

**Town of Camillus
Planning Board Minutes
January 14th, 2013 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

Staff Present

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

Guests & Members of the Public

Mary Ann Coogan, Supervisor
Eric Hammerle, 1st Ward Councilperson
Bill Davern, 3rd Ward Councilperson
Dave Callahan, 6th Ward Councilperson
7 others

New Business

**Waterbridge Extension / John Szczech
Sketch Plan**

TM # 006.1-01-01.1

Mr. John Szczech, developer of the property, presented the application. The purpose of the application is to develop a 26 lot subdivision off of Devoe Road.

The West Hill Water tank will service the subdivision. The gas will be delivered through the Newport Road gas line and there is an existing sewer line for the development to be tied into. There are two flag lots in the proposed subdivision which are accessible to emergency vehicles. In addition, the developer consulted with the Highway Superintendent regarding the turnaround to ensure snowplows would have ample room. There are three (3) parcels from the proposed subdivision to be conveyed to contiguous neighbors on Devoe Road.

Mr. Voss and Mr. Price reiterated with the developer that the flag lots must be accessible to emergency vehicles. Mr. Szczech stated they would be.

Mr. Curtin stated as a condition of the approval, Lots 16 and 17 will be noted as follows: Driveways conform to emergency accessibility standards as established by the Town Engineer.

Resolution # 1:

As there were no other questions or comments from the Board, Mr. Voss moved to close sketch. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Affordable Senior Housing
South Side of Milton Ave West
Sketch Plan / Preliminary Plat**

TM # 037.-01-02.1 (etc)

In a previous meeting, Mr. Chris Trevisani, project coordinator, presented the Site Plan conceptual application. The purpose of that application was 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 135 senior housing apartments in one building, 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 presently available in that area. Additionally, the grading in the area proves to be a more suitable locale for the apartments in terms of water flow and detention.

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

At tonight’s meeting Mr. Chris Trevisani, project coordinator, presented the Sketch Plan application. Mr. Trevisani stated the purpose of the application is to propose a two (2) lot subdivision to allow access for future development for the Affordable Senior Housing development. The total acreage is 26.4 (+/-).

Resolution # 2:

As there were no questions from the Board, Mr. Voss moved to close sketch. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare Lead Agency for the application. Mr. Voss seconded the application and it was unanimously approved.

Ms. Lauer moved to refer the application to Syracuse Onondaga County Planning Agency (SOCPA). Mr. Kallfelz seconded the motion and it was unanimously approved.

Old Business

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

TM # 017.-05-65.1(etc)

Mr. Greg Sgromo, engineer for the project, presented the application. 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 retail 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 adequacy of water supply. As for the sanitary sewers, the 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.

In a meeting in October 2012, the developers were asked to provide more details to specific site plan requirements. They are as follows:

- Delivery truck aspects; depicting truck turn-arounds, entrances and exits.
- Fire route access, reviewed with Fire Departments.
- New connector road which will run parallel to Milton Avenue, applied for necessary NYS Permits.
- Revised landscaped bio retention areas, to include ponds designed to filter water, a cutting edge water mitigating system.
- Curbing Plan, areas reflected on presented plans to show concrete and granite areas.
- Sewers on Bennett Road to accommodate the project, in addition to a pump station on Hinsdale Road.
- Existing vegetation to buffer existing neighborhoods, additional buffering to be included to ensure aesthetic appeal.
- Snow storage depicted on plan, also developers have stated snow will be hauled away if there's more snow than the site able to accommodate.
- Lighting will follow Town guidelines, additionally some retailers may have specific lighting requirements to be adhered to.
- Pedestrian/Bicycle pathways have been depicted on the Site Plan.

The above listed details on the Site Plans are available to be viewed in the Town Clerk's office, filed with the Planning Board Clerk.

Mr. Klaben stated all the loading docks appear to be camouflaged well, with the exception of loading dock #5, which is parallel with Milton Avenue. Mr. Klaben asked if there was a specific reason pertaining to loading dock #5. Mr. Sgromo stated there isn't

a specific reason, and basically the depiction is to show interested retailers a basic footprint. Additionally, the dock is located away from the apartment area and there is landscaping buffering the area from view.

Mr. Voss and Mr. Price expressed concerns about the existing neighbors on Hinsdale road, and the amount of buffering for these houses. Both Mr. Voss and Mr. Price encouraged the developers to include sufficient buffering to those neighbors in the interest of being good neighbors.

Additionally, Mr. Voss asked about the stop signs for the road leading into the site, the concern being dual exits. Mr. Sgromo explained the DOT prefers to not have dual exits as it limits the site distance for vehicles turning onto Milton Avenue.

Chairman Fatcheric asked the developers if they had considered where the monument sign will be located. Chairman Fatcheric asked if it was possible to be in the rotary. Mr. Sgromo stated the monument signs are currently located on Milton Avenue, closer to Hinsdale Road.

Additionally, Chairman Fatcheric suggested the developers reconsider the curbing near the restaurants. Chairman Fatcheric noted in other plazas, the high traffic areas benefit from granite curbing, rather than concrete as the concrete seems to deteriorate more quickly than granite.

Mr. Czerwinski stated his firm will require additional time to review the lighting plan, SWPPP reports, and drainage reports as they have only been recently received.

Mr. Curtin stated that with respect to loading dock # 6, he has concerns with location as the access point appears to be directly off the rotary, and may cause traffic concerns. Mr. Sgromo stated it is not an actual loading dock, but rather an access point for smaller retailers possibly planned for the shops located in that area.

Mr. Curtin stated the Site Plan presented is a conceptual plan. Additionally Mr. Curtin encouraged the developer to continue to flesh out the details. Those details needed are as follows:

- Engineering review of SWWP
- Confirmation Letter (s) from NYS DOT
- Existing Neighbors' buffering/screening plan
- More details in common areas
- Finalization of construction drawings

In addition, Mr. Curtin suggested the developer present the plans regarding the interior roadways in more detail.

Mr. Curtin and Chairman Fatcheric stated as the project continues to move forward, there will be modifications to address. The developer asked if they could receive a conceptual approval at tonight's meeting, however both Chairman Fatcheric and Mr. Curtin stated there are more details to be ironed out.

The application is continued to the next meeting.

Ms. Lauer excused herself as she is employed by Widewaters, LLC.

In a previous appearance before the Board, 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 prior 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.

At tonight’s meeting, Mr. Marzocchi addressed concerns brought forth in the previous meeting.

Chairman Fatcheric had requested the applicant provide elevations for the entrances in addition to the detail on the fence and netting. Mr. Marzocchi presented those elevations for the building, depicting the color and materials to be used. The elevations show the façade to be consistent with the existing structure. The fencing will be board on board 6’ fence, with a front gate facing east. The plan also reflects additional curbing in the front of the building to deflect parking in the front of the building.

Other concerns mentioned the photometric plan for the site. Mr. Marzocchi presented a plan to show the applicant is within the Town’s guidelines.

Additionally, Mr. Marzocchi presented an updated parking plan, depicting the required amount of spaces. In addition, the applicant stated he would implement the suggestion to add pavement markings to ensure “no parking” in front of the building and promote good traffic flow.

With respect to the possibility of Variance being needed for the fencing and netting, the applicant consulted with Tom Price, Code Enforcement Officer, and it was noted that a variance isn’t needed.

Mr. Czerwinski noted the light levels are slightly higher than required, however the overall lighting plan works for the site.

Mr. Curtin asked for clarification of the seating area in the Volleyball Area. Mr. Curtin questioned whether or not the entire area would be sand, including the seating area. Mr. Marzocchi stated it would be.

Chairman Fatcheric noted the application has been referred to Syracuse Onondaga County Planning Agency (SOCPA). Their comments are expected after January 16th.

The application is continued to the January 28th 2013 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

None

Comments of the Engineer

None

Comments of the Board Members

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

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
January 28th, 2013 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

Staff Present

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

Guests & Members of the Public

Mike LaFlair, 2nd Ward Councilperson
Bill Davern, 3rd Ward Councilperson
Dave Callahan, 6th Ward Councilperson
8 others

New Business

**3747 Milton Ave / Aldi Inc.
(Amended Site Plan)**

TM # 038.-02-33.2

Mr. Chris Kanbar, of ADP Engineering, presented the application on behalf of the applicant. The purpose of the application is to renovate the façade by updating the exterior by replacing the canopy, and modifying the cart corral area.

The footprint of the building will not be enlarged. The colors and materials of the proposed modifications will be consistent with the existing colors.

The proposed modifications include a 13' wall enclosure in the cart corral to help protect the customers from inclement weather.

Included in the application is the proposed reconfigured floor plan, along with the proposed elevations for the building.

Mr. Kallfelz asked if any parking spaces were eliminated. Mr. Kanbar stated there were not.

Mr. Voss reiterated the colors and materials would be the same. Mr. Kanbar stated they would be.

Mr. Curtin clarified the height of the enclosure wall. Mr. Kanbar stated it would be 13' in height. Mr. Curtin also asked if there would be any sidewalk space subtracted with the placement of the wall. Mr. Kanbar stated the footprint of the wall is minimal as the cart corral is already in existence; the enclosure wall's impact on the sidewalk is minimal.

Additionally, Mr. Curtin noted to the applicant the Amendment to the Site Plan is minimal, so it's not necessary to refer this application to Syracuse Onondaga County Planning Agency (SOCPA).

As the Board had no more questions, Mr. Voss moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

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

Resolution # 3:

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

**Tim Donut U.S. Limited, Inc. / TDK Engineering
Home Depot Plaza
(Site Plan)**

TM # 017.-04-48.2

Mr. Dan Blamowski, P. E. for Tim Horton's, presented the Conceptual Site Plan application. The purpose of the application is to construct a new building for the co-location of a Tim Horton's / Cold Stone Creamery restaurant. The restaurant will have a 2-lane drive thru to accommodate Tim Horton's customers. The restaurant will be approximately 2300 square feet. Additionally the restaurant is to be constructed on the Home Depot Parking Lot, in the southwest corner.

There is proposed outdoor seasonal seating in the front of the restaurant. The dumpster enclosure will be directly behind the building. The total footprint for the restaurant is approximately 0.56 acres.

Mr. Blamowski stated the expected peak hours for the restaurant will be from 7:00 am through 9:00 am and also 4:00 pm through 6:00 pm daily. Also, deliveries and dumpster pickups would be made during off peak hours.

Ms. Lauer asked if the maintenance would be handled separately from Home Depot's Maintenance. Mr. Blamowski stated he believed it would be the same contractor, but each establishment would be responsible for their own maintenance. Ms. Lauer also clarified the delivery and dumpster pick up times.

Mr. Voss expressed concern to the applicant regarding the Hinsdale and Milton Road intersection. He stated it's an extremely busy route especially at the peak times of the restaurant's business and is concerned there may be vehicles waiting to turn in from Hinsdale Road. Mr. Blamowski stated he believed those concerns would be addressed with the double drive thru, however he stated there are traffic studies from similar sites that may alleviate the concerns. He would present those in their next appearance.

Mr. Klaben asked if there would be a barrier of some type to delineate the two businesses. Mr. Blamowski stated the plan does not call for that, however he would try to implement the suggestion. Chairman Fatcheric also suggested the applicant view the parking lot at Target where they have made use of tree diamond curbing, which is helpful in delineating parking areas, but does not compromise the number of parking spaces.

Chairman Fatcheric stated to the applicant this application would be referred to Syracuse Onondaga County Planning Agency as part of the approval process.

Mr. Czerwinski advised the applicant the SOCPA will want to see a traffic study for the area, and drainage layouts. Additionally, Mr. Czerwinski noted there are three (3) parking spaces in front of the dumpster and inquired if those spaces are counted toward the total parking configuration. Mr. Blamowski stated they are, however as part of Tim Horton's operations, the expectation is employees of the store utilize those spaces and are able to move their vehicles at the time of the dumpster pick up. Mr. Czerwinski also noted there are two different heights for the light poles referenced in the proposed plan. The applicant stated that would be corrected.

Mr. Curtin advised the applicant SOCPA will be taking a very close look at the traffic patterns for the location. He advised the applicant to show stacking counts to address those concerns. Also, Mr. Curtin addressed the existing traffic pattern for customers to exit the Home Depot Plaza onto Hinsdale Road. Currently the exit pattern onto Hinsdale Road is a **right out only**. He stated there are customers who tend to cross over Hinsdale Road and into the Fastrac Gas Station which does create some traffic backups into the Home Depot Plaza. Mr. Curtin advised the applicant to study this pattern in particular as the backup will be a detriment to the restaurant's business. He also encouraged the applicant to emphasize the **right out only** with a redesigned granite curbed island.

Mr. Curtin also addressed the placement of the restaurant in the parking lot and suggested to the applicant they consider relocating the restaurant parallel to Milton Ave, to make more use of the entrance into the plaza from Milton Ave. Further, the applicant should delineate the access/egress points onto their site more clearly. Also, Mr. Curtin emphasized the traffic pattern will be a concern to SOCPA. Additionally, as the application moves forward to present the details of the elevations, materials list, and landscaping plans

As this application is within 500' of a county road, the Planning Board is required to refer the application to SOCPA.

Mr. Kallfelz moved to declare Lead Agency for the application. Mr. Klaben seconded the motion and it was unanimously approved.

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

Old Business

**Waterbridge Extension / John Szczech
(Preliminary Plan)**

TM # 006.1-01-01.1

Mr. John Szczech, developer of the property, presented the application. The purpose of the application is to develop a 44 acre parcel of land into a 26 lot subdivision off of Devoe Road.

The West Hill Water tank will service the subdivision. Natural gas will be delivered through the existing Newport Road gas line and there is an existing sewer line for the

development to be tied into. There are two flag lots in the proposed subdivision which are accessible to emergency vehicles. In addition, the developer consulted with the Highway Superintendent regarding the turnaround to ensure snowplows would have ample room. There are three (3) parcels from the proposed subdivision to be conveyed to contiguous neighbors on Devoe Road.

Mr. Voss reiterated with the developer that the flag lots must be accessible to emergency vehicles. Mr. Szczech stated they would be.

Mr. Szczech presented a letter from Mr. Mark Pigula, Highway Superintendent of Camillus, regarding hammerheads versus cul-de-sacs for the file.

Mr. Czerwinski noted his firm has reviewed the road profiles for the subdivision and they are in compliance.

Mr. Curtin stated as part of the final plat and recorded deed, the 9.7 acres to be conveyed from Lot C, will contain a water easement.

Additionally, Mr. Curtin stated as a condition of the approval, Lots 16 and 17 will have the restrictive covenants noted as follows to ensure any potential homeowner will understand there is a condition of the location for the driveways:
Driveways conform to emergency accessibility standards as established by the Town Engineer.

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

Ms. Lauer moved to refer this application to Syracuse Onondaga County Planning Agency (SOCPA). Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Voss moved to hold a Public Hearing for the Waterbridge Extension Subdivision on February 11th, 2013 in the Camillus Municipal Building at 7:00 pm. Ms. Lauer seconded the motion and it was unanimously approved.

The application is continued until a later meeting.

**Affordable Senior Housing
South Side of Milton Ave West
(Site Plan)**

TM # 037.-01-02.1 (etc)

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, 130 units, with 134 parking spaces. The building will be a 3-story building.

In previous meetings, it was noted more detail is required regarding certain aspects of the project. The drainage, stormwater plan, roadways information, and potential building plans for the apartments specifically. In tonight's meeting, Mr. Trevisani provided renderings to the Board to address some of those concerns.

Mr. Voss questioned the decision of the developer to switch the locations of the apartments and the residential neighborhood. The concern is the apartments will be built as intended, however the residential area may prove to be cost prohibitive and therefore never be completed. Mr. Trevisani stated the intention was always to build the apartments first, and the residential area next, however the developer feels the grading in the lower portion of the site is better suited to the apartments. It was noted the conceptual approval the developer received for the P.U.D. showed a different configuration. Mr. Voss additionally noted the traffic impact to the area should be relatively low. Mr. Voss also asked if the applicant had reviewed the emergency vehicles access route with the Fire Department. Mr. Trevisani responded he met with the Fire Chief, John Williams, and reviewed the area with him. According to Mr. Trevisani, Mr. Williams was satisfied with the access roads, and also wanted to ensure there is a water line at the southern tip of the parcel for emergency vehicles to tie into.

Ms. Lauer agreed with Mr. Voss's comments. She also inquired as to a timeline as when the residential neighborhood would be developed. Mr. Trevisani stated that it's difficult to say as the developer would like to see the apartments completed first.

Mr. Kallfelz asked who would maintain the emergency access roads. Mr. Trevisani stated it would be the developer's responsibility if that is what's required. Also, Mr. Kallfelz noted there is a fire hydrant in the northern portion of the project that would need to be accessible as well.

Mr. Czerwinski stated the drainage report is being reviewed by his firm and he will submit his comments as soon as possible. Also, Mr. Czerwinski stated the applicant had submitted a lighting plan and the overall plan is in compliance and there is virtually no spillage of light off the site. Mr. Czerwinski asked about the proposed retaining wall; his concerns related to how far it extends, which whose property the wall is on, and whether there would be liability on the Town with respect to the wall. Mr. Czerwinski reiterated the comments of the Board with respect to the property not being fully developed.

Mr. Curtin stated to the applicant the Board clearly has concerns regarding the development of the roadways, infrastructure costs, and accessibility. The proposed site and grade changes are significant, even though the plan still is calling for apartments, and single family residences. Mr. Curtin advised the Board the Town Board should be advised that the previously proposed overall Conceptual Plan has changed significantly enough to warrant a second look.

Chairman Fatcheric and Mr. Curtin spoke to the applicant as to the timeline to keep the project on track. The Planning Board will refer the application to SOCPA for the next available meeting and also make a referral to the Town Board. This will keep the application moving in the right direction.

Mr. Kallfelz moved to declare Lead Agency status. Mr. Voss seconded the motion and it was unanimously approved.

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

Mr. Voss moved to ask Mr. Curtin to draft a letter to the Town Board expressing the Board's concerns regarding the changes to the previously approved P.U.D. plan for the application. Ms. Lauer seconded the motion and it was unanimously approved.

The application is continued to the next meeting

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

TM # 017.-04-48.3

Ms. Lauer excused herself as she is employed by Widewaters, LLC.

In a previous appearance before the Board, 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 prior 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.

In a previous meeting, Mr. Marzocchi addressed concerns brought forth in the previous meeting:

- Chairman Fatcheric had requested the applicant provide elevations for the entrances in addition to the detail on the fence and netting. Mr. Marzocchi presented those elevations for the building, depicting the color and materials to be used. The elevations show the façade to be consistent with the existing

structure. The fencing will be board on board 6' fence, with a front gate facing east. The plan also reflects additional curbing in the front of the building to deflect parking in the front of the building.

- Other concerns mentioned the photometric plan for the site. Mr. Marzocchi presented a plan to show the applicant is within the Town's guidelines.
- Additionally, Mr. Marzocchi presented an updated parking plan, depicting the required amount of spaces. In addition, the applicant stated he would implement the suggestion to add pavement markings to ensure "no parking" in front of the building and promote good traffic flow.
- With respect to the possibility of Variance being needed for the fencing and netting, the applicant consulted with Tom Price, Code Enforcement Officer, and it was noted that a variance isn't needed.
- Mr. Czerwinski noted the light levels are slightly higher than required, however the overall lighting plan works for the site.

In a previous meeting, Mr. Curtin asked for clarification of the seating area in the Volleyball Area. Mr. Curtin questioned whether or not the entire area would be sand, including the seating area. In tonight's meeting, Mr. Marzocchi clarified the seating area would be picnic tables on sand.

As this application was referred to SOCPA, the Board is in receipt of those comments:

1) The applicant must submit ITE Trip Generation Figures to the Onondaga County Department of Transportation that include both entrances (Milton Avenue and Hinsdale Road) and incorporate full build-out of Township 5. The applicant also must submit a signal warrant for the Milton Avenue entrance and a gap analysis for both entrances to meet Onondaga County Department of Transportation requirements and submit them to the Department for approval. The applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

2. Per the Onondaga County Department of Water Environment Protection, the applicant and the Town engineer must coordinate and offset projected water usage with a 1:1 inflow/infiltration reduction project to be in compliance with Local Law No. 1 of 2011.

