meeting is on Tuesday, August 28th at 4:30 PM at the Town Hall.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

None

With no further business before the Board, Mr. Fittipaldi moved adjourn the meeting at 7:20 pm. Mr. Logana seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
October 10th, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

Mike LaFlair, 2nd Ward Councilperson
Dave Callahan, 6th Ward Councilperson
4 others

New Business

**3996 Box Car Lane / WRTB, Inc
Amended Site Plan
(addition of structure)**

TM # 015.-04-07.1

Mr. Keith Tupper, owner of the property, presented the application. The purpose of the application is the install a steel structure for cold storage near the existing structure on the site. The structure will be located on the southeastern portion of the property. The structure will be placed on a concrete slab. There will not be any utilities for the structure. The approximate size of the building will be at least 40' x 60' and at most 45' x 65'. The applicant explained the size of the structure is contingent upon availability of the product when the order is placed.

Mr. Fittipaldi asked if the structure contained individual units. Mr. Tupper it will be divided into four sections to be used for the business' storage. Mr. Fittipaldi also asked if there would be lighting or water to be supplied to the building. Mr. Tupper stated there would not be.

Mr. Logana asked what color the building is. Mr. Tupper stated it is same color of the existing building.

Mr. Kallfelz asked if the applicant considered lighting for security reasons. Mr. Tupper stated they have lighting throughout the property and at this time there are no plans for additional lighting.

Mr. Voss confirmed the structure is to be placed on a concrete slab. Mr. Tupper stated that is correct.

Mr. Price stated the additional structure adheres to all zoning requirements for this property.

Mr. Curtin and Chairman Fatcheric addressed the requirement to refer the application to Syracuse Onondaga County Planning Agency (SOCPA). Mr. Curtin stated typically an application amendment within 500' of a county road requires a referral, but the Board is able to exercise discretion when modifications are somewhat minor. In this case, as the modification is relatively minor, Mr. Curtin, Chairman Fatcheric and the Board agreed

this modification is minor and agreed the application should not be referred to the SOCPA.

After a brief discussion, Mr. Fittipaldi moved to declare Lead Agency under SEQR for this application. Mr. Logana seconded the motion and it was unanimously approved.

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

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

Resolution # 26:

Mr. Fittipaldi moved to approve the application as submitted conditional upon the structure's use be only for storage, and the size of the structure is not to exceed 45' x 65'. Mr. Logana seconded the motion and it was unanimously approved.

**3 Henry Beach Drive / Stephen T. McMahon
Amended Site Plan
(modification of garage to office space)**

TM # 040.-01-12.1

Mr. Patrick Coyne presented the application on behalf of the owner. The purpose of the application is to remodel the existing garage space to additional office space for the existing office building. The approximate square footage of the space to be modified is 960 square feet.

The proposed modifications will include a brick façade to match the existing structure. Windows to be installed will also match existing style in order to provide aesthetic appeal. The man doors' color and style to be installed will be determined upon availability, but will remain consistent with the existing structure.

Mr. Voss asked where the vehicles that may have been parked in the garage would be parked. Mr. Coyne explained the owners have never used the garage for the vehicles.

Mr. Curtin clarified the parking requirements as the square footage of the building is increasing. Mr. Curtin stated it appeared there is ample parking for the site; however the parking areas would need to be reflected on an updated Site Plan.

After a brief discussion with the applicant, Mr. Voss moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

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

Resolution # 27:

Mr. Voss moved to approve the application as submitted conditional upon an updated Site Plan showing the required parking spaces properly delineated be provided to the Town and must receive the approval of the Code Enforcement Officer. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Township 5 / Bennett Road & Hinsdale Road
Amended Site Plan**

TM# 017.-05-65.1(etc)

Mr. Greg Sgromo and Mr. Joe Dacey presented the Amended Site Plan for Township 5. The purpose of the application is to inform the Board of proposed modifications to the approved Site Plan for Township 5.

As the last appearance before the Board was approximately two years ago, Mr. Sgromo reviewed the previously approved Site Plan.

In the proposed Site Plan before the Board, Mr. Sgromo noted the apartment location will remain the same and the same configuration. Mr. Sgromo stated it's possible the proposed developer may change certain features regarding the apartments, such the location of garages, or the type of materials to be used. The Stormwater area is approximately the same and is in compliance and meets SWRRP requirements. As the area has been slightly modified, an impact for the stormwater drainage is slightly reduced.

The parcel size is approximately 68 acres. As the project moves forward, with respect to the connector roads, the locations of the roads may be slightly different, due in part to specific tenants and their locations, and locations of loading docks.

Certain aspects of the project include; a proposed movie theater entertainment center which is approximately the same size and located in the center of the project, a community meeting area, restaurant areas as noted, large retail stores and an office building. The Site has been laid out with input from tenants with respect to loading and unloading docks, parking spaces, and landscaping intentions.

With respect to parking spaces, the developer hopes to incorporate large spaces in some areas, (such as the large retails stores) and required size spaces in other areas (such as the restaurants, and other smaller retailers).

Water supply will come from Hinsdale and Bennett Roads, the developer has been working with OCWA to ensure the supply. As for the sewers, the drain locations for the proposed apartments are expected to go down Bennett Road; the remainder of the area is to go through pump stations.

Vehicular traffic within shopping center is to be regulated by well-placed signage located to promote good traffic flow. The Developer proposes to use ample stop signs, yield signs, and directive arrows to achieve that goal and requirement.

The general plan for lighting will follow all town lighting requirements. As the project moves forward, more information on lighting will follow.

This Phase is to be considered Phase I, and is the retail portion. The developers hope to break ground this fall and start building early next year. The intent is to have at least a portion of the retail tenants open for business by fall of 2013.

Mr. Fittipaldi asked when the traffic light for the intersection of on Bennett Road and Milton Ave would be installed. Mr. Sgromo stated they hope to have it installed as soon as possible. The applicant is anxious to have a beneficial traffic pattern for the area as

the project moves forward. Mr. Fittipaldi also asked what happened to the hotel that was previously planned. Mr. Sgromo stated that due to the economy many hotels are reluctant to invest in this type of venture. The applicant is hopeful that at some point, one may be interested.

Mr. Logana asked about the National Grid Pipeline in the southeastern portion of the parcel and whether it would need to be moved. According to National Grid, it would need to be moved, and the appropriate measures will be taken to ensure this is done in a timely and safe manner. Mr. Logana also asked if the appropriate permits have been obtained from the state and county. Mr. Sgromo stated they are in the process of obtaining all the necessary permits and hopes to be able to confirm they are completed in the very near future.

Chairman Fatcheric asked if there was consideration for Mass Transit and if the appropriate public transportation companies had been contacted. Mr. Sgromo stated there have been potential routes considered. Also, Chairman Fatcheric asked about the walkway to Erie Canal and what type of surface would be considered. Mr. Sgromo stated there would be a permeable surface for the walkway. Also Chairman Fatcheric asked the applicant to consider the potential of having the area become a draw for teenagers to congregate and consider possibilities to discourage them.

Mr. Kallfelz asked when the access road would be installed. Mr. Sgromo stated all the roads would be installed at the same time. They are anxious to get the project moving and this would increase the ability to maneuver the site.

Mr. Voss stated he appreciated the presentation. The applicant has taken many of the Planning Board suggestions and incorporated them into the project. Mr. Voss asked if there was still discussion regarding a YMCA for the project. Mr. Sgromo stated the YMCA hasn't been completely ruled out. Mr. Voss asked for a rundown of potential tenants if the applicant is able to elaborate. Those tenants include:

- Buffalo Wild Wings
- Olive Garden
- Texas Longhorn
- McDonalds
- Community Area (for performance, such as musical and theater)
- Bank
- Movie Theater
- Bowling/Diner
- Office Complex
- Large Retail Tenants

Mr. Price stated he hoped the applicant would encourage green infrastructure in the development of the project.

Mr. Czerwinski stated he would have comments as the drainage, sewer, and utilities information begins to be presented.

Mr. Curtin stated this is a conceptual plan, presented in order for the Board, and the Town to begin to re-envision the project and bring to the developers any concerns. It appears the developer is working to depict a lifestyle center that still maintains a "Main

Street” atmosphere. As the project moves forward, more detail is to be presented and the Board will be evaluating the entire site as well as each tenant, location and Building Plan.

After additional discussion with the applicant, Mr. Fittipaldi moved to refer the application to Syracuse Onondaga County Planning Agency (SOCPA) as this is an amendment to an existing P.U.D. Mr. Logana, seconded the motion and it was unanimously approved.