Additionally, SOCPA offers the following comments:

1. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in

the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

Also during tonight's meeting, Mr. Marzocchi addressed the comments from SOCPA. Mr. Marzocchi stated he disagreed with the comments relating to another traffic study. Mr. Marzocchi explained the area has had three (3) traffic analyses and he stated he felt there is ample information supplied in those three (3) studies.

Mr. Curtin stated to the applicant, the Board has the ability to override SOCPA's comments if they feel application has sufficiently addressed the concerns brought forth. As Mr. Marzocchi noted, multiple traffic studies have been completed in this area. Additionally the use for the Site is consistent with the approved purposes. Also, the addition of a more pervious area (the Volleyball Court) is a positive impact on the drainage in the area.

Mr. Kallfelz moved to override SOCPA's comments. Mr. Klaben seconded the motion and it was unanimously approved.

As a matter of record, the Board was polled.

Mr. Voss – Yes

Mr. Kallfelz – Yes

Mr. Klaben – Yes

Mr. Fatcheric – Yes

Ms. Lauer – abstained as she has excused herself from this application.

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

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

Resolution # 4:

Mr. Klaben moved to approve the modification of the Amended Site Plan as submitted. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 5:

Mr. Voss moved to asses \$500.00 in professional fees for the application. 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)

The applicant postponed their appearance until the next meeting.

Minutes of the Previous Meeting

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

Mr. Klaben moved to approve the minutes from the meeting of January 14th, 2013. Mr. Voss seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

None

Comments of Town Officials

Mr. Davern advised all in attendance that Byrne Dairy on West Genesee Street is closing on February 15th. Byrne Dairy recently moved a location into the gas station located on the corner of Onondaga Road and Milton Ave. According to Mr. Davern, Byrne Dairy will be approaching the town for building permits, site plan applications and any necessary variances in the near future

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

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

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
February 11th, 2013 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

Staff Present

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

Guests & Members of the Public

Eric Hammerle, 1st Ward Councilperson
15 others

Public Hearing:

Waterbridge Extension / John Szczech

TM # 006.1-01-01.1

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

Mr. John Szczech, developer of the property, gave an overview of the application. The purpose of the application is to develop a 44 acre parcel of land into a 26 lot subdivision off of Devoe Road.

The West Hill Water tank will service the subdivision. Natural gas is available through the existing Newport Road gas line and there is an existing sewer line for the development to be tied into. There are two flag lots in the proposed subdivision which are accessible to emergency vehicles. In addition, the developer consulted with the Highway Superintendent regarding the turnaround to ensure snowplows would have ample room. There are three (3) parcels from the proposed subdivision to be conveyed to contiguous neighbors on Devoe Road.

In previous meetings before the Board, the following concerns have been addressed:

- Mr. Voss reiterated with the developer that the flag lots must be accessible to emergency vehicles. Mr. Szczech stated they would be.
- Mr. Szczech presented a letter from Mr. Mark Pigula, Highway Superintendent of Camillus, regarding hammerheads versus cul-de-sacs for the file.
- Mr. Czerwinski noted his firm has reviewed the road profiles for the subdivision and they are in compliance.
- Mr. Curtin stated as part of the final plat and recorded deed, the 9.7 acres to be conveyed from Lot C, will contain a water easement.
- Additionally, Mr. Curtin stated as a condition of the approval, Lots 16 and 17 will have the restrictive covenants noted as follows to ensure any potential homeowner will be on notice there is a condition regarding the location of the driveways:

Driveways conform to emergency accessibility standards as established by the Town Engineer.

As there were no additional questions or concerns from the Board, Chairman Fatcheric then asked if anyone in the audience had any questions or concerns to be addressed in the Public Hearing. There were none.

Resolution # 6:

As there were no questions or concerns regarding this application, Mr. Voss moved to close the Public Hearing. Mr. Klaben seconded the motion and it was unanimously approved.

New Business

**4401 W. Genesee Street / Pudgie's Pizza & Wings
(Amended Site Plan)**

TM # 057.-04-05.0

Mr. William Cleary, owner of the property, presented the application. The purpose of the application is to alter the façade and modify the existing landscaping.

Mr. Cleary explained that the structure had undergone some renovations that were discovered as he began the already approved improvements at this location that necessitated the proposed modifications. Those modifications include new brick paved areas and landscaped areas in the northern and eastern sides of the building, with an outdoor eating area in the eastern side of the building. In addition, a retaining wall and railing have been added on the eastern side of the building. Additionally the building's exterior will be finished with EIFS.

Mr. Kallfelz asked about the snow removal plan as he was concerned the area noted on the plan appears to be in the Town's right-of-way. Mr. Curtin addressed this issue explaining that if the applicant is proposing to use the area for snow removal, he must obtain a license from the Town Board allowing his establishment to do so. If obtaining a license from the Town is not feasible, the snow storage plan must note that the snow will be hauled off site.

Ms. Lauer asked what the seating area allowance inside the restaurant is. Mr. Cleary stated there is seating for 46 customers.

Chairman Fatcheric and Mr. Czerwinski asked about the lighting plan. They explained to the applicant the lighting plan for bank institutions is a different standard that for a restaurant and wanted to make sure the applicant double checked the standard to ensure he is compliance with the Town's lighting standards.

Additionally, Mr. Czerwinski addressed the rotating arm lighting fixture. He advised the applicant to check the manufacturer's specifications to ensure the arm is set in a downward position to avoid light spillage onto other properties.

Mr. Curtin commented on the addition of the planters in the seating area. He stated the applicant needs to include the details of the landscaping on the Amended Site Plan. Additionally, Mr. Curtin noted the proposed elevations look very good, adding the

proposed renovations will add aesthetic appeal to the area. Mr. Curtin also noted the site naturally drains to the east into an existing catch basin.

Mr. Cleary stated he hoped to receive a conditional approval for the application. Chairman Fatcheric and Mr. Curtin stated the outstanding issues of the landscaping details, snow removal notes and the lighting concerns need to be resolved before a decision can be rendered.

The application is continued until a later date.

Old Business

Township 5 / Bennett Road & Hinsdale Road (Amended Site Plan)

TM# 017.-05-65.1(etc)

Mr. Greg Sgromo, engineer for the project, presented the application. 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 adequacy of water supply. As for the sanitary sewers, the 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 spring and start building early summer. The intent is to have at least a portion of the retail tenants open for business by fall of 2013.

In a meeting in October 2012, the developers were asked to provide more details to specific site plan requirements. They are as follows:

- Delivery truck aspects; depicting truck turn-arounds, entrances and exits.
- Fire route access, reviewed with Fire Departments.
- New connector road which will run parallel to Milton Avenue, applied for necessary NYS Permits.
- Revised landscaped bio retention areas, to include ponds designed to filter water, a cutting edge water mitigating system.
- Curbing Plan, areas reflected on presented plans to show concrete and granite areas.
- Sewers on Bennett Road to accommodate the project, in addition to a pump station on Hinsdale Road.
- Existing vegetation to buffer existing neighborhoods, additional buffering to be included to ensure aesthetic appeal.
- Snow storage depicted on plan, also developers have stated snow will be hauled away if there's more snow than the site able to accommodate.
- Lighting will follow Town guidelines, additionally some retailers may have specific lighting requirements to be adhered to.
- Pedestrian/Bicycle pathways have been depicted on the Site Plan.

The above listed details on the Site Plans are available to be viewed in the Town Clerk's office, filed with the Planning Board Clerk.

In a prior meeting, the following concerns were brought forth to the applicant:

1) Mr. Klaben stated all the loading docks appear to be camouflaged well, with the exception of loading dock #5, which is parallel with Milton Avenue. Mr. Klaben asked if there was a specific reason pertaining to loading dock #5. Mr. Sgromo stated there isn't a specific reason, and basically the depiction is to show interested retailers a basic footprint. Additionally, the dock is located away from the apartment area and there is landscaping buffering the area from view.

2) Mr. Voss and Mr. Price expressed concerns about the existing neighbors on Hinsdale road, and the amount of buffering for these houses. Both Mr. Voss and Mr. Price encouraged the developers to include sufficient buffering to those neighbors in the interest of being good neighbors.

3) Additionally, Mr. Voss asked about the stop signs for the road leading into the site, the concern being dual exits. Mr. Sgromo explained the DOT prefers to not have dual exits as it limits the site distance for vehicles turning onto Milton Avenue.

4) Chairman Fatcheric asked the developers if they had considered where the monument sign will be located. Chairman Fatcheric asked if it was possible to be in the rotary. Mr. Sgromo stated the monument signs are currently located on Milton Avenue, closer to Hinsdale Road.

5) Additionally, Chairman Fatcheric suggested the developers reconsider the curbing near the restaurants. Chairman Fatcheric noted in other plazas, the high traffic areas benefit from granite curbing, rather than concrete as the concrete seems to deteriorate more quickly than granite.

6) Mr. Czerwinski stated his firm will require additional time to review the lighting plan, SWPPP reports, and drainage reports as they have only been recently received.

7) Mr. Curtin stated that with respect to loading dock # 6, he has concerns with location as the access point appears to be directly off the rotary, and may cause traffic concerns. Mr. Sgromo stated it is not an actual loading dock, but rather an access point for smaller retailers possibly planned for the shops located in that area.

Also in that prior meeting, Mr. Curtin stated the Site Plan presented is a conceptual plan. Additionally Mr. Curtin encouraged the developer to continue to flesh out the details. Those details needed are as follows:

- Engineering review of SWWP
- Confirmation Letter (s) from NYS DOT
- Existing Neighbors' buffering/screening plan
- More details in common areas
- Finalization of construction drawings

In addition, Mr. Curtin suggested the developer present the plans regarding the interior roadways in more detail.

In tonight's meeting, Mr. Greg Sgromo, P.E. for the project, stated he believed his firm has addressed the concerns brought forth in previous appearances.

Dunn & Sgromo submitted a report summarizing the reduction in the environmental impacts of Township 5 on the surrounding areas, since the previous report was submitted in 2007. This reports details air quality, traffic, solid waste generation, plant and animal destruction/significant habitat area, interference with animal migration, critical environmental impact, potential conflict with community plans or goals, historical/archeological resources, aesthetic resource/neighborhood character, human hazard, change in land use intensity, attraction of people, creation of material demand/public safety and the cumulative impacts on contemporaneous projects. A copy of this report is available in the Town's files.

Additionally, Mr. Sgromo submitted further details regarding the drainage report and the lighting plan to Barton & Loguidice for further review. Mr. Czerwinski noted his firm's preliminary review finds the applicant's conceptual plans to be in compliance with the Town's requirements.

Also, Mr. Sgromo submitted a letter from Centro speaking to the location for a Centro bus stop in the complex, stating Centro has reviewed the applicant's design and is in agreement with the proposed location. Also submitted was a letter from Fairmount Fire Department's Fire Chief, Jason Mallore, stating the turning radius for emergency vehicle access is acceptable.

Mr. Sgromo noted in prior meetings concerns had been brought forth regarding the buffering for the existing neighbors' residences, specifically on Hinsdale Road. Mr. Sgromo noted the most recent Amended Site Plan notes increased buffering plans those residences.

Additionally, the curbing plans and signage plans have been updated to incorporate the suggestions of the Planning Board, specifically implementing additional granite curbing areas near the restaurant areas, (more heavily traveled areas) and clear, concise traffic patterns to encourage proper traffic flow.

Mr. Curtin explained a previous Environmental Assessment Form had been addressed for this application and based on the information presented there are no adverse changes and noted the Board is able to re-issue a Negative Declaration under SEQR for the application.

Resolution # 7:

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

Additionally it was noted the applicant appears to have address the Board's concerns for the Amended Site Plan application, fulfilling the requirements necessary to obtain the approval.

Resolution # 8:

Ms. Lauer moved to approve the following plans dated January 23rd, 2012 presented as part of the Amended Site Plan for Township 5:

1. Aerial Image
2. Development Data Table
3. Utility Layout
4. Landscaping Plan
5. Signage Plan
6. Curbing Plan
7. Photometric Plan
8. Loading Dock Plan
9. Fire Truck Turning Plan
10. Pedestrian/Pavement Layout (pending Engineering Review)

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

Copies of the approved plans are available to be viewed by any interested parties in the Town Clerk's Office during regular business hours.

Minutes of the Previous Meeting

Mr. Kallfelz moved to approve the minutes from the meeting of January 28th, 2013. Mr. Voss seconded the motion and it was unanimously approved.

Discussion

Mr. Eric Brann, of Costco, gave an overview of the signage, elevations and different aspects of the proposed Costco in the Township 5 development. The Board stated they appreciated the information and look forward to future meetings with Costco.

Chairman Fatcheric reminded the Board Members of the Annual Planning Symposium to be held on March 14th, 2013 at the Oncenter.

Correspondence

A voucher was received for services for December 2012 from Barton & Loguidice, P.C., for \$1557.85, \$1307.85 of which is recoverable. Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

None

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

Respectfully submitted,
Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
February 25th, 2013 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

Staff Present

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

Guests & Members of the Public

5 others

New Business

**Pioneer Farms, Section 7E, / Luber, Inc.
Final Plat (Specific Lot)**

TM # 028.-01-20.1

Mr. Ray Luber, developer of the subdivision, presented the application. The purpose of the application is to approve the addition of a lot in a previously approved subdivision. The lot is approximately one-half acre in size and is located at 215 Starksboro Drive. The lot's utilities will be serviced by existing water and sewer services.

Mr. Czerwinski noted there have been issues with drainage in the area, and advised the applicant to provide specific grading plans of newly developed lots with the balance of this subdivision in order to show that new construction will not adversely affect the existing houses from a drainage perspective.

Mr. Curtin advised the Board to include the individualized grading plans for each subsequent lot as part of the approval if the application is approved.

Additionally, Mr. Curtin advised the Board that as this is a minor amendment to an existing subdivision, a Public Hearing for the application is not necessary. Also, Mr. Curtin noted Mr. Luber presented a letter from the Town Attorney, stating the Subdivision was established prior to the adoption of Subdivision Park Land fees and therefore was exempt.

Ms. Lauer moved to waive the Public Hearing for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare Lead Agency for the application. Mr. Klaben seconded the motion and it was unanimously approved.

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

Resolution #9:

Ms. Lauer moved to approve the addition of the lot for the Pioneer Farms Subdivision, Section 7E, conditional upon the applicant providing grading plans for the approved lot. Mr. Kallfelz seconded the motion and it was unanimously approved.

Old Business

**4401 W. Genesee Street / Pudgie's Pizza & Wings
(Amended Site Plan)**

TM # 057.-04-05.0

Mr. William Cleary, owner of the property, presented the application. The purpose of the application is to alter the façade and modify the existing landscaping.

Mr. Cleary explained that the structure had undergone several renovations that were discovered as he began the already approved improvements at this location that necessitated the proposed modifications. Those modifications include new brick paved areas and landscaped areas in the northern and eastern sides of the building, with an outdoor eating area in the eastern side of the building. In addition, a retaining wall and railing have been added on the eastern side of the building. Additionally the building's exterior will be finished with EIFS.

In previous meetings, the following concerns were brought to the applicant's attention.

- Mr. Kallfelz asked about the snow removal plan as he was concerned the area noted on the plan appears to be in the Town's right-of-way. Mr. Curtin addressed this issue explaining that if the applicant is proposing to use the area for snow removal, he must obtain a license from the Town Board allowing his establishment to do so. If obtaining a license from the Town is not feasible, the snow storage plan must note that the snow will be hauled off site.
- Chairman Fatcheric and Mr. Czerwinski asked about the lighting plan. They explained to the applicant the lighting plan for bank institutions is a different standard than for a restaurant and wanted to make sure the applicant double checked the standard to ensure he is compliance with the Town's lighting standards. Additionally, Mr. Czerwinski addressed the rotating arm lighting fixture. He advised the applicant to check the manufacturer's specifications to ensure the arm is set in a downward position to avoid light spillage onto other properties.
- Mr. Curtin commented on the addition of the planters in the seating area. He stated the applicant needs to include the details of the landscaping on the Amended Site Plan. Additionally, Mr. Curtin noted the proposed elevations look very good, adding the proposed renovations will add aesthetic appeal to the area. Mr. Curtin also noted the site naturally drains to the east into an existing catch basin.

Mr. Cleary then addressed the comments previously made by the Board. Mr. Cleary stated he has noted on the proposed Site Plan that snow removal will be hauled offsite, until such a time when he's able to obtain a license to use the Town's right-of-way. In addition, he stated the lighting concerns have been reviewed and found to be in compliance with the Town Code by the Town Engineer. Additionally, Mr. Cleary clarified on the proposed Site Plan the landscaping plans for the project.

Mr. Czerwinski commented the lighting plans are in compliance. Mr. Curtin commended the applicant for addressing the Board's concerns. Also, Mr. Curtin noted SEQR is covered under the previously submitted application.

Resolution # 10:

As there were no further questions or comments from the Board, Mr. Voss moved to approve the Amended Site Plan as submitted for 4401 West Genesee Street. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 11:

Mr. Kallfelz moved to assess the applicant \$1000.00 in professional fees. Ms. Lauer seconded the motion and it was unanimously approved.

**Affordable Senior Housing
South Side of Milton Ave West
(Amended Site Plan for PUD)**

TM # 037.-01-02.1 (etc)

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, 130 units, with 134 parking spaces. The building will be a 3-story building.

In prior meetings, the applicant had presented applications to create a subdivision with the P.U.D. In tonight's meeting, the applicant stated he wishes to withdraw the subdivision application.

To expand on the vision for the Site Plan, the Lower Lot contains the apartment building. The location of the apartment building remains in the southern portion of the parcel. The Upper Lot is to be developed into townhouses and single family homes.

As part of the application for the Amended Site Plan, Mr. Trevisani stated a parcel belonging to Westerlea Homeowners Association has been purchased to allow access to the existing utilities, from the Westerlea subdivision and offer a better driveway access into the parcel.

Mr. Trevisani stated he wished to update the Board on the application's status, noting that the application is being referred to the Town Board. Mr. Trevisani explained there are two tax parcels; one currently owned by Westerlea Association, the second is

owned by Syracuse Aggregate. Syracuse Aggregate wants to combine all parcels into one lot, and subsequently develop the site in phases,

Mr. Trevisani also noted the application included a zoning designation line, within the PUD. The proposed plan is to construct single family homes and town homes in the upper portion, and the apartment building in the lower portion. The entire site is to be owned by Syracuse Aggregate with the areas designated for the allowable uses.

As Mr. Voss expressed concern regarding the Town Board and Town Attorney's approval of the changes, Mr. Curtin stated he has had correspondence with the Town Attorney and Town Board to ensure the application is moving in the right direction.

Mr. Voss moved to ask Mr. Curtin to refer the application to the Town Board with the condition the road leading to the upper portion of the Site be built to Town and DOT standards, but not offered for dedication until the upper portion is tied into the lower portion. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Trevisani also reviewed the elevations for the projection. He stated the building is a colonial style building, with a main lobby. The proposed plan is for clay colored vinyl siding, and asphalt shingles for the roof. Each unit will have a balcony.

Mr. Curtin encouraged the applicant to consider contrast for the vinyl siding, perhaps using a darker color for the lobby and wing areas to highlight those areas, noting the contrast will be visually more interesting and provide aesthetic appeal.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes from the meeting of February 11, 2013. Ms. Lauer seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from the Post Standard in the amount of \$22.95 for advertisement of a Public Hearing for the Waterbridge Extension Subdivision. Mr. Voss moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

None

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

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

Mr. Curtin stated an updated site plan is necessary for the Planning Board to consider the application further. The Site Plan provided is an older Site Plan and does not reflect the current conditions of the Site. Mr. Curtin encouraged the applicant to obtain an updated Site Plan with the following details provided:

- Dumpster Location
- Fencing location
- Drainage Plan
- Proposed Location of Shed
- Existing Parking areas

Mr. Curtin and Chairman Fatcheric noted to the applicant that the location of this building is challenging as there is a residential neighborhood in close proximity and the Board wishes to ensure any changes to the Site do not adversely affect the existing neighborhood.

The application is continued to a later meeting.

Old Business

Waterbridge Extension / John Szczech (Preliminary Plan)

TM # 006.1-01-01.1

Mr. John Szczech, developer of the property, gave an overview of the application. The purpose of the application is to develop a 44 acre parcel of land into a 26 lot subdivision off of Devoe Road.

The West Hill Water tank will service the subdivision. Natural gas is available through the existing Newport Road gas line and there is an existing sewer line for the development to be tied into. There are two flag lots in the proposed subdivision which are accessible to emergency vehicles. In addition, the developer consulted with the Highway Superintendent regarding the turnaround to ensure snowplows would have ample room. There are three (3) parcels from the proposed subdivision to be conveyed to contiguous neighbors on Devoe Road.

In previous meetings before the Board, the following concerns have been addressed:

- Mr. Voss reiterated with the developer that the flag lots must be accessible to emergency vehicles. Mr. Szczech stated they would be.
- Mr. Szczech presented a letter from Mr. Mark Pigula, Highway Superintendent of Camillus, regarding hammerheads versus cul-de-sacs for the file.
- Mr. Czerwinski noted his firm has reviewed the road profiles for the subdivision and they are in compliance.
- Mr. Curtin stated as part of the final plat and recorded deed, the 9.7 acres to be conveyed from Lot C, will contain a water easement.
- Additionally, Mr. Curtin stated as a condition of the approval, Lots 16 and 17 will have the restrictive covenants noted as follows to ensure any potential

homeowner will be on notice there is a condition regarding the location of the driveways:

Driveways conform to emergency accessibility standards as established by the Town Engineer.

A Public Hearing was held on February 11th, and at that time, there were no additional concerns.

The application was referred to Syracuse Onondaga County Planning Agency. (SOCPA). The referral back to the Planning Board offered the following comments:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The proposed low-density single-use subdivision on public infrastructure is not consistent with the goals and strategies for community growth outlined in the Onondaga County 2010 Development Guide including good community planning, coordinated decision making, cost-effective infrastructure, sustainable development patterns and agricultural protection.

Mr. Curtin noted this subdivision is an extension of an existing subdivision previously approved by the Town of Camillus. Additionally, there are no new factors that would affect this development. The curb cuts that presently exist and serve the development have already been reviewed by the County Department of Transportation. Also, the applicant will, as required, prepare a Storm Water Pollution Prevention Plan and submit to the appropriate authorities. The necessary and appropriate drainage has been dealt with and received the Town Engineer's approval. Further, this subdivision conforms with the Comprehensive Plan of the Town of Camillus and the existing Subdivision regulations that would affect this property. There were no variances required to facilitate the subdivision. For these reasons the Board has the ability to override SOCPA's comments if they do not agree with their findings.

Mr. Kallfelz moved to override SOCPA's comments for the above listed reasons. Mr. Klaben seconded the motion and it was unanimously approved.

As a matter of record the Board was polled:

Ms. Lauer – Yes

Mr. Voss - Yes

Mr. Kallfelz – Yes

Mr. Klaben – Yes

Chairman Fatcheric – Yes

The Board requested Mr. Curtin send a letter to SOCPA stating the reasons for the Board's override.

Mr. Curtin then began the review of SEQR to determine the impacts the subdivision will have on the surrounding areas. A copy of the SEQR findings is on file in the Clerk's office.

Ms. Lauer moved to declare a Negative Declaration under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 12:

Mr. Klaben moved to approve the Preliminary Plat as submitted dated January 23rd, 2013. Mr. Kallfelz seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

None

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 to adjourn the meeting at 7:30 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
March 25th, 2013 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Donald Klaben
Tracy Lauer
Martin Voss

Staff Present

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

Absent

Mike Kallfelz

Guests & Members of the Public

Mike LaFlair – 2nd Ward Councilperson
Dave Callahan – 6th Ward Councilperson
12 others

Old Business

(applicant request due to conflict with other town meeting)

**Affordable Senior Housing
South Side of Milton Ave West
(Site Plan)**

TM # 037.-01-02.1 (etc)

Mr. Chris Trevisani, project coordinator presented the application. Mr. Trevisani stated he wished to update the Board on the recent modifications as depicted on the proposed Site Plan.

In previous appearances before the Board, Mr. Trevisani has stated 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, 130 units, with 134 parking spaces. The building will be a 3-story building.

In prior meetings, the applicant had presented applications to create a subdivision with the P.U.D. The applicant stated he wishes to withdraw the subdivision application.

To expand on the vision for the Site Plan, the Lower Lot contains the apartment building. The location of the apartment building remains in the southern portion of the parcel. The Upper Lot is to be developed into townhouses and single family homes.

As part of the application for the Amended Site Plan, Mr. Trevisani stated a parcel belonging to Westerlea Homeowners Association has been purchased to allow access to the existing utilities, from the Westerlea subdivision and offer a better driveway access into the parcel.

Mr. Trevisani stated he wished to update the Board on the application's status, noting that the application is being referred to the Town Board. Mr. Trevisani explained there are two tax parcels; one currently owned by Westerlea Association, the second is owned by Syracuse Aggregate. Syracuse Aggregate wants to combine all parcels into one lot, and subsequently develop the site in phases,

Mr. Trevisani also noted the application included a zoning designation line, within the PUD. The proposed plan is to construct single family homes and town homes in the upper portion, and the apartment building in the lower portion. The entire site is to be owned by Syracuse Aggregate with the areas designated for the allowable uses.

As Mr. Voss expressed concern regarding the Town Board and Town Attorney's approval of the changes, Mr. Curtin stated he has had correspondence with the Town Attorney and Town Board to ensure the application is moving in the right direction.

Mr. Voss moved to ask Mr. Curtin to refer the application to the Town Board with the condition the road leading to the upper portion of the Site be built to Town and DOT standards, but not offered for dedication until the upper portion is tied into the lower portion. Mr. Kallfelz seconded the motion and it was unanimously approved.

In tonight's meeting, Mr. Trevisani explained zoning line between R3 and R4 properties is incorrect, thus the reason for submitting a revised map. In addition the entire 16.18 acres is not shown on the original map; that is now shown on the revised map

Mr. Curtin noted the designation of two (2) different parcels, to be combined into one (1) tax parcel for the purpose of the PUD. There will be delineation between the two parcels to depict where improvements may be made, such as drainage and topography modifications. The changes will be contingent upon review by both the applicant's engineer (TDK) and the Town Engineer.

Mr. Oudemool addressed the Board, stating there is a plan to have a covenant to run with the land regarding drainage. The Town Board has great concern about identifying drainage, and the storm water plan. In addition, he recommended conceptual site plan approval even though certain elements of drainage and stormwater that may change.

Mr. Curtin noted the delineation line may move as engineering review progress based on recommendations from developer's engineer and town engineer.

Mr. Curtin and Mr. Oudemool agreed on the recommendation that the R4 parcel owned neighborhood association be placed in the PUD, and the private access road, be built to town's standards as part of the overall concept plan.

Mr. Oudemool stated he and Mr. Callahan will relay the most recent updates regarding the project to the Town Board

New Business

5399 W. Genesee Street/ Bend. Development Co/Applebee's TM # 066.-01-10.1 Amended Site Plan (sign renovation)

Mr. Anthony Deperno of Victory Signs; presented the application on behalf of the applicant. The purpose of the application is to update the signage as part of a national rebranding of Applebee's. Mr. Deperno stated there is a slight change in the logo. Additionally, the most significant change is the awnings are changing from fabric to aluminum (same color). The overall signage square footage is not changing and additionally the lights are halo lit with LED lights; versus depac bulb lights. The company is removing all neon signs, replacing with panel signs, to be lit with LED light.

Mr. Voss clarified the overall square footage is not changing. Also, Mr. Voss commented the area where the modification is occurring is mostly commercial, with the closest residential area being approximately 200' away.

Mr. Czerwinski asked how bright the lights illuminate. Additionally Mr. Curtin stated in the pre-meeting discussion panel lighting versus traditional bulb lighting was a concern with regard to illumination. Mr. Deperno stated this type of lighting is actually dimmer and would supply an illumination report to the Town as a matter of record.

As there were no other questions or comments from the Board, Mr. Voss moved to declare Lead Agency under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

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

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

Resolution # 13:

Mr. Voss moved to approve the Amended Site Plan as submitted with the addition of an Illumination Report for the town's files. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

Waterbridge / John Szczech (Construction Drawings)

TM # 006.1-01-01.1

Mr. Czerwinski updated the Board on the status of the construction drawings for Waterbridge Estates.

In 2008, the drawings were presented as part of the Waterbridge Estates subdivision. As there were utilities that were necessary for both Waterbridge and Viewpoint Estates subdivisions these drawings were submitted at that time to ensure consistency with the

sewers in both subdivisions. The Waterbridge Construction Drawings were reviewed at that time. The firm of Barton and Loguidice has reviewed the drawings once again and finds them to be in compliance with the Town.

Resolution # 14:

Ms. Lauer moved to approve the Construction Drawings 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 February 25, 2013. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Voss moved to approve the minutes from the meeting of March 11, 2013. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric and Mr. Curtin reviewed the approvals granted for the application of an Amended Site Plan for Township 5.

In addition, Chairman Fatcheric and Mr. Curtin explained to the Township 5/Cameron Group the necessity for the applications and renderings for each project to be presented in order to place a project on the Planning Board Agenda. The projects presented at the Planning Board need to be advertised to the public and other interested parties. In the interest of providing the Public with ample opportunity to review the Agenda Items, the Board respectfully requests the project coordinator provide the necessary notice to the Planning Board

In addition, representatives from Costco presented information relating to the elevation for the anticipated application for the Costco to be located in Township 5. Mr. Eric Brann reviewed the materials lists, entrances, types of doors, and the environmentally friendly features relating to the new proposed building.

Correspondence

A voucher was received for services for December 2012 from Barton & Loguidice, P.C., for \$9990.50, \$9615.50 of which is recoverable. Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

None

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

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
April 8th, 2013 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Michael Kallfelz
Donald Klaben

Staff Present

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

Absent

Tracy Lauer
Martin Voss

Guests & Members of the Public

9 others

New Business

**5399 W. Genesee Street/ Bend. Development Co/ Wal-Mart TM # 066.-01-10.1
Amended Site Plan
(sign renovation)**

Mr. Chris Sullivan, of PB2 Architecture & Engineering, presented the application on behalf of WalMart. The purpose of the application is to modify the existing signage for the WalMart store located in Camillus Commons. The new signage is part of a national re-branding for the chain. The proposed modifications are a slight change in the color blue, the word "WalMart" becoming one word, and the addition of a "spark" in the logo. In addition, the square footage of the signs will be decreased from 858.21' to 696.44'; an approximate decrease of twenty (20) percent.

Chairman Fatcheric asked if there are changes planned with respect to lighting. Mr. Sullivan stated there is not.

Mr. Curtin asked for clarification on areas of the signage, with respect to the pharmacy, living center, and the auto center. He asked why the decrease in the square footage. Mr. Sullivan stated the changes reflect corporate philosophy that in the past, directional signs were more prevalent; the re-branding is focused more on stating the various departments available throughout the store.

As there were no other questions or concerns from the Board, Mr. Klaben moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

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

Resolution # 15:

Mr. Klaben moved to approve the Amended Site Plan as presented with the Sign Modifications. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Art Kanerviko, developer of the property presented the application. The purpose of the application is to merge the existing 24' x 60' parcel located behind Key Bank and the Small Shopping Center near Dunkin Donuts on West Genesee Street owned by Kandon, LLC with a parcel located adjacent to the existing parcel which was recently acquired from the West Genesee School District.

Mr. Kanerviko explained the Lot Line Re-Alignment will enable the developer to create an access road to service the establishments along West Genesee Street, from Dunkin Donuts to Key Bank, thus relieving some of the existing traffic congestion in that area. Additionally, the applicant stated they will have significant berms between the school property and the newly merged properties. Mr. Kanerviko stated the land will be graded to be even with Key Bank's property. The roads will be accessed through the traffic light in front of Key Bank and also at the traffic light at Kasson Road and West Genesee Street.

Mr. Kallfelz asked for clarification on the location of the parcels to be merged. Mr. Kanerviko explained the parcels are directly behind the retail plaza and the Key Bank building.

With no other questions or concerns from the Board, Mr. Kallfelz moved to declare Lead Agency. Mr. Klaben seconded the motion and it was unanimously approved.

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

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

Resolution # 16:

Mr. Kallfelz moved to approve the Lot Line Re-Alignment as depicted on the plan dated March 11th, 2013 as submitted for this application. Mr. Klaben seconded the motion and it was unanimously approved.

Old Business

None

Minutes of the Previous Meeting

Mr. Klaben moved to approve the minutes of March 25th, 2013. 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

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

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
April 22nd, 2013 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

Staff Present

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

Guests & Members of the Public

Mike LaFlair, 2nd Ward Councilperson
Bill Davern, 3rd Ward Councilperson
Dave Callahan, 6th Ward Councilperson
10 others

New Business

**Costco / Township 5/ Bennett Road & Hinsdale Road TM # 017.-05-65.1(etc)
Site Plan**

Mr. Greg Sgromo, Mr. Joe Goethe of Dunn and Sgromo Engineers and Mr. Erich Brann presented the application. The purpose of the application is to update the Board on the status of Township 5 and present the Site Plan for Costco.

Mr. Sgromo stated the project has received the green light from various interested agencies. Drainage reports and stormwater reports have been submitted to the Town Engineer, however due to the voluminous amount of information; additional time will be needed to complete the submissions and the review.

Mr. Sgromo outlined the entrances/exits into the center. There will be entrances into the center from Hinsdale Road and also the road proposed to be called Township Boulevard. Township Boulevard is proposed to run parallel to Milton Avenue. The entrances will be right in, right out to encourage traffic flow and discourage any traffic back ups. Additionally the proposed entrances will service the proposed office building on Hinsdale Road.

The Costco structure is proposed to be in the northeast corner of the parcel, with the gasoline service center to be in the adjacent to the structure in the southwest portion of the parcel.

The Costco parcel as proposed will be "Phase 1" of the project, with the connector roads being developed and completed as the Costco project moves forward.

Mr. Sgromo outlined the proposed pedestrian walkways which will travel throughout the center, with the walkway eventually leading to Erie Canal Park and Hinsdale Road. Additionally, Mr. Sgromo states there are utility and road profiles to follow as the project evolves. Also, Mr. Sgromo outlined the different types of pavement and curbing to be used in the center, with respect to the more heavily trafficked areas. He explained the plan to use granite curbing in the entrances

Mr. Sgromo outlined the area for the retention basin in the northern area of the parcel, near Hinsdale Road, and again as the plan moves forward; more information will be supplied with regards to the locations of the other detention facilities.

Additionally, Mr. Sgromo discussed the detail of the Costco structure, explaining the liquor store is integrated into the building, in a stand alone structure, as this is required for NYS.

Mr. Sgromo explained the landscaping plan. He stated the developers are including heavy buffering to the existing neighbors which includes fencing and additional trees and shrubs.

Mr. Voss asked for additional information regarding the Service Station. He asked how many pumps were planned. Mr. Sgromo stated there are 4 islands, 8 lanes, with 16 pumps. Mr. Voss also expressed concern regarding the proposed stop sign at Township 5 Road, stating he worried vehicles may back up onto Hinsdale Road as they are entering the Service Station. Mr. Sgromo explained the NYS DOT has approved this Stop Sign, stating the site distance has been measured and is believed to be ample to alleviate concerns with traffic backup. Mr. Sgromo stated he believed the site distance to be 120'. Mr. Voss also asked for clarification on the entrances and exits. Mr. Sgromo stated the entrances into the center will be right in, right out off from Hinsdale Road and Township 5 roads. Mr. Voss also noted there appears to be a diagonal truck delivery location. Mr. Brann explained that is for the fuel delivery so as to not have deliveries interfere with customers having access to the pumps.

Chairman Fatcheric expressed concern with the very large curb cut located in the Service Station area. Chairman Fatcheric stated there is potential for drivers to use that area haphazardly due to the large open area and stated he hoped the large area will be diminished so as to lessen the chances of accidents. Mr. Sgromo and Mr. Brann stated they would be able to modify that area. Chairman Fatcheric clarified the area is accessible to Emergency Vehicles. Mr. Sgromo stated it is.

Mr. Czerwinski commented that his firm had submitted a letter to the board stating they have received the materials relating to the project. He explained there is a large amount of information to review and expected to have the review to the Board very soon.

Mr. Curtin stated the exit area from the Service Station must be marked clearly. Additionally, interior speed signs should be posted to indicate the speed inside the lifestyle center as a speed determined by the Board. Additionally, he stated the Plan should be revised to reflect the smaller curb cuts in the Service Station and the elevations for the service island canopies. Additionally, Mr. Curtin noted the revised Service Station Site Plan should reflect mountable curbing, and triangular islands for the entrances.

Mr. Curtin noted there was originally a driveway planned for the office building depicted on the plan. However, Onondaga County DOT has stated they prefer fewer driveways cuts off Hinsdale Road, and therefore the driveway into the office building has been relocated behind Costco.

Mr. Brann and his associate advised the Board of the elevations for Costco. He described the materials, and colors to be used, noting the color of the building is to be mainly Sandstone and Parchment. The concrete masonry will include Betco Supreme. The accent colors are "Safety Red". Mr. Brann and his associate also reviewed the signage for the building which depicts the colors as being red and blue. The signage is illuminated by wall packs mounted above the signage.

Mr. Curtin stated he felt the developers did an excellent of listening to the Board's requests with respect to modifications as presented.

There was some discussion between the developers and the Board regarding obtaining an approval for Township 5. As there is still some review for the drainage and utilities to be forthcoming, the Board is not able to grant the approval.

Mr. Goethe stated there are additional issues to be worked out with National Grid with respect to a pipeline which needs to be relocated.

Additionally there is a drafted R.E.A with regards to the National Grid utility. Mr. Curtin and Mr. Czerwinski stated they would both like to have a copy for review even though it's not finalized.

There was additional discussion regarding an approval for the Costco Site Plan and Elevations. It was determined a limited approval could be granted with the understanding more detail regarding the drainage plans are more clearly fleshed out. The developers stated this would be provided at the next meeting.

With respect to Professional Fees for the upcoming project, it was determined that the account balance would be presented to the Board and additional fees will be determined at the next meeting.

It was decided to move forward with SEQR only for the Costco Site Plan in a limited capacity. Ms. Lauer moved to declare Lead Agency. Mr. Klaben seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to declare a Negative Declaration for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 17:

Mr. Kallfelz moved to conditionally approve the Costco Site Plan for the structure, lighting and elevations. The condition noted as being the Service Station curb cut modifications are required to be depicted on the final approved Site Plan.

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

TM # 047.-04-01.8

Mr. Brian Burry of Bergman Associates presented the application on behalf of the applicant, Sunoco, Inc. The purpose of the application is to modify the exterior of the existing APlus convenience store. The modifications include painting, addition of stone

work and dryvit material to the façade. Additionally, there will be updated gooseneck light fixtures and minor updates to the building's signage. The existing Car Wash building will also be painted white.

The two sides the store will have a stone colored knee wall. The glass portions of the front of the store will have black vinyl tint in the lower portion of the glass. The entrance doors will remain clear glass. The yellow band which runs along the top portion of the exterior will be modified and replaced with a red band. Additionally, there are vertical metal beams on the exterior of the building to be painted a dark bronze. There is the addition of lighting fixtures which are wall mounted along the top portion of the structure. The addition of a 54" x 64" sign with the Sunoco logo is on the western side of the building, along with a 5' x 10' illuminated arch at the entrance of the store are also among the proposed modifications.