Also, as a matter of record, it was noted the developer supply the Board with updated letters from the county and state agencies affiliated with this project.

Old Business

None

Minutes of the Previous Meeting

Mr. Kallfelz moved to approve the minutes from the meeting of August 13th, 2012 Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Logana moved to approve the minutes from the meeting of August 27th, 2012. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Discussion

Mr. Tony Rotella submitted a letter of extension for a proposed site plan that had not been implemented as yet at the address of 450 Horan Road. The Planning Board granted the extension.

In addition, it was discussed the practice of an approval letter from the Planning Board for any applicant and their project that has appeared before the Board has been neglected. This practice will be re-instated to ensure the applicant and other Town Officials are informed.

Correspondence

None

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 adjourn the meeting at 8:30 pm. Mr. Logana seconded the motion and it was unanimously approved.

Respectfully submitted,
Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
December 10th, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

3 others

New Business

**2053 West Genesee Turnpike / Hess Gas Station TM# 023.-01-24.4
Amended Site Plan
(external self-contained walk-in freezer)**

Mr. Doug Swiech, the electrical contractor for the project, presented the application. Mr. Swiech stated the purpose of the application is to install an external self-contained walk-in freezer to accommodate the store's food related deliveries, as the Gas Station is being altered inside to accommodate a Dunkin Donuts. The freezer is to be placed on the western side of the building in a space directly behind an existing bump-out. The access door will be located in the store. The metal freezer measures 7' x 14' and the color will be white. The back wall of the bump-out will need to be cut into to accommodate the freezer. The condenser units will be located on the top of the freezer, just under the roofline. The existing landscaping will be relocated to the front of the bump-out.

Chairman Fatcheric asked if the application included a spec sheet for the freezer which provides more details, specifically the noise output. The applicant stated it did not.

Mr. Fittipaldi asked what is underneath the surface where the freezer is to be located. Mr. Swiech stated there is dirt and mulch there, which will be excavated to make room for a concrete pad to set the freezer on. Mr. Swiech stated the bump-out is the ideal spot as they are able to place the freezer in a contiguous line with the existing building.

Chairman Fatcheric stated the proposed Site Plan needs the following on the Site Plan for the Board to be able to render a decision:

- The specifics on the proposed Freezer Unit
- Parking Area(s) as they currently exists
- A more detailed landscaping plan
- Signage for access/egress

Mr. Voss asked if the existing store freezer would be left intact in the store. Mr. Swiech stated that freezer would remain intact, and the external freezer was in addition to the existing freezer.

In addition, Mr. Voss stated that in previous appearances before the Board, the owners of the property have requested various amendments to proposed Site Plans and have not reflected those changes when appearing to request another amendment. Mr. Voss

reiterated it is necessary for the Board to have the most recent and updated Site Plan in order to render a decision. Mr. Voss stated it is unfortunate that Mr. Swiech was the person to appear as he's not responsible for the entire Site; however, the owners of the Site have a responsibility to provide accurate information for many reasons, most importantly in the interest of Public Safety.

Mr. Czerwinski asked if there were concerns with snow and ice buildup on the roof of the freezer. Mr. Swiech stated he does not. He feels the roofline and pitch of the roof will accommodate any buildup.

Mr. Curtin explained to the applicant that Hess has appeared before the Board for other amendments. The Board's concerns are generated as result of the previous modifications not being depicted on the proposed Site Plan. The Board's responsibilities include ensuring Public Safety for any Site Modification and as the most recent applicant at this site; the applicant bears the onus of presenting an updated Site Plan with the Board's concerns addressed. The applicant stated he understands the Board's position however, he feels the changes he's presenting do not affect the traffic or the traffic pattern and inquired as to whether a conditional approval is possible as he has a timeline he is hoping to adhere to. Mr. Curtin reiterated there are concerns to be addressed due to the anticipated traffic increase, additional interior sales and other possible alterations in the interior of the store to accommodate the proposed Dunkin Donuts. All of these changes require the Board to address those Public Safety issues before them.

The applicant expressed some concerns that he would not be granted an approval or conditional approval at this meeting. The Board Members offered some suggestions and encouraged the applicant to have the Site Owners contact the Planning Board Attorney, Engineer and Chairman to consider holding a special meeting to have all the concerns addressed in order to move forward with the project.