Mr. Klaben commented on the advertisements placed all along the store windows. He stated one way to enhance the site would be to limit the amount of signs displayed as it makes the entrance appear cluttered. Mr. Burry stated the he would discuss the modification with Sunoco.

There was a brief discussion with the representative regarding the advertisements in the front windows; with the Chairperson and Planning Board Attorney explaining the approval of the modifications would be conditional upon the applicant agreeing to limit the amount of signs by installing black vinyl on the interior of all lower portions of the windows.

Mr. Voss moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

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

Resolution # 18:

Mr. Voss moved to approve the Site Plan as modified to include the black vinyl siding to be installed along all of the front windows on either side of the entrance. Mr. Klaben seconded the motion and it unanimously approved.

**Valvoline / 4105 W. Genesee Street
Amended Site Plan**

TM # 056.-02-04.0

Mr. Chris Corfield of Whelan & Curry Construction Services, representing the applicant presented the application. The purpose of the application is to install a light post to highlight the entrance into the Valvoline Service Station. The fixture is to be a "shoebox" type flood light with a 14' tall square pole.

Mr. Czerwinski commented to the applicant the spec sheet regarding the light fixture shows it to be a rotatable light fixture. He noted to the applicant the fixture must be set to not rotate. Additionally, Mr. Czerwinski noted levels appear to be reasonable, and

wants to ensure the fixture will be located in an area so as to not affect the nearby neighborhood.

Mr. Voss moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

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

Resolution # 19:

Ms. Lauer moved to approve the Site Plan as submitted with the addition of the light fixture. Mr. Voss seconded the motion and it was unanimously approved.

Old Business

**Tim Donut U.S. Limited, Inc. / TDK Engineering
Home Depot Plaza
(Site Plan)**

TM # 017.-04-48.2

In a prior meeting earlier this year, Mr. Dan Blamowski, P. E. for Tim Horton's, presented the Conceptual Site Plan application. The purpose of the application was to construct a new building for the co-location of a Tim Horton's / Cold Stone Creamery restaurant. The restaurant will have a 2-lane drive thru to accommodate Tim Horton's customers. The restaurant will be approximately 2300 square feet. Additionally the restaurant is to be constructed on the Home Depot Parking Lot, in the southwest corner.

There is proposed outdoor seasonal seating in the front of the restaurant. The dumpster enclosure will be directly behind the building. The total footprint for the restaurant is approximately 0.56 acres.

Mr. Blamowski stated the expected peak hours for the restaurant will be from 7:00 am through 9:00 am and also 4:00 pm through 6:00 pm daily. Also, deliveries and dumpster pickups would be made during off peak hours.

In tonight's meeting, Mr. Blamowski updated the Board on the progress of the application to date.

One of the Board's concerns was the right turn off of Hinsdale Road into the Site. The concern was the possibility of vehicles waiting to turn into the Site may back up onto the main road. Mr. Blamowski stated the modifications made to the Site alleviate this concern is to incorporate more green space into the Site at the entrance with directional arrows ensuring the flow from the main road continues in the proper manner. Additionally, there are diamond islands delineating the Tim Horton's Site from the Home Depot Site. The Site Plan also depicts the amount of vehicles able to be stacked up in the Drive-Thru area. Additionally, Mr. Blamowski stated his company is conducting a traffic study to present to the Planning Board at the next meeting,

Additionally, TDK Engineering is working with the developers of the Site to finalize the utilities easement (OCWA).

Mr. Blamowski also gave the Board a brief overview of the Building to be constructed, explaining the building is one of the first to have a newer look. The newer look's colors are a slightly understated tone than the current look, with brown, red and tan colors. Additionally, the inside is designed to portray a "homier" look.

The dumpster enclosure is enclosed in a board on board fence enclosure in a color to complement the main building.

Mr. Blamowski stated much more details regarding the elevations will be provided in their next appearance.

Mr. Klaben clarified there will be a Cold Stone Creamery co-branded inside the store. Mr. Blamowski stated there will be. Typically, the Cold Stone Creamery uses up approximately 6-8' of counter space inside the store. The Signs will depict the existence of the Cold Stone Creamery.

Mr. Voss stated he thought the redesigned Site Plan is a good way to discourage last minute decisions with vehicles crossing through the Parking lot and creating a safety issue. Additionally, Mr. Voss commented the diamonds in the Parking Lot are a good addition to the Plan.

Ms. Lauer asked for clarification on the traffic flow entering and exiting the Site. Mr. Blamowski explained the directional arrows direct the vehicles into the Site, and following the pattern as a one way single lane. There are two ways to exit the Site, one is continuing through the parking lot, exiting onto Milton Avenue, and the other is exiting the Site through the Home Depot Parking lot.

Chairman Fatcheric asked about the outside seating area depicted on the Site Plan. Mr. Blamowski stated there is one. The area will have a form of wrought iron fencing surrounding it. He stated the elevations would provide more details on the area.

Mr. Czerwinski noted there appears to be a water easement running parallel with Milton Avenue. He asked if Tim Horton's planned to tie into the existing utilities and if so how far the easement will run. Joe Durand, of TDK Engineering, stated he is working with the OCWA to determine the details. Mr. Czerwinski asked if Tim Horton's is planning on using the existing storm water system from Home Depot to tie into. Mr. Durand stated that's the plan but is waiting for confirmation.

Mr. Curtin stated he thinks the developers did a good job of implementing the Board's suggestions from the prior meeting. Mr. Curtin suggested to the applicant they consider granite curbing for the heavily trafficked areas. Additionally, Mr. Curtin advised the applicant to clearly delineate the exits to encourage traffic flow in that direction to discourage drivers from cutting across the parking lot. Mr. Curtin also noted it appears there are 23 parking spaces, and there are 27 needed this site. Mr. Durand stated it appears there was a miscalculation and stated the 27 spaces would be delineated on the Site Plan so as not to have to apply for a variance.

The Board thanked the applicant for the update and the application is continued to a later meeting.

**Affordable Senior Housing
South Side of Milton Ave West
(Site Plan)**

TM # 037.-01-02.1 (etc)

In previous appearances before the Board, Mr. Trevisani has stated 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.

In tonight’s meeting, Mr. Joes Durand of TDK Engineering, representing Affordable Senior Housing, presented the update for the project tonight.

Mr. Durand stated in the lower area of the site, the developers are fighting the steepness of the topography. With that in mind, he reviewed the most recent updates.

- Inside the PUD, the upper section of the parcel is zoned as an R3, and the lower section is R4
- With respect to the utilities, (OCWA and National Grid) TDK Engineering is working on final details to determine locations.
- Driveway access point location
- Fire lane is necessary around the 3 story building which necessitates a 750’ retaining wall
- Stormwater Plan is all laid out, just needs review
- Green technology being implemented as much as possible
- Implementation of existing vegetation as much as possible in the upper portion of the parcel

Chairman Fatcheric noted the SEQR process is just not there yet, but as soon as these final details are determined, he believes the approval for the Site Plan is imminent.

The application is continued to a later meeting.

Minutes of the Previous Meeting

Mr. Klaben moved to approve the minutes of April 8th, 2013. Mr. Kallfelz seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received for services for February/March 2013 from Barton & Loguidice, P.C., for \$2873.95, \$2623.95 of which is recoverable. Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received for services for December 2012 and January/February/March 2013 from Shulman, Curtin, Grundner and Regan, P.C., for \$9515.12, \$4540.12 of which is recoverable. Mr. Voss moved to approve payment. Ms. Lauer 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 9:05 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
May 13th, 2013 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Mike Kallfelz
Tracy Lauer
Martin Voss

Staff Present

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

Guests & Members of the Public

Mike LaFlair, 2nd Ward Councilperson
Bill Davern, 3rd Ward Councilperson
10 others

Absent:

Donald Klaben

New Business

**Home Depot / Home Depot Plaza Milton Ave
Temporary Site Plan Approval
(Temporary Summer Shopping Area)**

TM # 017.-04-48-2

Mr. Bartek Churawski, a representative of Home Depot, presented the application. The purpose of the application is to construct a temporary structure in the Home Depot parking lot to sell live goods and summer items. The structure will be in place until July 15th, 2013.

The structure area will be 62 x 81 ft. The temporary structure will be constructed with 8 x 8 x 16 concrete blocks, and landscape timbers which will be interlocked.

Ms. Lauer asked if the product would be left out overnight. Mr. Churawski stated the product would be left out if the Board grants approval. Also, the product will be initially placed outside during the overnight shifts to avoid interrupting traffic during the day.

Mr. Voss asked if the blocks would be secured with glue or another type of adhesive. Mr. Churawski stated the structure is very secure, however if the Board prefers the addition of adhesive, he will implement the suggestion.

Mr. Kallfelz asked what the plans are to delineate the area as he has concerns regarding vehicles backing into the area. Mr. Churawski stated they could use an orange reflective spray paint on the cinderblocks to highlight the area.

Mr. Czerwinski stated his concern would be with vehicle sight obstruction at the northwest corner of the parking lot as traffic comes in and out of the Home Depot parking lot and the adjacent parking lot. His concern is the height of the temporary structure and advised the applicant to clearly delineate the temporary structure.

Mr. Curtin asked for clarification on the existing Outdoor Garden Center. Mr. Churawski noted the Home Depot does in fact have an Outdoor Garden Center; however the proposed temporary structure is in addition to their regular sales floor as an added

convenience to their customers. Mr. Curtin asked how the customers would be cashing out the purchases. Mr. Churawski stated they could either pay at the existing Outdoor Garden Center or the sales staff will have mobile sales devices for customers to pay at the temporary structure.

Mr. Curtin suggested the applicant implement a speed limit sign to remind people of the speed limit in the parking lot. Mr. Curtin stated the Board could consider making the following recommendations as part of the approval:

- A temporary stanchion with a sign stating “Pedestrians Have the Right of Way”
- Secure the cinderblocks and landscape timbers with glue/adhesive
- Utilize a reflexive paint or tape to highlight the Temporary Structure

As there were no other questions or concerns, Ms. Lauer moved to declare Lead Agency under SEQR for the application. Mr. Voss seconded the motion and it was unanimously approved.

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

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

Resolution # 20:

Mr. Voss moved to conditionally approve the Temporary Site Plan Application for the Home Depot. Those conditions are:

- A temporary stanchion with a sign stating “Pedestrians Have the Right of Way”
- Secure the cinderblocks and landscape timbers with glue/adhesive
- Utilize a reflexive paint or tape to highlight the Temporary Structure

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

Old Business

**Costco / Township 5/ Bennett Road & Hinsdale Road TM # 017.-05-65.1(etc)
Site Plan**

Mr. Greg Sgromo and Mr. Joe Goethe of Dunn and Sgromo Engineers presented the application on behalf of the applicant. The purpose of the application is to update the Board on the status of Township 5 and present the Site Plan for Costco.

Mr. Sgromo outlined the entrances/exits into the center. There will be entrances into the center from Hinsdale Road and also the road proposed to be called Township Boulevard. Township Boulevard is proposed to run parallel to Milton Avenue. The entrances will be right in, right out to encourage traffic flow and discourage any traffic back ups. Additionally the proposed entrances will service the proposed office building on Hinsdale Road.

The Costco structure is proposed to be in the northeast corner of the parcel, with the gasoline service center to be in the adjacent to the structure in the southwest portion of the parcel.

The Costco parcel as proposed will be “Phase 1” of the project, with the connector roads being developed and completed as the Costco project moves forward.

Mr. Sgromo outlined the proposed pedestrian walkways which will travel throughout the center, with the walkway eventually leading to Erie Canal Park and Hinsdale Road. Additionally, Mr. Sgromo states there are utility and road profiles to follow as the project evolves. Also, Mr. Sgromo outlined the different types of pavement and curbing to be used in the center, with respect to the more heavily trafficked areas. He explained the plan to use granite curbing in the entrances

In a prior meeting, Mr. Greg Sgromo discussed the details of the Costco structure, explaining the liquor store is integrated into the building, in a stand alone structure, as this is required for NYS.

Mr. Sgromo explained the landscaping plan. He stated the developers are including heavy buffering to the existing neighbors which includes fencing and additional trees and shrubs.

In a prior meeting, Chairman Fatcheric expressed concern with the very large curb cut located in the Service Station area. Chairman Fatcheric stated there is potential for drivers to use that area haphazardly due to the large open area and stated he hoped the large area will be diminished so as to lessen the chances of accidents.

In tonight’s meeting, Mr. Sgromo outlined the proposed modifications that had been made to alleviate those concerns. He stated the curbing area had been modified to narrow the area between the curbing and islands. There are still two one-way entrances, approximately 24’ long, with ample room to maneuver vehicles, but cuts down on the amount of room for traffic to become congested. The entrances are centered more toward the middle of the Site with additional green space at the entrances.

Mr. Czerwinski commented that his firm had submitted a letter to the board outlining their concerns regarding the infrastructure. Mr. Czerwinski commented there are SWPPP concerns to be addressed, but feels the developers are addressing the concerns as they are brought forth. Additionally, Mr. Czerwinski stated he’s reviewed the lighting plan that was submitted and the plan is in compliance.

Mr. Kallfelz stated the he appreciated the modifications; the changes are just what the Board was hoping for. Additionally, Mr. Kallfelz asked about the granite curbing. Mr. Sgromo stated this was not one of the areas planned for granite curbing. Chairman Fatcheric reiterated the Board would appreciate granite curbing around the Service Station Islands.

Mr. Curtin commended the developers with the simple architecture and the streamlined look of the Service Station. Mr. Curtin clarified which color would be used for the top portion of the islands. Ms. Gina Volpicelli of Mulvanny G2 Architects stated the color to be used will be a darker tan to complement the building colors. The Service Station’s signage will be placed on each elevation. There will be lighting on each side of the canopy to highlight the signage with the lighting facing upwards to the sign. Ms. Volpicelli stated the kiosk for the attendant will be complementary to the building.

Mr. Curtin stated this is an amendment to the original Approved Site Plan, and therefore no new SEQR is necessary.

Chairman Fatcheric and Mr. Curtin conferred with the applicant regarding an approval based on engineering review, as there are still reports needed to complete the review. It was noted the approval would be conditional upon offsite infrastructure review.

Resolution # 21:

Ms. Lauer moved to conditionally approve the proposed Site Plan based on engineering review of the offsite infrastructure. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 22:

Mr. Voss moved to assess the project \$15,000 in professional fees. Mr. Kallfelz seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

Referral from Town Board relating to TM # 046.-02-04.1, address, 106 Sawyer Street. The applicant is Sonbyrne Sales. The Town Board has referred a Zone Change application to the Planning Board.

The Planning Board was asked to provide a referral to the Town Board regarding a zone change for the address of 106 Sawyer Street from LBO to C5. The reason for the zone change is to use a portion of the parcel's rear yard to provide additional parking to the existing convenience store.

The request meets all required zoning and area minimums and the area is conducive to the use.

The other houses in the area are zoned LBO. The neighborhood has been advised of the zone change request and do not have any objections.

Resolution # 23:

Ms. Lauer moved to ask Mr. Curtin to correspond with the Town Board of the Planning Board's positive recommendation. Mr. Voss seconded the motion and it was unanimously approved.

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 to adjourn the meeting at 7:35 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
May 29th, 2013 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Mike Kallfelz
Donald Klaben
Tracy Lauer

Staff Present

Paul Curtin, Jr., ESQ.

Absent

Martin Voss

Guests & Members of the Public

4 others

New Business

**142 Eagle Crest Lane / Anthony & Maria Corso
(Sketch Plan)**

TM # 022.1-02-17.1

Anthony and Maria Corso, owners of the property, presented the application. The purpose of the application is to reinstate the lot line between Lots 24 and 25 located in the Dixon Hills subdivision off Ike Dixon Road.

In 2002 the owners had combined the two properties to become one, to obtain a larger lot size. At that time, the Town of Camillus assessor's office classified the property as "residual land".

The owners wish to reinstate the lot line for the purpose of selling the properties independent from one another. The property would return to the original Dixon Hills subdivision lots.

Mr. Kallfelz stated he agreed with the owners' decision to reinstate the lot line and saw no problems moving forward as it would be a buildable lot that was previously approved by the Town Planning Board.

Chairman Fatcheric and Mr. Curtin noted to the applicant that it appears the original subdivision map had not been amended to reflect the merged lots. Mr. Curtin noted this would be verified, and if this is the case he will correspond with the Town Assessor to advise their office the original lots should be re-established.

The applicant's Sketch Plan will remain open to ensure the Assessor's office agrees with this action.

Resolution # 24:

Ms. Lauer moved to ask Mr. Curtin to correspond with the Assessor's Office as to the applicant's intentions. Mr. Kallfelz seconded the motion and it was unanimously approved.

Old Business

None

Minutes of the Previous Meeting

Mr. Klaben moved to approve the minutes of April 22nd, 2013. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minutes of May 13th, 2013. Ms. Lauer seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received for services for April 2013 from Barton & Loguidice, P.C., for \$3,393.50, \$3143.50 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

None

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

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
June 10th, 2013 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

Staff Present

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

Guests & Members of the Public

Eric Hammerle - 1st Ward Councilperson
Dave Callahan - 6th Ward Councilperson
8 others

New Business

**6429 Newport Road / Charles & Therese Bishop
Site Plan Review for Special Use Permit
(Light Industrial Use)**

TM # 005.-03-08.1

Mr. Charles Bishop and Mrs. Therese Bishop, prospective owners of the property, presented the application. The prospective owners wish to purchase the property to use for their yarn and fiber mill business. The business will be housed in the community center. The prospective owners also plan to reside in the house located on the property.

The operating hours of the business will be from 9:00 am to 6:00 pm, Monday through Friday. The owners and one other person are the only employees for the business. The nature of the business is processing and deliveries of the yarn and other fibers. At this time the owners service most of the Northeast, and receive most deliveries via UPS and FED EX during regular business hours. While the business does not include a retail operation; the owners occasionally conduct tours for people who are interested in how the operation is run.

Mr. Curtin asked the owners for an overview of their business. Mr. Bishop explained the first process is for the “washing” of the wool, and then the wool is dyed and shipped to the prospective buyers. The “washing” occurs approximately two times per week, the volume of discharge for their business is comparable to the output for a 3-4 person family.

Mr. Curtin also asked the owners planned to have signage. Mrs. Bishop stated they would have a sign in order to identify the property for deliveries, visitors, etc. The owners stated they understood they would need a sign permit from the Code Enforcement Office.

Mr. Price noted the “overflow” parking on the submitted Site Plan was for a previous application and should not be considered as part of the Planning Board’s review. Mr. Curtin also noted the “overflow” parking should be deleted from the plan as it is not necessary to the application.

Additionally, Mr. and Mrs. Bishop stated they wish to install a fence around their property, originating from the northeast corner of the existing family structure to the parking area that was the former church. The fence is planned to be a solid four (4) foot stockade type fence for the purpose of maintaining privacy. The balance of the fence will run westerly and then southerly and northerly back to the rear property and that would be a four (4) foot chain link fence. The owners also requested the area behind the former community center be allowed to be fenced in that area with a chain link fence. The Planning Board approved the fencing.

Resolution # 25:

Mr. Klaben moved to approve the fencing on the property as described by the owners. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 26:

Mr. Klaben move to have Mr. Curtin advise the Zoning Board of Appeals there are no specific site plan issues relating to this application. Mr. Voss seconded the motion and it was unanimously approved.

**4002 West Genesee Street / Moxon Revocable Trust TM # 042.-07-11.1
Amended Site Plan**

Mr. David Schlosser, of Schopfer Architects LLP, presented the application on behalf of the owners, Moxon Revocable Trust. The owners plan to open an as yet unnamed, casual style restaurant at this location. The purpose of the application is to propose modifications to the existing structure. The modifications include:

- Removal of two (2) existing sunroom roof enclosures; replacing with stud walls, traditional windows and pitched solid standing seam roofs.
- Remove the existing main entry vestibule which projects in the building and reconstruct below the existing canopy.
- Paint the entire building to create a new business image

All curb cuts, parking layout, lighting and sidewalks on the existing Site Plan will remain unchanged. The existing landscape will be trimmed where possible and any deceased or decaying vegetation will be replaced in kind.

Mr. Klaben asked if the owners were planning on an outdoor seating area. Mr. Schlosser stated the owners are not sure yet, but understand if they are, they will need to amend this Site Plan if it's approved. Mr. Klaben also asked if there were any plans to dress up the landscaping rather than just replace the deceased and decaying existing vegetation. Mr. Schlosser stated at this time, the owners plan to only replace existing vegetation.

Mr. Kallfelz and Mr. Voss expressed concern regarding the colors as they are depicted on the elevations presented. Mr. Schlosser stated the colors read differently than presented on screen and paper. He listed the colors to be used:

- Main exterior will be Aztec Gold
- Accented with Bolero (red) and Willow Leaf (grayish brown)
- Trim to be Sable (brown)

Mr. Curtin asked about signs for the restaurant. Mr. Schlosser stated the signs are depicted on the elevations as suggestions to where the signs will be located. More information will be provided as the project continues to move forward and the owners decide on a name for the restaurant.

Mr. Curtin advised the Board that since the proposed modifications to the Site are minimal; it's not necessary for the application to be referred to Syracuse Onondaga County Planning Agency (SOCPA).

Mr. Kallfelz moved to declare Lead Agency for the application. Mr. Voss seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to issue a Negative Declaration for the application. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 27:

Ms. Lauer moved to approve the Site Plan and elevations as presented dated June 6th, 2013. Mr. Klaben seconded the motion and it was unanimously approved.

**3385 Milton Ave & 106 Sawyer St. /Sonbyrne Sales, Inc. TM # 046.-02-01.0 (etc)
Lot Line Re-Alignment**

Mr. Christian Brunelle, Vice President of Sonbyrne Sales, Inc., presented the application. The location is the existing gas station and retail store at the corner of Milton Ave and Onondaga road. The purpose of the application is to merge the three (3) listed Tax Map Numbers into one contiguous lot for the purpose of a future construction of a new Byrne Dairy retail store and fueling facility. Those Tax Map Numbers are:

- TM # 046.-02-01.0
- TM # 046.-02-04.1
- TM # 046.-02-09.0

The area covered includes 150 ft on Milton Avenue, 175 feet on Onondaga Road (also know as State Route 173) and 100 ft on Sawyer Street, covering approximately 0.78 acres.

Mr. Kallfelz moved to declare Lead Agency for the application. Mr. Klaben seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to issue a Negative Declaration for the application. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 28:

Mr. Voss moved to approve the proposed lot line re-alignment as presented on the map from CNY Surveying, dated June 6, 2013. Mr. Kallfelz seconded the motion and it was unanimous approved.

Additionally, the applicant was advised to notify the Town of Camillus' Assessor's Office of the intention to merge the lots.

Mr. Curtin was asked to notify the Assessor's Office of the approval of the lot line re-alignment on behalf of the Planning Board.

**3385 Milton Ave & 106 Sawyer St. /Sonbyrne Sales, Inc. TM # 046.-02-01.0 (etc)
Site Plan Approval**

Mr. Christian Brunelle, Vice President of Sonbyrne Sales, Inc., presented the application. The purpose of the application is to demolish the existing Bryne Dairy retail building and one (1) residential house located on Sawyer Street, and to construct a 3,960 square feet (44' x 90') new Byrne Dairy retail store and parking area. The fueling stations will remain.

The proposed location for the dumpster is on the southwest side of the building. Customer parking will be in the front of the building and additional parking on the side. There are 40 parking spaces which fulfills the Town's requirements.

The property is a "split zone" property. A portion of the property is classified as "C5" and a portion is classified as "LBO". The usages for the property are allowable uses under the Town Zoning Ordinance.

There are two entry ways; one is off of Onondaga Road and the other is off of Milton Avenue. Onondaga County COT has jurisdiction over both roads, and according to Mr. Brunelle, Onondaga County has given their approval regarding the locations of the entry ways.

Additionally, Mr. Brunelle stated there will be an island built out in the northwest corner of the Site, to help enhance the Site. Additional landscaping will be added to the island as well.

A board on board stockade fence is planned to buffer the residence behind the store.

Mr. Brunelle reviewed the sign package for the Site. There are three (3) signs. There is a free standing sign, 52 square feet on each side, internally illuminated, with lettering 18" in height. There will be two building signs, 36 square feet each and internally illuminated. All signs are in compliance with the Municipal Code.

Mr. Klaben asked if there Bryne Dairy had a sense of the traffic count for the Site. Mr. Brunelle stated he doesn't have the exact numbers, but stated based on other similar sites, there would be approximately 8 (eight) vehicles at the pumps, and approximately 4 (four) to 5 (five) cars at any given time. Mr. Klaben asked if where the employees would park. Mr. Brunelle stated the employees would be using the parking lot off of Sawyer Street.

Mr. Voss stated it would seem the parking lot on the side will be empty for the most part. Mr. Brunelle agreed and stated the Town Board had requested the lot's placement and contributed to the layout for the Site.

Mr. Lauer stated it appeared there is not a place for snow storage on the Site. Mr. Brunelle stated they had planned to store it on the east side of the parking lot, however if necessary the snow would need to be hauled off site. Chairman Fatcheric noted to the applicant the snow storage plans would need to be depicted on the Site Plan. If the owners plan to haul snow off site, that would need to be noted on the Site Plan as well.

Chairman Fatcheric suggested additional green space for the island to enhance the Site. Mr. Brunelle stated he would do his best to implement the suggestion. Chairman Fatcheric also asked about the dumpster enclosure, asking if there was a way to make the enclosure more aesthetically appealing. Mr. Brunelle stated they would consider using different materials for the enclosure to make it more appealing. Additionally Chairman Fatcheric noted to the applicant that in order to make the building appear more suburban; would they consider any fake windows in the dormers. Mr. Brunelle stated they could.

Mr. Czerwinski noted the lighting plan is in compliance. Mr. Czerwinski asked to have the catch basins more clearly defined from the curb cuts.

Mr. Price noted there should be a correction on the Site Plan concerning the impervious surface coverage. It should be 95% coverage rather than the 80% noted.

Mr. Curtin noted the Planning Board requires granite curbing in high impact areas. Additionally, he indicated to the applicant there are some details to be added to the Site Plan for the Board to render a decision. Those details are as follows:

- Nonfunctional windows on building dormers instead of rural look
- Solid (2) walls on Dumpster and detail (Fractured block)
- Label snow storage areas and note stating snow will be removed as needed
- Make landscape island larger
- Show and label all curbing, granite on all entrances
- Add drainage spill ways to parking lot on Sawyer St.

The application is continued to the next meeting.

Old Business

Affordable Senior Housing South Side of Milton Ave West (Site Plan)

TM # 037.-01-02.1 (etc)

Mr. Joe Durand, engineer for the applicant, presented the application on behalf of the applicant. As noted in previous appearance before the Board, the applicant is building a 127 unit apartment building.

In previous appearances before the Board, Mr. Chris Trevisani, project manager, has stated 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.

In a prior meeting, Mr. Joes Durand of TDK Engineering, representing Affordable Senior Housing, presented this update for the project.

Mr. Durand stated in the lower area of the site, the developers are fighting the steepness of the topography. With that in mind, he reviewed the most recent updates.

- Inside the PUD, the upper section of the parcel is zoned as an R3, and the lower section is R4
- With respect to the utilities, (OCWA and National Grid) TDK Engineering is working on final details to determine locations.
- Driveway access point location
- Fire lane is necessary around the 3 story building which necessitates a 750' retaining wall
- Stormwater Plan is all laid out, just needs review
- Green technology being implemented as much as possible
- Implementation of existing vegetation as much as possible in the upper portion of the parcel

In tonight's meeting, Mr. Durand noted the applicant has cleared the hurdles preventing the approval.

Mr. Durand stated the applicant is able to access water via the water line in front of the Site as approved by OCWA.

Additionally, the total area for the Site had diminished and the slope area is more manageable, making certain that will be ample room for emergency vehicle access.

A SWPPP has been completed and sent to the Town Engineer for review. Mr. Durand stated due to the nature of the site, drainage will be constantly re-evaluated to ensure the Site has proper drainage.

Mr. Klaben asked what type of materials would be used for the unit balconies. Mr. Trevisani stated the balconies would be built with pressure treated wood, as would be the handrails.

Mr. Czerwinski noted the applicant has addressed the Town Engineer's concerns. There are minor adjustments that can be addressed as the project moves forward.

Mr. Curtin noted the size of the building is slightly diminished, therefore allowing the emergency vehicles' access as requested. Additionally, Mr. Curtin noted the applicant is required to maintain the emergency vehicle road as part of the Site Plan approval.

Additionally, Mr. Curtin application had previously been referred to Syracuse Onondaga County Planning Agency (SOCPA) and their comments have been noted. As this is a minor amendment, there is no need to refer to the application back to SOCPA.

As Lead Agency has previously been declared, Mr. Klaben moved to declare an Unlisted Action. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Resolution # 29:

Ms. Lauer moved to approve the Amended Site Plan and Elevation for ASHO as drawn by TDK Engineering, dated 6/4/2013, conditional upon engineering review.

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes of May 29th, 2013. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

TB Referral: Zone Change for TM # 035.-05-05.2 (5340 W. Genesee Street) from “Mun” to “C-5”

The referral notes this is the property behind the Dunkin Donuts, extending to just after the Physical Therapy building. It's noted the use is consistent with the area.

Resolution # 30:

Mr. Kallfelz moved to make a positive recommendation to the Town Board and to ask Mr. Curtin to correspond with the Town Board as such. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

None

Comments of Town Officials

Mr. Callahan stated he appreciated the work and time the Planning Board has put in with respect to the Affordable Senior Housing Apartment Building on Milton Avenue. He stated he believes this is a good addition to the Town of Camillus.

Comments of the Attorney

Mr. Curtin stated he has read a recent article regarding the state and county attempting to consolidate Planning Agencies. He stated he felt the two agencies consolidating would be beneficial to all of the municipalities in the County.

Comments of the Engineer

None

Comments of the Board Members

None

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

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
June 24th, 2013 - 7:00 pm**

Present

John Fatcheric (Chairperson)
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

Staff Present

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

Guests & Members of the Public

Bill Davern – 3rd Ward Councilperson
6 others

New Business

**3380 Milton Ave / Coppertop Restaurant
Amended Site Plan
(addition of cooler in rear of building)**

TM # 046.-01-01.1 & 01.2

Mr. Dave Schlosser, of Schopfer Architects, LLP presented the application on behalf of the applicant, Coppertop Camillus Inc. The purpose of the application is to seek approval for the addition of an outdoor cooler in the rear of the restaurant. The cooler's dimensions are 9' x 14' x 6". The colors of the cooler will complement the existing restaurant.

The installation of the cooler will eliminate two parking spaces. One parking space is a handicapped space and one is a regular space. With those changes in parking spaces, the municipal code for parking is still fulfilled.

Mr. Curtin noted as this is a minor change in the Site Plan, there's no need to refer to the Syracuse Onondaga County Planning Agency. (SOCPA)

Mr. Voss moved to declare Lead Agency. Ms. Lauer seconded the motion and it was unanimously approved.

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

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

Resolution # 31:

Mr. Klaben moved to approve the Amended Site Plan as presented by Schopfer Architects. Mr. Kallfelz seconded the motion and it was unanimously approved.

**4300 West Genesee Street / Armani Building
Amended Site Plan
(painting the façade)**

TM # 042.-04-11.0

Mrs. Mary Armani, owner of the property, presented the application. The purpose of the application is to repaint the façade of the building which is currently brown in color, to

blue. The applicant stated she plans to accent the trim with white. Mrs. Armani also stated she planned to paint the sign in front.

Mr. Curtin asked what color Mrs. Armani planned to paint the sign in front of the building. Mr. Curtin suggested painting it white as white would highlight the sign. Mrs. Armani stated she would take his advice.

Mr. Curtin noted as this is a minor change in the Site Plan, there's no need to refer to the Syracuse Onondaga County Planning Agency. (SOCPA)

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

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

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

Resolution # 32:

Ms. Lauer moved to approve the Amended Site Plan with the color change for the façade as presented by Mrs. Armani. Mr. Voss seconded the motion and it was unanimously approved.

Old Business

Waterbridge Extension Estates/ John Szczech (Construction Drawings)

TM # 006.1-01-10.0

Mr. John Szczech, developer of the property, gave an overview of the application. The purpose of the application is to develop a 44 acre parcel of land into a 26 lot subdivision off of Devoe Road.

The West Hill Water tank will service the subdivision. Natural gas is available through the existing Newport Road gas line and there is an existing sewer line for the development to be tied into. There are two flag lots in the proposed subdivision which are accessible to emergency vehicles. In addition, the developer consulted with the Highway Superintendent regarding the turnaround to ensure snowplows would have ample room. There are three (3) parcels from the proposed subdivision to be conveyed to contiguous neighbors on Devoe Road.

The purpose of tonight's application is to obtain approval of the Construction Drawings for the new subdivision.

The applicant provided Construction Drawings, Drainage Reports, and Stormwater Prevention Plan to the Town Engineer. The engineer did have some concerns, but the applicant and his engineer have addressed those concerns. The engineer recommended approval for the Construction Drawings.

Mr. Czerwinski did state the applicant has some minor issues which need to be resolved with the County. It's his understanding the applicant is working with the County to

resolve the issues and the applicant will provide correspondence from the County as the issues are resolved.

Resolution # 33:

Mr. Kallfelz moved to approve the Construction Drawings as presented. Mr. Voss seconded the motion and it was unanimously approved.

**Tim Donut U.S. Limited, Inc. / TDK Engineering
Home Depot Plaza
(update on Site Plan information)**

TM # 017.-04-48.2

Mr. Dan Blamowski, P. E. for Tim Hortons, presented the update on the application for Site Plan Approval.

In previous meetings, Mr. Blamowski presented the Conceptual Site Plan application. The purpose of the application is to construct a new building for the co-location of a Tim Horton's / Cold Stone Creamery restaurant. The restaurant will have a 2-lane drive thru to accommodate Tim Horton's customers. The restaurant will be approximately 2300 square feet. Additionally the restaurant is to be constructed on the Home Depot Parking Lot, in the southwest corner.

In tonight's meeting, Mr. Blamowski thanked the Board for their patience with respect to this application.

Mr. Blamowski provided these details to update the Board. He stated the footprint of the building has been altered. The square footage is now 1950 square feet as the developer has eliminated the Cold Stone Creamery portion of the building. Mr. Blamowski stated the diminished size of the building clears up any discrepancy with respect to parking requirements as well. The sidewalk in the front of the building is slightly larger.

The building style is a new prototype Tim Hortons is establishing nationwide. The building is constructed of a cement board fiber material, with stone accents at the base of the building, red awnings and wall mounted lighting. Mr. Blamowski stated there is a brand new store in Oneida which mirrors the structure they are planning for Camillus.

Mr. Blamowski also presented a spec sheet for the outdoor seating at the restaurant. The table and chairs are a dark colored wrought iron style in light weight aluminum. The tables are round; approximately 40" in width, the chairs are dining style with arms and a slatted seat and back.

There will be a clear separation from the outdoor seating area and drive-thru area with a wrought iron type fence.

Chairman Fatcheric and Mr. Voss expressed concern regarding the elevations of the building on the west side. They noted it appeared from the elevations the west side is very plain. It was asked if the developer would consider faux windows and some embellishment on this wall. Mr. Blamowski stated they would.

Mr. Voss asked what type of material would be used for the awnings. Mr. Blamowski stated they plan to use a mixed fabrication which is mostly metal as they hold up better in more severe types of weather.

Chairman Fatcheric stated for the developer's next appearance before the Board, they would like to see elevations for the entire building with the proposed changes regarding the western side. Additionally, the sign package should be presented.

Chairman Fatcheric also asked about the granite curbing for the Site. He stated the turning radiuses should be granite as they are high impact areas. Also he stated the striping at the entrance of the drive thru should be mirrored at the exit of the drive thru to indicate the delineation of the Tim Horton Site and Home Depot Site and also deter vehicles from "cutting through" randomly through the Home Depot Parking Lot.

Mr. Curtin stated he felt the structure's western's elevation could have a mirror image of the rest of the structure; carrying the stone all the way around the structure, a faux window and gooseneck lighting will enhance the Site as the entire Site can be seen from every angle. Additionally Mr. Curtin commented regarding the delineation of the two retail areas would be enhanced by more clearly depicting the striping and raising the islands. Also, Mr. Curtin reiterated the requirement for the granite curbing in the high impact areas.

The application is continued to a later meeting.

**3385 Milton Ave & 106 Sawyer St. /Sonbryne Sales, Inc. TM # 046.-02-01.0 (etc)
Site Plan Approval
(update on Site Plan information)**

Mr. Christian Brunelle, VP of Sonbryne Sales, presented the update to the Board regarding their project.

In previous meetings, Mr. Brunelle presented the following:

The purpose of the application is to demolish the existing Bryne Dairy retail building and one (1) residential house located on Sawyer Street, and to construct a 3,960 square feet (44' x 90') new Byrne Dairy retail store and parking area. The fueling stations will remain.

The proposed location for the dumpster is on the southwest side of the building. Customer parking will be in the front of the building and additional parking on the side. There are 40 parking spaces which fulfills the Town's requirements.

The property is a "split zone" property. A portion of the property is classified as "C5" and a portion is classified as "LBO". The usages for the property are allowable uses under the Town Zoning Ordinance.

There are two entry ways; one is off of Onondaga Road and the other is off of Milton Avenue. Onondaga County COT has jurisdiction over both roads, and according to Mr. Brunelle, Onondaga County has given their approval regarding the locations of the entry ways.

Additionally, Mr. Brunelle stated there will be an island built out in the northwest corner of the Site, to help enhance the Site. Additional landscaping will be added to the island as well.

A board on board stockade fence is planned to buffer the residence behind the store.

In tonight's meeting, Mr. Brunelle addressed concerns the Board expressed. These details have been added to the Site Plan.

- The island in the northwest corner of the Site has been raised to have a clear delineation from the road and Site.
- Snow Storage notes regarding placement and if necessary to haul off premises.
- Dumpster detail - Solid (2) walls on Dumpster and detail (Fractured block)
- Faux (nonfunctional) windows on building instead of rural look
- Showed and labeled all curbing, granite on all entrances
- Added spill ways to parking lot on Sawyer St.

Additionally, Mr. Brunelle provided an approval letter from Onondaga County DOT respect to entrances off Onondaga Road and Milton Avenue into the Site.

The Board members stated their appreciation for the developer's work with respect to the Site and how their comments and concerns have been addressed.

Chairman Fatcheric noted this application would need to be referred to Syracuse Onondaga County Planning Agency. (SOCPA)

There was some discussion regarding the timing of the next available SOCPA meeting. Mr. Brunelle asked if the Board would consider a conditional approval as his firm needed to have all municipal approvals in order to move forward with the contractual sale of one of the properties. After a detailed discussion, it was agreed upon to conditionally approve the Site Plan based on a positive recommendation returned from SOCPA and engineering review.

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

Mr. Voss moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to declare a Negative declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 34:

Mr. Voss moved to approve the Site Plan as submitted for the Bryne Dairy at 3385 Milton Avenue based upon a positive recommendation from SOCPA and engineering review. Ms. Lauer seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes of June 10th, 2013. Mr. Voss seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski advised the Board there have been some changes to MS4 SWPPP requirements. He stated those changes reflect a desire to reduce the neighborhoods stormwater runoffs into the drains by reducing the roof drains by disconnection. Mr. Czerwinski stated the ideal areas for this type of plan would be areas with home owners associations and commercial properties.

Neighborhoods such as Waterbridge Estates would not benefit from such a change as it seems the municipality would be responsible to for the maintenance, or the properties would require a drainage easement on each property. Mr. Czerwinski stated he wanted to make sure the Board is in the loop as the requirements may change.