The applicant stated in his many dealings with Hess Corporation he has always felt they have done the right thing to accommodate a site. The Board stated they also believed that, and hoped by reaching out to them for this application all the issues could be addressed.

The following are the concerns that should be noted and addressed on an updated Site Plan:

- Updated Parking area depicting the spaces and driveway aisles
- Directive arrows and signage for vehicle traffic flow
- "Right in, right out" only island with signage to reflect "No Left Turn" onto Route 5
- Spec Sheet for freezer unit
- Landscaping Plans

Chairman Fatcheric stated the application would be continued until a later meeting.

Old Business

None

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes from the meeting of November 26th, 2012. Mr. Logana seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received for services for July/August 2012 from Shulman, Curtin, Grundner and Regan, P.C., for \$593.75, \$468.75 of which is recoverable. Mr. Voss moved to approve payment. Mr. Fittipaldi seconded the motion and it was unanimously approved.

A voucher was received for services for September 2012 from Barton & Loguidice, P.C., for \$2661.51, \$2536.51 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

Mr. Curtin stated he will be teaching a class at Suny ESF beginning in January. He stated on occasion, he would be encouraging students to attend Board Meetings to gain different perspectives. The Board members stated they would look forward to that.

Comments of the Engineer

None

Comments of the Board Members

The Board Members wished each other and the staff a Merry Christmas. With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:10 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
December 26th, 2012 - 7:00 pm**

Present

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

Staff Present

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

Guests & Members of the Public

Mike LaFlair, 2nd Ward Councilperson
3 others

New Business

**Widewaters Milton Ave II Company, LLC
Hinsdale Road & Milton Ave
(Amended Site Plan)**

TM # 017.-04-48.3

Mr. Marco Marzocchi, attorney for the property owner, presented the application. The purpose of the application is to consider adding an outdoor volleyball area to the existing retail space at this location.

The new tenant would be "The Wildcat Tavern"; to be owned and operated by Mr. Greg Rinaldi who also attended the meeting. Mr. Rinaldi owns other establishments in E. Syracuse, Minoa and Manlius, similar to the one he's hoping to open in Camillus. The tavern is a family style restaurant. The addition of an outdoor Volleyball Court is to accommodate Volleyball games and tournaments. Mr. Rinaldi stated he will be serving traditional burgers, wings, in addition to serving alcohol. The restaurant is geared toward family entertainment.

The volleyball games will be on Monday through Thursday between the hours of 4 pm through 10 pm. The tavern will be closing at midnight.

The front entrance will be located on the western side of the building facing the parking lot. There will be three (3) entrances/exits from the restaurant to the Volleyball Courts.

In addition, the Volleyball Court will be enclosed within a 6ft board on board fence, and additional netting to enclose the courts to contain volleyballs.

With respect to the parking area, Mr. Marzocchi stated the requirements have been fulfilled.

In addition, there will be lighting changes which will be within the lighting guidelines as set forth by the Town.

Chairman Fatcheric stated the applicant needs to provide elevations for the entrances in addition to the detail on the fence and netting.

Mr. Fittipaldi asked if the applicant had explored the possibility of using the back area for the Volleyball Court instead of the side area. Mr. Rinaldi stated that logistically speaking having the courts on the side of the building works better as far as service and also with respect to having an overview of the grounds from inside the tavern.

Mr. Logana asked if the outdoor area would consist entirely of sand. Mr. Rinaldi stated it would; there's a play area for children in addition to the Volleyball Courts.

In addition, Mr. Logana asked if there are speakers in the outdoor area. Mr. Rinaldi stated there are, but the volume and other features of the sound system are controlled from inside the tavern.

Mr. Kallfelz stated he had concerns about emergency vehicles' access. Mr. Marzocchi stated that the proposed access does comply with the necessary requirements.

Mr. Voss stated he's seen Mr. Rinaldi's other establishments and found them to be very well run, and is looking forward to Mr. Rinaldi opening a similar establishment in Camillus.

Mr. Voss asked about the deliveries. Mr. Rinaldi stated there is a back door for deliveries. Mr. Voss also asked what happens to the pavement when the sand is installed for the Volleyball Court. Mr. Rinaldi stated the pavement comes up, a layer of run-a-crush is installed; the sand is placed on top of that. The sand is double silted, specifically designed with Volleyball Court use in mind. With respect to any drainage concerns, the fenced in area within the Site would be the most pervious, so drainage will not be an issue.