Additionally, Mr. Czerwinski explained First Baptist church made some changes in their drainage plans and the Fire Access Route. Mr. Czerwinski and Mr. Price have reviewed those changes and both agree the changes don't negatively impact the Site.

Chairman Fatcheric asked Mr. Czerwinski if he would visit the Site to investigate additional runoff concerns voiced to him by the neighboring farm. Mr. Czerwinski stated he would.

Comments of the Board Members

Mr. Voss advised the Board he wouldn't pre present for the July 8th meeting. With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7:45 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Minutes
July 22nd, - 7:00 pm**

Present

John Fatcheric (Chairperson)
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

Staff Present

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

Guests & Members of the Public

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

New Business

**Bennett Road/Dublin Development Corp.
Sketch Plan
(Minor Subdivision)**

TM # 019.-03-01.1 (etc)

Mr. Dan Stanistreet, president of Dublin Development Corporation, owner of the property presented the application. The purpose of the application is to subdivide an approximately five (5) acre parcel into three (3) lots. One lot will be approximately 3.21 (+/-), one lot approximately 1/3 of an acre (200091 square feet), and one lot will be approximately 1/2 of an acre (27791 square feet). There is an existing structure on one lot, which will remain. Mr. Stanistreet plans to construct a duplex structure on one lot, and in the future using the remainder of the property to construct three (3) eight (8) unit apartment buildings for seniors.

Mr. Stanistreet stated as the sketch plan is going before the Planning Board; there is also a Zone Change Application before the Town Board. The request is to change the parcel from R3 to R4 to expand the uses for the property.

Mr. Stanistreet stated there is water service on Warners Road and also sanitary sewer available on Bennett Road; his firm believes they will be able to tie into these utilities as the project moves forward.

Chairman Fatcheric stated the Board has concerns relating to the legality of the presented map as the lot line as depicted does not meet the current standards of R3 zoning. The Board would require an updated map to render a decision.

Mr. Voss asked for clarification of the subdivision's location. Mr. Stanistreet stated it is the corner lot of Warners Road and Bennett Road, across the street from the Waves building. Additionally, Mr. Voss wanted to clarify if the existing residence at the location is remaining. Mr. Stanistreet stated it is. Mr. Voss also asked about the location of the curb cut. Mr. Stanistreet confirmed the curb cut will be on Bennett Road. Chairman Fatcheric advised the applicant he may encounter objections from the County with respect to the location of the curb cut.

Ms. Lauer asked for clarification on the driveway between the proposed structures. Mr. Stanistreet stated it will be a 24ft driveway, splitting off to the two areas, and then continuing back to the proposed area for the apartment buildings.

Chairman Fatcheric noted to the applicant to include only specific information on his future submissions to ensure clarity for the Board; he stated he understands the intent but the applicant needs to ensure the map and related documents reflect the subdivision requirements.

Mr. Price stated he has concerns regarding using a septic system if not public water is not available. He wants to ensure the applicant understand there are specific requirements for septic systems and apartment buildings. Mr. Price also noted there is an easement across the properties and to be aware of any restrictions in place. Also, Mr. Price clarified the snow removal plan. Mr. Stanistreet stated as the owners of the properties, they will be responsible for snow removal

Mr. Danaher stated the presented map needs to show current existing conditions. He stated the proposed conditions need to be removed in order for the Board to evaluate the subdivision request. He requested the applicant make sure the map shows conditions of structures and current lot lines, to enable the Planning Board to render a decision.

As there were no additional questions, Chairman Fatcheric stated to the applicant that sketch will remain open.

**5882 Devoe Road/ Airosmith Development
Site Plan Review for Special Use
(Cell tower equipment modification)**

TM # 019.-01-10.0

Mr. Chris Bevans, representing Airosmith Development, presented the application. The purpose of the application is to modify the existing equipment at the facility on Devoe Road. The company is changing the amount of antennas from six (6) to nine (9). The modification in equipment is to ensure the cell towers are constantly improving their data coverage. The other equipment at the tower remains the same.

Mr. Voss clarified there are no other changes. Mr. Bevans stated that is correct.

Resolution # 35:

Mr. Voss moved to ask Mr. Danaher to draft a letter to the Zoning Board of Appeals stating the Planning Board has no site specific issues in relation to this application. Mr. Kallfelz seconded the motion and it was unanimously approved.

**West Genesee Street / Kandon, LLC
Site Plan Approval
(Construction of New Building)**

TM # 035.-05-52.2

Mr. Art Kanerviko, of Kandon, LLC presented the application. The purpose of the application is to construct a new Mavis Auto Center and retail/office building. The Site will include interconnectivity and signalized access with neighboring establishments.

The proposed Mavis Auto Center is a one-story 6,768 square foot building with eight (8) bays. The proposed retail/office building is a two-story 2400 square foot building. The Mavis building is planned to be a colonial building, beige in color, with emerald green trim and accents. The retail office building's style has not been finalized as yet. The two buildings will be located next to each other with an area for parking and traffic between them. The entrance off West Genesee Street will be right in, right out, with no left hand turn out of the parking lot. There is landscaping planned which will be detailed as the project continues to move forward.

Chairman Fatcheric asked if there is a buffer planned for the rear of the property as it backs up to the schools. Mr. Kanerviko stated there is not, as there approximately 35 feet of vegetation between the two properties and believes the natural vegetation will be sufficient.

Mr. Voss asked about the road connectivity between the mini plazas. Mr. Kanerviko stated the plan is to eventually have the plaza's access road tied into the traffic lights in front of Key Bank and Kasson Road. Additionally, Mr. Voss asked about the elevations for the two buildings, asking if the presented map shows the actual colors to be used for the building, in particular the Mavis structure. Mr. Kanerviko stated the green and beige are Mavis Corporation's colors. The depiction of the green in the elevations may be slightly brighter than the actual color.

Mr. Price asked about the island in the front of the two buildings to clarify the placement of same. Additionally, Mr. Price asked the applicant to clarify sign setbacks as they are incorrect on the presented map. He stated they should be corrected on the next submission. Mr. Price asked if the sign depicted in the left elevation (north) is an allowable sign. It was noted it is not and that would be corrected on the next plan presented.

Chairman Fatcheric advised the applicant to show the turning radiuses and granite curbing on the next plan. Also, he noted to show color samples for the next meeting. He also noted landscaping details should be enhanced to add to the overall appearance. Mr. Voss and Chairman Fatcheric agreed the brick style exteriors for the buildings are their preferred style.

Mr. Czerwinski stated he has concerns with the parking area between the existing physical therapy building and the new building with respect to vehicles having enough room to back out of spaces. He stated a different configuration would help with traffic flow. Additionally, Mr. Czerwinski stated the area in the rear of the property where the proposed dumpster location is seems too tight, and suggested a hammerhead to ensure ample area to turn around.

The application is continued to the next meeting.

**4981 West Genesee Street & Bramley Drive
Site Plan Approval
(Construction of New Building)**

TM # 058.-05-01.0

The applicant asked to reschedule to a later meeting.

Old Business

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes of June 24th, 2013. Mr. Voss seconded the motion and it was unanimously approved.

Discussion

Town Board Referral regarding Zone Change for the address of 191 Bennett Road, TM # 019.-03-01.1. Zone change being requested is to change zoning from R3 to R4.

Mr. Voss asked to hear from the councilperson representing the ward. Councilperson LaFlair stated he believes this is a project that will enhance the Camillus area. The applicant has turned other properties around in the area and the neighborhood have benefited from the changes.

Resolution # 36:

As there were no other questions or comments from the Board, Mr. Voss moved to ask Mr. Danaher to send a letter to the Town Board to say the Planning Board does not have any objections to the Zone Change for the property.

Correspondence

A voucher was received for services for April, May, and June 2013 from Shulman, Curtin, & Grundner, P.C., for \$2,711.41, \$761.41 of which is recoverable. Mr. Voss moved to approve payment. Mr. Kalfelz seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski updated the Board as to the status of Township 5's progress with the connector roads. It was noted the developer is waiting on approvals from the state and also with respect to the railroads.

Comments of the Board Members

None

With no further business before the Board, Mr. Voss moved to adjourn the meeting at 7:45 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted, Sandra Shoff, Planning Board Clerk

**Town of Camillus
Planning Board Agenda
August 12th, - 7:00 pm**

Present

John Fatcheric (Chairperson)
Mike Kallfelz
Donald Klaben
Tracy Lauer

Staff Present

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

Absent

Martin Voss

Guests & Members of the Public

5 others

New Business

**1960 Route 5/ First Baptist Church of Memphis
Amended Site Plan
(Modification on lighting plan)**

TM # 023.-02-01.3

Mr. Peter Jordan, project manager for the project, presented the application. Mr. Jordan stated the purpose of the application is to amend the lighting plan as previously presented. Mr. Jordan stated the previous wattage for the parking lot lamps was listed as 100 watts, and the current plan will be using 250 watts.

A lighting plan with the changes was submitted and is on file in the Clerk's office. Mr. Czerwinski stated his office has reviewed the information provided by the Church's engineer related to the proposed lighting change and finds it to be in accordance with the Town's Lighting Guidelines.

As there were no other questions or comments from the Board, Ms. Lauer moved to declare Lead Agency for the application. Mr. Klaben seconded the motion and it was unanimously approved.

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

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

Resolution # 37:

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

**Devoe Road/ Airosmith Development
Site Plan Review for Special Use
(Cell tower equipment modification)**

TM # 006.1-03.31.0

Mr. Chris Bevans from Airosmith Development; presented the application on behalf of the applicant. The purpose of the application is to modify the cell tower equipment. The

company is installing three (3) additional LTE antennas. No other equipment at the site will be modified.

Resolution # 38:

As there were no questions or comments from the Board, Mr. Klaben moved to ask Mr. Danaher to draft a letter to the Zoning Board of Appeals, stating the Board has no site specific issues with the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

**5648 Ike Dixon Road/ Airosmith Development
Site Plan Review for Special Use
(Cell tower equipment modification)**

TM # 021.-03-08.3

Mr. Chris Bevans from Airosmith Development; presented the application on behalf of the applicant. The purpose of the application is to modify the cell tower equipment. The company is installing three (3) additional LTE antennas. No other equipment at the site will be modified.

Resolution # 39:

As there were no questions or comments from the Board, Mr. Klaben moved to ask Mr. Danaher to draft a letter to the Zoning Board of Appeals, stating the Board has no site specific issues with the application. Ms. Lauer seconded the motion and it was unanimously approved.

**5938 Newport Road / Ron Dumond
Lot Line Re-Alignment**

TM # 021.-04-01.1

Mr. Ron Dumond, owner of the property, presented the application. Mr. Dumond currently owns 5938 and 5944 Newport Road, and wishes to sell the property at 5944 Newport Road. The purpose of the application is to move the lot line between the two lots to include the property directly behind his residence. This lot line re-alignment enables him to sell the property at 5944 Newport Road, but retain the parcel located directly behind his residence at 5938 Newport Road.

Ms. Lauer confirmed with the applicant the parcel that is being sold is located at 5944 Newport Road.

Mr. Klaben asked what structures are on the lot located at 5938 Newport Road. Mr. Dumond stated there is a house, garage and shed on this property.

Mr. Danaher clarified that both lots are currently owned by Mr. Dumond. Mr. Dumond stated they are.

As there were no other questions or concerns from the Board, Ms. Lauer moved to declare Lead Agency for this application. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to declare a Negative Declaration for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 40:

Mr. Kallfelz moved to approve the Lot Line Re-alignment as presented, with the condition the applicant provide the Clerk's office with a copy of the recorded deed. Mr. Klaben seconded the motion and it was unanimously approved.

**6638 Winchell Road / Casimir Sewruk
Sketch Plan
(Minor Subdivision)**

TM # 010.-05-31.0

The applicant requested his application be postponed to a later meeting.

**4981 West Genesee Street & Bramley Drive
Site Plan Approval
(Construction of New Building)**

TM # 058.-05-01.0

Mr. Ed Keplinger, architect for the applicant, presented the application. The purpose of the application is to construct a new office building. The building will be approximately 5,136 square feet with a full basement. The driveway will be located on Bramley Drive. Additionally, there will be access into the Office Building's parking lot through the neighboring church's driveway off West Genesee Street. The parking lot will have 34 parking spaces, fulfilling the Town's requirements. There will be a patio area in the rear of the building to be used by the employees as a break area. Additionally, there is landscaping for the project to be more detailed as the project moves forward.

The stormwater system will include retention and infiltration systems as the topography for the property is less than ideal for drainage. All utilities are on Site. There is a 25 foot buffer between the project and the closest residential neighbor. Additionally, Mr. Keplinger stated there is a small triangular piece in the rear of the property which is owned by the neighboring church which is to be conveyed to the office building's owner. The surveyors and attorneys are working out the details in order to have the most accurate information on the Site Plan.

The building style will be colonial in keeping with the residential area. The colors to be used are taupe and earth tones. There will be faux windows in the upper part of the structure.

Ms. Lauer asked if there was an area for snow storage. Mr. Keplinger noted there is a plan and would add it to the next plan presented.

Mr. Kallfelz stated his concerns regarding drainage and stormwater had been addressed.

Mr. Klaben asked if there were plans for a use for the second story of the structure. Mr. Keplinger stated there is not.

Mr. Czerwinski expressed concern regarding the drive aisles main entrance. He stated the map is showing 22 feet wide, town code is 24 feet wide. He also asked about the entrance near the church. Mr. Czerwinski stated these should be corrected on the map.

Mr. Czerwinski noted the driveway cut and stormwater plan need more detail, and will be able to comment as the project moves forward. Additionally Mr. Czerwinski stated the Lighting Plan is in compliance and shows no adverse impact on existing neighbors.

Mr. Danaher stated his firm will want to see the easement to ensure the church property owners and office building owners understand the reciprocal agreements for parking and uses for both properties. Any concerns regarding the driveway on West Genesee Street will be addressed by the comments from county as the application will be referred to Syracuse Onondaga County Planning Agency (SOCPA).

Chairman Fatcheric noted the disclosure affidavit hadn't been notarized. He asked Mr. Keplinger ensure the applicant, Dr. Paciorek, submit a notarized form for the file.

Ms. Lauer moved to declare Lead Agency for this application. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Old Business

Thompsons Landing / John Szczech Final Plat

TM # 019.-02-10.0

Mr. John Szczech, developer of the property presented an overview of his proposal to subdivide the 12.83± acre parcel of land located on the corner of Thompson Road and Warners Road, zoned R-3, into 31 residential single-family patio homes, all conforming to the Town's zoning ordinances.

The plan depicts two (2) entrances, both located on Thompson Road. The proposed road will be a horseshoe shape, serving all but three (3) lots in the development. Curb cuts along Thompson Road will service Lots 19, 20, and 21. Municipal sewers and public water are proposed to service the development.

In an effort to increase the buffer area between the proposed development and Nine Mile Creek, Mr. Szczech has conveyed 2.57± acres of land adjacent to the creek to the Town of Camillus.

The structures will be single-family detached patio homes approximately 1,200 to 1,600 square feet, all with basements. A small Homeowners Association for the maintenance of landscaping and snow removal would also service the development.

Mr. Szczech stated all utilities are in, roads have been surfaces, and the map is ready to be filed.

Mr. Czerwinski noted to the Board his firm is preparing the securities amount for the Town Board to set for the development.

Resolution # 41

Ms. Lauer moved to approve the Final Plat as presented for Thompsons Landing. As part of this resolution, it was acknowledged and agreed by the Planning Board that in

consideration of Lot A of Thompsons Landing being conveyed by the developer to the Town of Camillus and the same being accepted by the Town (by and through the Town Board) no Park Land Fees will be assessed against the subdivision; provided, however, in the event Lot A is not conveyed to or accepted by the Town Board, then Park Land Fees may be assessed against the subdivision by the Town of Camillus and the developer will be obligated to pay the same in accordance with applicable law. The proposed deed (and associated transfer documents) for said Lot A will be prepared by developer and subject to the review and approval by counsel for the Town Board. Mr. Kallfelz seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available.

Discussion

Town Board Referral regarding amending Municipal Code regarding Billboards on West Genesee Street between Yorkshire Boulevard and Mansfield Drive.

Resolution # 42

As there were no questions or comments from the Board, Mr. Kallfelz moved to make a positive recommendation to the Town Board regarding the Billboards. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received for services for April, May, and June 2013 from Barton & Loguidice, P.C. for \$15,216.96, \$14,841.96 of which is recoverable. Mr. Kallfelz moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

Mr. Czerwinski provided an update regarding Township 5. He stated there are still concerns relating to drainage, which he outlined in a recent letter to the Planning Board. Additionally, he reported that the power company and railroad offices are still working out their issues with the project.

Comments of the Board Members

None

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

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
August 26th, 2013 - 7:00 p.m.**

PRESENT

John Fatcheric, Chairperson
Mike Kallfelz
Donald Klaben

STAFF PRESENT

Paul Curtin, Planning Board Attorney
Paul Czerwinski, Planning Board Engineer

Absent

Tracy Lauer
Martin Voss

Guests & Members of the Public

Mike LaFlair, 2nd Ward Councilor
Approximately 15 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

NEW BUSINESS

**Casimir Sewruk
6638 Winchell Road
Sketch Plan**

TM # 010.-05-31.0

Mr. Sewrak appeared before the Board to present his subdivision application. He explained that he intends to sell a small house on the property along with a small parcel of land, keeping the remainder of the original parcel intact.

Mr. Fatcheric asked that the septic system be detailed on the preliminary plat. Mr. Czerwinski explained that this is necessary to ensure the septic system is fully contained on the lot.

Mr. Curtin inquired how many bedrooms and bathrooms are in the house and whether the existing septic system was sized to accommodate that. Mr. Sewrak stated that there are two bedrooms and one bathroom and the system is sized appropriately. Mr. Curtin explained that the concern was, given the small size of the lot, whether there would be adequate room to move the leach field if necessary and whether they would consider adding more land to the sale parcel for that purpose. Mr. Sewrak stated the lot line was already relocated for specifically that purpose.

Mr. Curtin inquired about the choice of lot line alignment. Mr. Sewrak stated he is considering building a house on the empty parcel for his own future use, and he chose the lot lines to allow access to that potential home from Winchell Road.

Resolution #43

Mr. Kallfelz moved to close the Sketch Plan. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution #44

Mr. Klaben moved to declare the Camillus Planning Board as Lead Agency on this matter. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution #45

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

**Solvay Bank
4131 West Genesee Street
Amended Site Plan**

TM # 056.-02-02.0

Jake McKenna of Parsons McKenna Construction appeared on behalf of the applicant to present the application. He stated that this project is to perform exterior repairs & refurbishment of the existing bank building, while updating the appearance to conform to the current earth tone corporate colors. The work will consist of replacing the deteriorating sandstone panels with dryvit, replace the rotted wood fascia, replace the glass on the W. Genesee Street facing windows, and repaint the ceiling & columns of the drive thru.

Mr. Curtin inquired whether the roof would undergo repairs as well. Mr. McKenna stated that the roof will be repaired in conjunction with this project; however the roofing will be handled by the plaza owner and performed by Diamond construction.

Mr. Klaben moved to declare the Camillus Planning Board as lead agency on this matter. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Mr. Klaben moved to declare a negative declaration for this application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution #46:

Mr. Klaben moved to approve amended site plan for the façade upgrade at Solvay Bank at 4131 West Genesee Street, as presented. Mr. Kallfelz seconded the motion and it was unanimously approved.

**First Ukrainian Pentecostal Church
3875 Warners Road
Amended Site Plan**

TM # 015-.04-09.1

Viktor Makarchuk appeared on behalf of the applicant to present the amended site plan application. He explained their desire to add a secondary 64' x 30' garage, a 60' x 36' open pavilion, and improve the existing 60' x 90' fenced in playground in the area north of the existing structures. He explained that the purpose of the garage is to store vehicles that cannot be accommodated by their current garage.

Mr. Kallfelz inquired whether there would be any lighting on or around the pavilion. Mr. Makarchuk stated there would not.

Mr. Fatcheric inquired what types of events would be hosted at the pavilion, where the parking would be, what improvements were planned for the playground, and what the color of the garage would be. Mr. Makarchuk indicated the pavilion would be used for church picnics, youth group functions, and similar events, with parking in the main

church lot. He stated that the playground would remain fenced in and the equipment would be upgraded to the newer plastic variety and noted that the colors palette for the garage had not yet been decided.

Mr. Czerwinski inquired whether there would be any exterior lighting on the garage or whether the grading would be changed. Mr. Makarchuk indicated there were no plans for either.

Mr. Curtin stated that the colors of the garage elevation are a requirement of site plan approval so, at a minimum, the color range needed to be supplied. After discussion it was determined that the Board could provide approval subject to the color palate being supplied before the next Planning Board meeting on September 9, 2013.

Mr. Kallfelz moved to declare the Camillus Planning Board as lead agency on this matter. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare this an unlisted action under SEQR. Mr. Kallfelz seconded the motion and it was unanimously approve.

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

Resolution #49

Mr. Klaben moved to approve amended site plan for the First Ukrainian Pentecostal Church at 3875 Warners Road for the construction of a garage and pavilion, as well as playground improvements as presented, subject to the color palette for the garage being supplied to the Planning Board by September 9, 2013. Mr. Kallfelz seconded the motion and it was unanimously approved.

Richard Blankenship 3800 West Genesee Street Amended Site Plan

TM # 042.-09-10.1

Sean McCullough, contractor for Mr. Blankenship, appeared to present the amended site plan application. He explained that they will be making some changes to the façade of the building to accommodate a new sushi restaurant in the rear of the location. On the north facing rear of the building there will be a trellis attached to the building only by the header and the existing deck will be renovated and stained dark brown. Windows will be 57 x 77 existing windows are higher than the drop ceiling. On the easterly facing elevation, a small sign with black background, white lettering, and one red accent letter will be placed over the existing doorway and three 57" by 77" windows will be installed to replace the larger ones currently in place, which extend up beyond the drop ceiling inside the restaurant.

Mr. Czerwinski inquired about the parking on the Hunt Avenue side of the building. Mr. Fatcheric expressed concern that the terms of the original site plan for Carol's Polar Parlor with regard to that parking area may not have been followed through on and indicated the Board would discuss it with Code Enforcement.

Mr. Klaben moved to declare the Camillus Planning Board as lead agency on this matter. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

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

Resolution #50

Mr. Kallfelz moved to approve amended site plan for Carol's Polar Parlor at 3800 West Genesee Street as presented. Mr. Klaben seconded the motion and it was unanimously approved.

**Ronald and Carolyn Wright
5429 Anvil Drive
Sketch Plan**

TM # 027.2-02-23.1

Ronald Wright appeared to present their subdivision application. He explained that their property was originally two separate parcels: one on which their residence exists and an empty adjacent parcel. They had purchased the empty parcel next to theirs at the time they purchased their home in order to expand their property but, now that they are looking to sell their home, they would restore the two lots to their original status as two separate parcels to make them more attractive for resale

Mr. Fatcheric inquired whether the proposed lots are the same as the original parcels and thus still compliant with current building lot requirements. Mr. Wright explained that they are slightly larger as he had also purchased a swatch of green space in the interim and the proposed new parcels are split through the middle of that resulting in parcels slightly larger than the originals.

Mr. Curtin remarked that the overall density is not changing from the original subdivision plan and the lots will remain conforming lots, consistent with zoning, so he sees no obstacles toward proceeding.

Mr. Fatcheric advised the applicant they could proceed with both the preliminary plat and final plat application processes at the next Planning Board meeting.

**Autozone
3908 W. Genesee Street
Amended Site Plan**

TM # 042.-08-10.1

Carolyn Thaemert appeared on behalf of the applicant to present their amended site plan application. She explained that as part of a company wide effort, older Autozone facilities such as this one are being updated to be compliant with the company's new floor plans and fixtures. As part of this, the formerly angled product aisles and check out counter will now be straight, necessitating that the entry vestibule be bumped out approximately one foot to maintain handicap accessibility.

Mr. Fatcheric inquired whether Autozone might be willing to consider adding some landscaping to soften the look of the exterior, such as some foliage islands on the easterly lawn shrubbery along West Genesee Street, or planters in the parking lot.

Mr. Curtin explained that, while the location is compliant with the original site plan approval, the Town's standards have been modified since its construction and this site would not be approved by today's standards. Given that, the Board would be appreciative if Autozone might be amendable to considering enhancement of the exterior landscaping as part of this renovation project.

Ms. Thaemert also inquired whether the expectation would be that any landscape improvements would be done before winter, expressing concern that late planting might compromise survival of the plants over the winter. Mr. Curtin indicated that depending upon the species, fall planting might be fine but that due consideration on the planting schedule would be given dependent upon the species of plan proposed.

Ms. Thaemert indicated that she would follow up on that suggestion with Autozone and its landscape architects, suggesting perhaps some trellis on the sides of the doors. As she traveled from Tennessee for the meeting, she inquired whether she could submit amended plans for consideration without having to travel for another meeting. Mr. Fatcheric indicated that would be acceptable to the Board.

Mr. Kallfelz moved to declare the Camillus Planning Board as lead agency on this matter. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare this an unlisted action under SEQR. Mr. Kallfelz seconded the motion and it was unanimously approve.

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

The application is continued to the next meeting.

Ticada Realty, LLC
5417-5419 W. Genesee Street
Site Plan

TM # 065.-04-04.1(etc)

Paul Huysman or Bennetts & Huysman Architects and Al Maxian of Maxian and Horst Landscape Architects & Land Planners appeared to present the site plan application. Mr. Huysman explained that Ticada Realty has a purchase agreement with Dr. Casey and Dr. Fallon to purchase the property and get subdivision approval for the Ticada Realty building on the southern half of the property, with the West Genesee fronting land on the north side of the property reserved for a 10,000 square foot medical building and parking area, potentially constructed in the future for use by the Fallons. The overall size of the property is 4.57 acres, with 1.14 acres reserved for the Fallons future use and 3.47 acres used for the Ticada Realty building.

The architectural drawing submitted shows the Ticada building consisting of a 5,000 square foot suite to house a physical therapy facility and an 8,000 square foot suite to house the New York Spine and Wellness practice, and a proposed 7,600 square foot future addition for an ambulatory surgery center if the appropriate approvals for opening the facility can be obtained from the New York State Health Department. Ticada Realty is still in the process of determining whether the structure will be built in its entirety or if the proposed and future spaces will be constructed in phases.

Mr. Huysman noted that the site development plan submitted by Maxian and Horst does take into account the drainage for the potential future development of the medical building for the Fallons. He explained that the building will be single story, but brought down to a more residential scale. Headroom is needed for the mechanical distribution equipment and the rendering submitted shows two penthouses that would house this equipment so it will not be visible from West Genesee Street or from any of the surrounding properties. They are proposing to align the entrance with Knowell Road.

Mr. Maxian indicated that stormwater management will be entirely onsite, preliminary perks are very positive, and the plan is to have smaller stormwater distribution systems at the inlet with larger infiltration areas in the buffer. An 8' privacy fence is proposed along the southern and western property lines, with 50' between back yard and buffer which will be landscaped. Circulation will be off West Genesee Street and shared with the Fallon building when constructed. There are 149 parking spots total, 16 of them designated for handicapped access. The site will be lighted.

Mr. Fatcheric inquired what the proposed timeline was and noted a subdivision application should be submitted so it can be considered and referred to Onondaga County along with the site plans. Mr. Huysman stated they hoped to close by year and indicated his understanding of the necessity for a subdivision application.

Mr. Klaben inquired whether the existing foliage will be removed and new landscaping installed and whether any landscaping would be installed around the proposed parking area for the Fallon building. Mr. Maxian indicated that most of what is there isn't salvageable so they will be planting new landscaping. Mr. Huysman indicated that the proposed Fallon building and parking area is not part of the current plan and only being shown for reference.

Mr. Curtin noted the large areas of impervious pavement and inquired how drainage near the entrance drive aisle would work and whether the east/west drive aisle in the middle of the site would interconnect with the entire property when fully developed. Mr. Maxian explained that no drainage will go toward West Genesee Street; it is all designed to move south into the infiltration area. Mr. Huysman noted that the drive aisle will be continuous and shared by both buildings in order to prevent stacking of traffic coming in from West Genesee Street.

Mr. Czerwinski stated that the lighting plan submitted complies with Town guidelines. He noted that he may have questions after reviewing the drainage plan and presumes Onondaga County will have questions regarding the traffic impact.

Mr. Fatcheric inquired whether they had properly accounted for snow storage without having to use the landscaped area in the back of the property and expressed concern about the proximity of the entrance aisle to the adjacent property. Mr. Maxian stated snow removal was accounted for.

Jim Napoleon of Onondaga County inquired whether the lack of exact alignment of the driving aisle with Knowell Road would present a problem. Mr. Fatcheric noted that Code Enforcement has reviewed the plan and did not comment on that. Mr. Napoleon noted that the traffic analysis won't be done until school is in session in order to get a more accurate picture of typical traffic.

Mr. Curtin inquired whether they had attempted to acquire the property next to the entrance road and stated that the applicant would need to submit the Environmental Assessment long form with addenda, which would minimally contain the traffic report.

OLD BUSINESS

None

MINUTES OF THE PREVIOUS MEETING

Mr. Klaben moved to approve the minutes of the July 22, 2013 meeting. Mr. Kallfelz seconded the motion and it was unanimously approved.

DISCUSSION

The proposed elevation submitted for Buffalo Wild Wings was reviewed in the Board's pre-meeting. Mr. Curtin had corresponded with Brenda Shackelford by email, indicating that the elevation presented was very busy in terms of materials and colors. He requested they consider something that diverts from the stark gold and black contrast presented; perhaps something brick, canopies, or windows that would be more in keeping with the overall feel of the Township 5 development. Mr. Curtin had offered to Ms. Shackelford to obtain the feedback of the remainder of the Board for her. The Board concurred with Mr. Curtin's assessment and requested he send correspondence to Ms. Shackelford indicating such and requesting that they present one of the more updated elevation designs they have used in other lifestyle centers.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, P.C. for services rendered in July 2013 in the amount of \$4457.90, \$4,332.00 of which is recoverable. Mr. Kallfelz moved to approve payment of the voucher. 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

None

Mr. Kallfelz moved to adjourn the meeting at 8:27 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Martha Dickson-McMahon, Interim Planning Board Clerk

**Town of Camillus
Planning Board Minutes
September 9th, 2013 - 7:00 p.m.**

PRESENT

John Fatcheric, Chairperson
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

STAFF PRESENT

Paul Curtin, Planning Board Attorney
Paul Czerwinski, Planning Board Engineer

Guests & Members of the Public

William Davern, 3rd Ward Councilperson
Dave Callahan, 6th Ward Councilperson
15 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

NEW BUSINESS

**5399 West Genesee Street / Wal-Mart
Temporary Site Plan Approval
(Storage trailers)**

TM # 066.-01-10.1/3

Mr. Michael Laux, store manager for Wal-Mart, presented the application. The purpose of the application is to temporarily store seven (7) storage trailers for layaways during the Holiday selling season. According to the plan presented, one (1) trailer would be located in the truck dock area; the other six (6) trailers would be located along the southerly portion of the rear of the building, parallel to the building.

Mr. Klaben asked the reasoning behind the placement of the trailers. Mr. Laux stated the placement is due to previous suggestions during the construction of the store that dealt with the location of the temporary trailers. Mr. Laux commented he's open to any and all suggestions for the location of the trailers.

Chairman Fatcheric also expressed concern as to the location of the trailers.

Mr. Voss commented on the area as it currently appears. He stated he has concerns regarding the trash and refuse in the area. He advised the applicant the state of the land around the store isn't pleasant and suggested they consider improving the aesthetic appeal. Mr. Laux stated the store personnel conducts periodic checks and tries to stay ahead of any debris in the area. Additionally, Mr. Laux stated Benderson Corp (owner of the property) has specific times to clean the area. Mr. Voss expressed concern about the snow storage and the placement of the storage trailers may interfere with that.

Mr. Curtin expressed concern the placement of the trailers may interfere with the Fire Lanes behind the store, hindering traffic around the facility.

After some discussion, it was decided to locate the storage trailers in the upper parking lot behind the store.

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

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

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

Resolution #51:

Mr. Klaben motion to approve the Temporary Storage Plan for WalMart to store trailers for the Holiday Season in the upper parking lot behind the store. Mr. Kallfelz seconded the motion and it was unanimously approved.

**4100 West Genesee Street / Rescue Mission
Amended Site Plan
(Façade modification)**

TM # 042.-06-12.1

The applicant requested to be moved down the agenda as his colleague had not yet arrived.

Mr. Charles Chappell, Chief Commercial Officer for Rescue Mission, presented the application. The purpose of the application is to install a 3'6" x 7 steel craft door on the east side of the building to be used to accept donations from the public.

Mr. Kallfelz clarified the redemptions will still be taken in the front of the store. Mr. Chappell stated that's correct.

Mr. Curtin asked if the new store is similar to the "person" doors already in the building. Mr. Chappell stated it is. Mr. Curtin asked if there's any additional lighting planned for the Site. Mr. Chappell stated there is not.

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

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

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

Resolution #52:

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

**5417-5419 W. Genesee Street/Ticada Realty, LLC
(Preliminary Plat/Subdivision)**

TM # 065.-04-04.1(etc)

Mr. Paul Huysman, architect for Ticada Realty, LLC, presented the application. The purpose of the application is to subdivide a 4.57 (+/-) acre parcel located at 5417 – 5419

West Genesee Street. The larger lot, approximately 3.47 acres is to be developed by Ticada Realty, LLC as a medical office building, approximately 23,600 square feet in size with associated parking, stormwater management, site lighting, walks and landscaping. The application for Site Plan approval has been submitted simultaneously with the subdivision application. The smaller lot, approximately 1.14 (+/-) acres will be retained by the Fallons (current owners) for future development as a medical office with associated parking. The site will be rough graded for future development by the Fallons.

The driveway into the parcel is to be aligned with the traffic light at Knowell Road. Both parcels conform to the existing zoning classification.

Mr. Voss asked what the proposed business will be. Mr. Huysman stated the principal tenant will be the New York Spine and Wellness Center.

At the request of the Chair of the Planning Board, Mr. Curtin clarified for those present, that the properties are zoned LBO. Additionally the lots are conforming lots and the medical building is an allowable use under the zoning classification. The subdivision is a 2-lot subdivision and will be referred to SOCPA (Syracuse Onondaga County Planning Agency) as part of the approval process. SOCPA considers the location and any inter-municipal issues that may need to be considered. Additionally, the applicant is mindful of the possibility of traffic issues. In a prior Planning Board Meeting, a traffic consultant was in attendance with the applicant and was in the process of preparing a traffic report. The Board and the applicant's representatives responded to questions offered by neighbors of the proposed project who were in attendance.

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

Mr. Klaben moved to refer the application to SOCPA (Syracuse Onondaga County Planning Agency). Mr. Voss seconded the motion and it was unanimously approved.

OLD BUSINESS:

**Ronald and Carolyn Wright
5429 Anvil Drive
Preliminary Plat/Final Plat**

TM # 027.2-02-23.1

Ronald Wright appeared to present their subdivision application. He explained that their property was originally two separate parcels: one on which their residence exists and an empty adjacent parcel. They had purchased the empty parcel next to theirs at the time they purchased their home in order to expand their property but, now that they are looking to sell their home, they would restore the two lots to their original configuration, that being two separate parcels to make them more attractive for resale

Mr. Curtin remarked that the overall density is not changing from the original subdivision plan and the lots will remain conforming lots, consistent with zoning, so he sees no obstacles toward proceeding.

Chairman Fatcheric noted the application does not need to be referred to SOCPA as the subdivision is not located with 500' of a county road.

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

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

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

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

Resolution #53:

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

Resolution #54:

Mr. Voss moved to approve the Final Plat as presented. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Curtin and Chairman Fatcheric noted the Park Land fees were previously assessed to the developer of the subdivision and therefore cannot be re-assessed to this 2-lot subdivision.

**Ticada Realty, LLC
5417-5419 W. Genesee Street
Site Plan**

TM # 065.-04-04.1(etc)

Paul Huysman of Bennetts & Huysman Architects appeared to present the site plan application. Mr. Huysman explained that Ticada Realty has a purchase agreement with Dr. Casey and Dr. Fallon to purchase the property and get subdivision approval for the Ticada Realty building on the southern half of the property, with the West Genesee fronting land on the north side of the property reserved for a 10,000 square foot medical building and parking area, potentially constructed in the future for use by the Fallons. The overall size of the property is 4.57 acres, with 1.14 acres reserved for the Fallons future use and 3.47 acres used for the Ticada Realty building.

The architectural drawing submitted shows the Ticada building consisting of a 5,000 square foot suite to house a physical therapy facility and an 8,000 square foot suite to house the New York Spine and Wellness practice, and a proposed 7,600 square foot future addition for an ambulatory surgery center if the appropriate approvals for opening the facility can be obtained from the New York State Health Department. Ticada Realty is still in the process of determining whether the structure will be built in its entirety or if the proposed and future spaces will be constructed in phases.

Mr. Huysman noted that the site development plan submitted by Maxian and Horst does take into account the drainage for the potential future development of the medical building for the Fallons. He explained that the building will be single story, but brought

down to a more residential scale. Headroom is needed for the mechanical distribution equipment and the rendering submitted shows two penthouses that would house this equipment so it will not be visible from West Genesee Street or from any of the surrounding properties. They are proposing to align the entrance with Knowell Road.

Mr. Huysmann indicated that stormwater management will be entirely onsite, preliminary perks are very positive, and the plan is to have smaller stormwater distribution systems at the inlet with larger infiltration areas in the buffer. An 8' privacy fence is proposed along the southern and western property lines, with 50' between back yard and buffer which will be landscaped. Circulation will be off West Genesee Street and shared with the Fallon building when constructed. There are 149 parking spots total, 16 of them designated for handicapped access. The site will be lighted.

Mr. Voss asked for clarification regarding the buffer and the proposed fence. Mr. Huysman stated the fence will be a wood fence, with the good side facing the existing neighborhood. He also stated the developer plans to install new trees and plantings to enhance the buffering as much of the existing vegetation is not salvageable. Mr. Voss also asked about the lighting plan. Mr. Huysman clarified lighting plan has been reviewed by the Town Engineer and found to be in compliance with the town's standards. Mr. Voss clarified the building is a single story building. Mr. Huysman stated it is. Mr. Voss asked about snow storage. Mr. Huysman stated the plan depicts the snow storage to be in the northwest corner of the property. Additionally, Mr. Voss clarified the hours of operation for the business. Mr. Huysman stated he believed the center plans to operate from 8:00 to 5:00 pm.

Mr. Kallfelz stated he appreciated the curbing that has been added in between the two proposed buildings.

Mr. Czerwinski stated that the lighting plan submitted complies with Town guidelines. He noted that he may have questions after reviewing the drainage plan and presumes Onondaga County will have questions regarding the traffic impact.

Mr. Curtin introduced Ms. Terry Horst, Landscaping Architect for the project and asked if she could explain the schedule of plantings for the Site. Ms. Horst explained that due to Site grading, and On-Site stormwater retention areas, the schedule of landscaping will begin as the drainage details are completed. That being said, the proposed schedule will be to install mature trees (approximately 6-8ft) in the planting season, along with shrubbery interspersed to provide additional buffering.

Chairman Fatcheric and Mr. Curtin advised those in attendance the Planning Board's responsibility to the public is to provide adequate buffering, allay concerns regarding light spillage into an existing neighborhood, and address public safety concerns during a review of a Site Plan.

As there were residents from the existing neighborhood in attendance, Chairman Fatcheric stated if there were any questions that hadn't been addressed in the presentation, that the Board, Staff and Project Manager would do their best to answer any questions.