Mr. Czerwinski noted the gates for the fenced in area of the restaurant should be noted on the Site Plan. Additionally, Mr. Czerwinski suggested the developer consider barrier bollards to encourage proper traffic flow around the area.

Mr. Curtin expressed concern regarding the parking requirements. As the handicapped spaces on the south side of the building would no longer be there due to the installation of the Volleyball Court, Mr. Curtin asked if additional handicapped spaces had been configured on the updated Site Plan. Mr. Marzocchi stated they have been relocated to the front of the building and depicted on the Plan. Additionally, Mr. Curtin expressed concern regarding adequate parking for the site as the parking areas are listed as Parcels A, B, and C, however after further review it was noted there is ample parking for the restaurant between the parcels.

Mr. Curtin further expressed concern regarding the fencing and netting surrounding the Volleyball Court. It appears there may be a variance required as the height may exceed the Municipal Code. The applicant was advised to consult with the Code Enforcement Officer regarding the requirements.

Mr. Curtin and Chairman Fatcheric reiterated what is needed by the applicant to continue to move forward:

- Elevations for the building renovations (side entrances, materials)
- Gates on fences noted on Site Plan

Also, as the project is within 500 feet of a county road, it's necessary to refer the application to Syracuse Onondaga County Planning Agency.

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

The application is continued to the January 14th 2013 meeting.

**Syracuse Aggregate Co. / Affordable Senior Housing TM # 037.-01-02.1 (etc)
South Side of Milton Ave West
(Amended Site Plan)**

Mr. Chris Trevisani, project coordinator, presented the application. The purpose of the application is to amend a previously approved Site Plan. The previously approved Site Plan references 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 noted the new configuration reflects the Senior Apartments previously situated on the southern portion of the property is now proposed to be relocated in the northern portion of the parcel to take advantage of the drainage, sewers and water availability in that area. Additionally, the grading in the area proves to be a more suitable locale for the apartments in terms of water flow.

Mr. Trevisani stated the plan still depicts the apartments, 125 units, with 134 parking spaces. The buildings will be 3-story buildings.

Additionally, there is a parcel on Richlee Ave which has been acquired by Syracuse Aggregate Company to become a part of the PUD. Mr. Trevisani noted that is a separate application to be discussed at another meeting.

Mr. Voss asked for clarification on the water retention basin being relocated to the southwestern corner. Mr. Trevisani explained the intent is to attempt to capture the rain water from the existing topography before it runs in the culverts. Additionally, Mr. Voss asked if the developer planned to retain the existing vegetation. Mr. Trevisani stated they do hope to incorporate as much of the vegetation into the Plan as possible. Mr. Voss noted there also appears to be a decorative retaining wall with plantings depicted on the plan. Mr. Trevisani stated there were some design liberties taken as certain plans have not been finalized as yet. Mr. Trevisani stated this is the conceptual plan and many areas are in need of more detail.

Mr. Logana noted there is a gravity retaining wall depicted. He asked what exactly that is. Mr. Trevisani stated it is a decorative wall, much like the type used at Westshire. Additionally, Mr. Logana expressed concerns regarding drainage at the northern end of the development especially with respect to the developer tying into existing sewers, drainage, etc. Mr. Trevisani stated he hoped those concerns would be additionally clarified in the more detailed Site Plans moving forward.

Mr. Curtin stated the PUD is a conforming parcel, meeting all necessary requirements. He, along with Chairman Fatcheric noted the developer has a great deal of detail to present moving forward, such as landscape plans, signage plans, roadway plans, etc. Mr. Curtin noted the applicant to also consider emergency vehicle access as the project moves forward to ensure access.

Chairman Fatcheric noted the parking calculations are incorrect. The spaces depicted on the plan should be 10 x 18 spaces.

Mr. Czerwinski noted that with respect to the drainage concerns addressed, the applicant should consult with him and also the Town's Highway Superintendent.

The application is continued to the next meeting.

Old Business

None

Minutes of the Previous Meeting

Mr. Logana moved to approve the minutes from the meeting of December 10th, 2012. Mr. Voss seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received for services for September 2012 from Barton & Loguidice, P.C., for \$6638.15, \$6243.15 of which is recoverable. Mr. Logana moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

Comments of Town Officials

Councilperson Mike LaFlair stated he wanted to thank Mr. Logana for his years of service and wished him luck in the future.

Comments of the Attorney

Mr. Curtin expressed his appreciation to Mr. Logana as well and wished the Board a happy new year.

Comments of the Engineer

Mr. Czerwinski reiterated Mr. Curtin's comments with respect to Mr. Logana and also wished the Board a happy new year.

Comments of the Board Members

The Board members all wished Mr. Logana the best in his future endeavors and each other a happy new year.

Mr. Logana expressed his appreciation to his fellow board members for their camaraderie over the last few years.

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 8:10 pm. Mr. Kalfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

A

A-Frame Signs
 Town Board Referral, 41, 48
 Airport Road
 Site Plan Review for Special Use Permit, 15
 AmeriCU Credit Union
 Preliminary Plat Approval/Final Plat Approval, 7
 Site Plan Application, 1
 Site Plan Approval, 8

B

Beach Road # 6687
 Preliminary Plat, 19
 Sketch Plan, 15, 19
 Box Car Lane # 3996
 Amended Site Plan, 55
 Britton, Judson
 Temporary Site Plan Review, 53

C

Cessna Drive Subvision
 Town Board Referral.
 Cessna Road Subdivision
 Preliminary Plat, 32
 Sketch Plan.
 Cessna Road Subdivision
 Final Plat, 32
 Country Oaks, Section 5
 Final Plat, 21

F

First Baptist Church of Memphis
 Amended Site Plan, 12

G

Gasparini, Gary & Leslie
 Sketch Plan, 11

H

Henry Beach Drive # 3
 Amended Site Plan, 43, 56
 Hess Gas Station
 Amended Site Plan, 60
 Hinsdale Road & Milton Avenue
 Amended Site Plan, 63
 Holy Family Church
 Site Plan Review for Special Use Permit, 31, 40

I

Ike Dixon Road # 5648
 Site Plan Review for Special Use Permit, 1
 Ike Dixon Road, LLC
 Amended Final Plat, 16

K

Kasson Road # 225
 Lot Line Re-Alignment, 38
 Sketch Plan, 41
 Key Bank
 Amended Site Plan, 6

M

Malibu Hills Subdivision
 Amended Final Plat, 35
 Malibu Hills Subdivision
 Amended Final Plat, 28
 McMahan, Stephen T.
 Amended Site Plan, 56
 Milton Avenue # 3345
 Temporary Site Plan Review, 53
 Moreh Oaks Subdivision
 Sketch Plan, 47

N

Newport Road # 6429
 Site Plan Review for Special Use Permit, 24, 28
 NextNav
 Site Plan Review for Special Use Permit, 1
 NYS Route 5
 Amended Site Plan, 12

O

O'Brien & Gere
 Site Plan Review for Special Use Permit, 15
 Outdoor Wood Boilers
 Town Board Referral, 22

R

Rinaldi Logana, Jamie
 Amended Site Plan, 50
 Rinaldi-Logana, Jamie
 Amended Site Plan, 43

S

Sands Road # 2420, # 2440, # 2456
 Town Board Referral, 51
 Schmidt, Arnold & Kathleen
 Preliminary Plat, 19
 Sketch Plan, 15, 19
 Syracuse Aggregate Co. / Affordable Senior Housing
 Amended Site Plan, 65

T

Topaz Trail # 121
 Sketch Plan, 11
 Township 5
 Amended Site Plan, 56

Treelanders Tree Service
Amend Special Use Permit, 31

V

Viewpoint Extension Estates, Section 2
Final Plat, 20

W

West Genesee Street # 4913
Amended Site Plan, 46
West Genesee Street # 5214
Preliminary Plat Approval/Final Plat Approval, 7
Site Plan Application, 1

Site Plan Approval, 8
West Genesee Street # 5301
Amended Site Plan, 38
West Genesee Street # 5314
Amended Site Plan, 6
West Genesee Turnpike # 2053
Amended Site Plan, 60
West Shire
Amended Final Plat, 16
Widewaters Milton Ave II Company, LLC
Amended Site Plan, 63
Winchell Road # 6717
Amended Site Plan, 43, 50
WRTB, Inc.
Amended Site Plan, 55