Mr. Frank Esposito of 107 Genesee Road asked if the Site will be illuminated 24 hours a day. Mr. Huysman stated he believed the illumination would be in the evening hours till

approximately 9:30 to ensure all personnel in the building have illumination as they are exiting the building. Mr. Esposito also asked if there's a height restriction on the building. His concern is the addition of a second story at a future date. Chairman Fatcheric explained the Site Plan presented is the plan that ultimately will receive approval, and if there are any changes to an approved plan, the developer must appear again before the Planning Board to present a new plan.

Mr. George Surace of 113 Genesee Road asked if someone could define an "ambulatory center". It was explained it's a surgery center, in which patients are generally scheduled for a procedure, and are able to return home the same day. He asked for clarification of the hours. Mr. Huysman stated the proposed hours will be 8:00 am to 5:00 pm. He also asked what materials would be used for the fence. Mr. Huysman clarified it would be a wooden fence.

Mr. Louis Chistolini of 104 Genesee Road asked about the driveway on West Genesee Street. He clarified that Onondaga County would need to approve the location of the driveway. Chairman Fatcheric stated that's correct as West Genesee Street is a County Road.

Councilperson Davern stated he believed the height could not exceed 31' 6" for a single story structure according to the Municipal Code. He also expressed an interest in seeing the illumination technology that Bryne Dairy used for a presentation earlier this year. Mr. Huysman agreed that technology is impressive, but stated they don't have the ability to demonstrate that at this time. Additionally, Mr. Davern expressed concern relating to the housing for the air conditioning unit and the mechanical unit and the noise level of these units. Mr. Huysman stated the placement of the units should alleviate those concerns.

As there were no other questions or concerns relating to the application, Mr. Voss moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

MINUTES OF THE PREVIOUS MEETING

Ms. Lauer moved to approve the minutes of the August 12th, 2013 meeting. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes of the August 26th, 2013 meeting. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

TB Referral regarding zone change for Ryan Way (TM # 020.-03-17.1 and 020.-03-20.1) (LBO north of Ryan Way, C2 south of Ryan Way.)

As there were no questions or comments relating to the Zone Change for this property, Ms. Lauer moved to ask Mr. Curtin to draft a letter to the Town Board stating the

Planning Board feels the application will have no adverse impact in the area. Mr. Kallfelz seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Onondaga Planning Federation for annual dues in the amount of \$50.00. Mr. Voss moved to approve payment of the voucher. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Shulman, Curtin, & Grundner, P.C. for services rendered in July 2013 in the amount of \$562.50, \$225.00 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Ms. Lauer seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

Councilpersons Davern and Callahan commended the Board with respect to the Ticada Realty applications and the attendees of the meeting. They stated it appeared the residents of the existing neighborhood of the Site were pleased to have their concerns allayed and heard.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF THE BOARD

None

Mr. Voss moved to adjourn the meeting at 7:55 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
September 23rd, 2013 - 7:00 pm**

PRESENT

John Fatcheric, Chairperson
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

STAFF PRESENT

Paul Curtin, Planning Board Attorney
Paul Czerwinski, Planning Board Engineer

Guests & Members of the Public

Dave Callahan, 6th Ward Councilperson
8 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business

**5919 Newport Road / Schneider & Nugent
Lot Line Re-Alignment**

TM # 021.-02-28.1

Mr. Joel Ross presented the application on behalf of the owners. The purpose of the application is to move a lot line in order to convey property to the adjoining property owner, Mr. Douglas Nugent. Mr. Nugent's property is currently a non-conforming lot and the additional footage provided by the lot line re-alignment will enable Mr. Nugent to own a conforming lot, on which he plans to construct a single family residence.

Mr. Ross stated the northerly portion of the Schneider property is the portion to be conveyed to Mr. Nugent. The parcel will be approximately 110 feet across and 400 feet deep. Both properties are zoned R3. The re-alignment will not change the complexion of the neighborhood.

Mr. Czerwinski asked if there will be an additional curb cut. It was noted there is an existing driveway on Mr. Nugent's property.

Mr. Curtin clarified the amount of acreage affected by the lot re-alignment. The amount of 7.9 noted on the SEQR form attached to the application appears to be incorrect. It was noted the correct amount is 2.84 acres (+/-). This amount will be corrected on the form.

As there were no additional questions or comments, Mr. Klaben moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

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

Resolution # 55:

Mr. Voss moved to approve the Lot Line Re-alignment as submitted; on the condition the applicant provided the Planning Board a copy of the recorded deed. Ms. Lauer seconded the motion and it was unanimously approved.

**Hambletonian Way / West Genesee Turnpike
Site Plan
(New Construction)**

TM # 027.2-01-01.1

Mr. John Szczech, developer of the property, presented the application. The purpose of the application is to construct a single story 7200 square foot building, to house a day care facility; World of Wonder Day Care, currently located at 5633 West Genesee Street. All utilities are on site. The property is zoned PUD and is part of the Wellington Subdivision. The proposed plan shows 27 parking spaces, sidewalks, floor plan, and elevations. As the project continues to move forward there will be more details provided. A drainage plan is being finalized and will be submitted for review.

Mr. Szczech explained the Wellington Subdivision is a PUD development that was developed several years ago with residences and a credit union. The proposed Day Care will be added, thus bringing the commercial use to approximately 8,000 square feet. The conceptual plan proposes additional retail or office buildings to be constructed to utilize the remaining 32,000 square feet of commercial space for this development.

Mr. Voss clarified the World of Wonder Day Care is moving, and this is not an additional day care. Mr. Szczech stated that is correct. Mr. Voss also asked how the traffic would enter the site and flow through the site. Mr. Szczech demonstrated the traffic would enter the site from Hambletonian Way; there is a proposed drop-off location from the school buses and parent drop-off. Mr. Voss inquired if there's an entrance or exit from West Genesee Turnpike. Mr. Szczech stated there isn't as there are no turns allowed from this road.

Ms. Lauer asked Mr. Szczech to demonstrate how the finished site might appear. Mr. Szczech stated he anticipates the site to have additional construction with each site housing its own parking, side walks, however being part of a contiguous site.

Chairman Fatcheric asked if there would be any site lighting. Mr. Szczech stated there isn't any planned. He does plan to have wall packs on the building. Chairman Fatcheric also asked if Mr. Szczech could elaborate as to the proposed extra parking spaces and wider drive aisles. Mr. Szczech explained the site has sufficient vacant land and is able to accommodate the additional spaces, if necessary, and increased drive aisles and feels the site will be safer with those accommodations. Chairman Fatcheric noted there isn't any granite curbing in this area as this is not a retail establishment.

Mr. Szczech briefly described the elevations for the site. The color of the building will be earth colored tones, with vinyl siding, and asphalt shingles. The roof will be a pitched roof with dormers and have a residential feel. A fenced in play yard is planned. Mr. Szczech reiterated more details will follow at subsequent meetings.

As there were no other questions from the Board, Mr. Klaben moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to refer the application the Syracuse Onondaga County Planning Agency. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

Tim Donut U.S. Limited, Inc. / TDK Engineering Home Depot Plaza (Site Plan)

TM # 017.-04-48.2

Mr. Dan Blamowski, P. E. for Tim Hortons, presented the update on the application for Site Plan Approval.

In previous meetings, Mr. Blamowski presented the Conceptual Site Plan application. The purpose of the application is to construct a new building for the co-location of a Tim Horton's / Cold Stone Creamery restaurant. The restaurant will have a 2-lane drive thru to accommodate Tim Horton's customers. The restaurant will be approximately 2300 square feet. Additionally the restaurant is to be constructed on the Home Depot Parking Lot, in the southwest corner.

Mr. Blamowski provided these details to update the Board. He stated the footprint of the building has been altered. The square footage is now 1950 square feet as the developer has eliminated the Cold Stone Creamery portion of the building. Mr. Blamowski stated the diminished size of the building clears up any discrepancy with respect to parking requirements as well. The sidewalk in the front of the building is slightly larger.

The building style is a new prototype Tim Hortons is establishing nationwide. The building is constructed of a cement board fiber material, with stone accents at the base of the building, red awnings and wall mounted lighting. Mr. Blamowski stated there is a brand new store in Oneida which mirrors the structure they are planning for Camillus.

Mr. Blamowski also presented a spec sheet for the outdoor seating at the restaurant. The table and chairs are a dark colored wrought iron style in light weight aluminum. The tables are round; approximately 40" in width, the chairs are dining style with arms and a slatted seat and back.

There will be a clear separation from the outdoor seating area and drive-thru area with a wrought iron type fence.

In a previous meeting, concerns relating to the site were brought to the applicant's attention. In tonight's meeting, Mr. Blamowski reviewed the revisions on the site plan. He addressed:

- The revised Drive thru stacking
- The addition of granite curbing to the high impact areas
- An expanded landscaped island on the site, near the railroad tracks, which matches the island in the northerly portion of the site to delineate the Tim Horton's site
- The western elevations with increased faux window and awnings to increase visibility from the Hinsdale road
- The Traffic Impact study which stated there are no adverse effects on the area.

In addition, Mr. Blamowski stated he appreciated the Board's patience with the application as Home Depot reviewed all the submissions as well. Both the Town of Camillus and Home Depot had concerns to be incorporated in the site.

Mr. Klaben asked the applicant to incorporate awnings over faux windows on the western elevation in order to provide a balance. Mr. Blamowski stated he could do that, and there will be gooseneck lighting on the other windows.

Mr. Voss and Ms Lauer commented how much they like the proposed plan, and they appreciated the applicant has incorporated their comments and concerns. Additionally, they stated the restaurant will be a welcome addition to the community.

Mr. Czerwinski stated his firm has received the traffic study, and is waiting for additional comments from his highway engineer. Mr. Czerwinski asked the applicant if he has OCDOT approval for the traffic study. The applicant stated he didn't and was advised the OCDOT approval is necessary for Site Plan Approval.

Mr. Czerwinski also noted with respect to the sanitary sewer comments, the additional piping should be noted on the Site Plans.

The application is continued to the next meeting.

**4981 West Genesee Street & Bramley Drive
Site Plan Approval
(Construction of New Building)**

TM # 058.-05-01.0

Mr. Ed Keplinger, of Keplinger Freeman Associates, presented the application on behalf of the applicant.

In a previous meeting, Mr. Keplinger stated the purpose of the Development Plan. The purpose of the application is to construct a new office building. The building will be approximately 5,136 square feet with a full basement. The driveway will be located on Bramley Drive. Additionally, there will be access into the Office Building's parking lot through the neighboring church's driveway off West Genesee Street. The parking lot will have 34 parking spaces, fulfilling the Town's requirements. There will be a patio area in the rear of the building to be used by the employees as a break area. Additionally, there is landscaping for the project to be more detailed as the project moves forward.

The stormwater system will include retention and infiltration systems as the topography for the property is less than ideal for drainage. All utilities are on Site. There is a 25 foot buffer between the project and the closest residential neighbor. Additionally, Mr. Keplinger stated there is a small triangular piece in the rear of the property which is owned by the neighboring church which is to be conveyed to the office building's owner. The surveyors and attorneys are working out the details in order to have the most accurate information on the Site Plan.

The building style will be colonial in keeping with the residential area. The colors to be used are taupe and earth tones. There will be faux windows in the upper part of the structure.

Mr. Keplinger noted that the concerns relating to the Site were mostly relating to the drainage plans and has submitted a letter addressing those concerns to the Board. A copy of the letter is on file in the Clerk's office. Additionally, Mr. Keplinger noted the driveway width on the proposed Site Plan is incorrect, but will be corrected to reflect 24' width on the final plan.

Mr. Rudy Jones, of Keplinger Freeman Associates gave a brief explanation of the drainage. Previous concerns regarding the drainage plan were the concerns that the water might pool on site, and cause concern for the residents in the existing neighborhood near the new building.

Mr. Jones explained the "perc" rate for the site is very good, allowing for more than average retention rate for the site and having an on-site infiltration system. Additionally, a depression in the rear of the property, combined with the addition of a berm should contain any drainage from the site. The catch basin amounts reflect the chambers should hold water from a 5 or 10 year storm.

Mr. Czerwinski stated from an engineering standpoint, the site theoretically should retain the drainage sufficiently. Mr. Czerwinski reminded the application the site must be maintained to avoid residents in the existing neighborhood experiencing runoff from the site.

Mr. Curtin reiterated the concerns of maintaining the site, stressing the existing neighborhoods should not have concerns in the event of a major storm.

As there were no other questions or concerns, and Lead Agency has been declared previously, Mr. Klaben moved to declare an Unlisted Action for the application. Ms. Lauer seconded the motion and it was unanimously approved.

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

Resolution # 56:

Mr. Kallfelz moved to approve the Site Plan as presented with the revision of the driveway aisles width be corrected. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 57:

Ms. Lauer moved to assess \$1200.00 in Professional Fees for the application. Mr. Voss seconded the motion and it was unanimously approved.

**West Genesee Street / Kandon, LLC
Site Plan Approval
(Construction of New Building)**

TM # 035.-05-52.2

Mr. Art Kanerviko, of Kandon, LLC presented the application. The purpose of the application is to construct a new Mavis Auto Center and retail/office building. The Site will include interconnectivity and signalized access with neighboring establishments.

The proposed Mavis Auto Center is a one-story 6,768 square foot building with eight (8) bays. The proposed retail/office building is a two-story 2400 square foot building. The

Mavis building is planned to be a colonial building, beige in color, with emerald green trim and accents. The retail office building's style will be a brick structure similar to the existing structures in that location. The two buildings will be located next to each other with an area for parking and traffic between them. The entrance off West Genesee Street will be right in, right out, with no left hand turn out of the parking lot. A landscaping plan was presented to provide aesthetic appeal throughout the site.

Mr. Kanerviko stated the parking lot is in compliance; the OCDOT permit is approved, and has provided drainage information for the site. Additionally, he included a lighting plan.

Mr. Kanerviko reviewed the elevations for the Mavis building. It will be a single story building, with weathered wood shingles, asphalt shingles, split faced concrete blocks, and fiber board. The color is earth toned, with teal accents, as the teal color is part of Mavis logo. The building can be easily modified should the need arise.

The second building's materials will consist of a dark red bricks and concrete, keeping consistent with the style of buildings already in place.

Chairman Fatcheric stated the landscaping detail looks to have been enhanced for the entire site. Mr. Kanerviko stated that is the result of the buildings being moved back approximately five (5) feet on the site. Chairman Fatcheric asked for details regarding the dumpster color. Mr. Kanerviko stated it will be a full dumpster enclosure with the access door in front.

Mr. Voss asked if the teal color is certain. Mr. Kanerviko reiterated the teal color is part of the Mavis Tire Center logo.

Ms. Lauer asked for clarification regarding the parking near the existing Physical Therapy building. Mr. Kanerviko stated his firm is unable to come to an agreement with the building's owner; however access throughout the site will be in the rear of the property.

Chairman Fatcheric asked the applicant to provide more details on the elevations for the second building at the next meeting

Mr. Czerwinski asked the applicant to provide details on the dry wells.

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

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

Minutes of the Previous Meeting

Mr. Klaben moved to approve the minutes of the September 9th, 2012. Mr. Voss seconded the motion and it was unanimously approved.

Discussion

Chairman Fatcheric reported that he, Mr. Kanerviko and a team from McDonalds met and discussed a possible location for their restaurant in between Dunkin Donuts and Radio Shack. Chairman Fatcheric encouraged the Board members to research the look of other McDonalds to prepare for work session, to ensure the style of McDonalds fits in with the West Genesee corridor.

Mr. Voss moved to have the Board go into Executive Session to discuss a personnel matter at 8:05 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

At 8:20 pm, the Board reconvened.

Correspondence

A voucher was received from Barton & Loguidice, P.C. for services rendered in July and August 2013 in the amount of \$5978.60, \$5853.60 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Ms. Lauer seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin noted to those present, there are many variables to a Site Plans, Subdivisions, etc. In the Planning Board pre-meetings, his intention is to ensure the Board Members address those areas as a matter of policy and procedure. In the Site Plans and subdivisions presented there are often matters of public safety and inter-municipal issues to consider. The Planning Board and staff address as many of those issues in the interest of ensuring the Town maintains a standard the Town residents have come to expect and enjoy.

Comments of the Engineer

None

Comments of the Board Members

None

Mr. Voss moved to adjourn the meeting at 8:30 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
October 16th, 2013 - 7:00 pm**

PRESENT

John Fatcheric, Chairperson
Mike Kallfelz
Donald Klaben
Martin Voss

STAFF PRESENT

Paul Curtin, Planning Board Attorney
Paul Czerwinski, Planning Board Engineer
Tom Price, Code Enforcement Officer

Guests & Members of the Public

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

Absent:

Tracy Lauer

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business

**4002 West Genesee Street / G & S Family, Inc
Amended Site Plan**

TM # 042.-07.-11.1

Mr. Dave Schlosser, architect for the project, presented the application. In June, plans were presented and approved by the Planning Board for building renovations and additions to the former IHOP restaurant.

At tonight's meeting Mr. Schlosser outlined these amendments to the previously approved Site Plan:

There will be a new dumpster installed to replace the existing dumpster. The new dumpster will have an eight (8) foot fence and multiple gates. The dumpster will be located on a new concrete slab, pitched to a new drywell to control debris from washing out of the enclosure. The dumpster will be located on the northeastern corner of the Site. There will be landscaping to provide a buffer to the existing neighborhood to the rear of the property.

Additionally, there's an existing patio on the corner of the site which has deteriorated beyond repair. The proposed new patio will include four (4) feet in height ornamental aluminum black fencing with stone faced pilasters topped with carriage lantern lights. The patio will be colored concrete slab with a stamprete paver pattern sloped to drain to existing catch basin in the driveway. There will be new landscaping within and surrounding the fenced patio area. Additionally there will be permanent gas heater poles.

The parking lot will have a new striping pattern to maximize the amount of parking spaces and provide code compliance with respect to handicapped spaces and drive aisle widths.

Chairman Fatcheric asked if Mr. Schlosser could demonstrate the traffic flow. Mr. Schlosser noted the traffic would flow one way; in an eastern direction on the way in,

and a western direction on the way out. Chairman Fatcheric asked that be depicted on the Site Plan.

Chairman Fatcheric also noted the new dumpster configuration will improve the dumpster site. The new drywell and configuration allays the neighbors concerns of drainage from the dumpster affecting their properties. Chairman Fatcheric asked where the patio area drains to. Mr. Schlosser noted that the green and vegetated area around the patio will absorb much of the drainage. Additionally, Chairman Fatcheric asked if there will be a bar on the patio. Mr. Schlosser stated the patio area will be for dining only.

Mr. Schlosser stated the owners have a parking study that shows excess parking if the restaurant and patio area are at capacity.

Mr. Voss commented he likes what is being done at the site. He also commented the owners have been mindful of what the Planning Board has requested and expressed his appreciation.

Mr. Kallfelz asked about the parking which runs alongside the kitchen area. Mr. Kallfelz explained this is considered a Fire Access lane and suggested the applicant eliminate those parking spaces. The applicant agreed to do so and reflect that change on Site Plan. It was noted the Site will still be code compliant with respect to the amount of parking spaces.

Mr. Klaben stated it appears the patio's size has increased significantly. Mr. Schlosser noted it was increased by approximately 35%.

Mr. Curtin confirmed the fencing around the patio is black.

As there were no other questions or concerns regarding this application, Mr. Voss moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

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

Resolution # 58:

Mr. Voss moved to approve the Site Plan for 4002 West Genesee Street as submitted conditional upon the changes of the one-way directive arrows in the parking lot, and the elimination of the four (4) diagonal parking spaces being implemented into the Site Plan. Mr. Klaben seconded the motion and it was unanimously approved.

**4947 West Genesee Street / W. Gen Hills Baptist Church TM # 027.2-01-01.1
Amended Site Plan**

Chairman Fatcheric noted the applicant has an Amended Site Plan to present for the installation of a shed. In addition, the applicant wanted to elaborate on a conceptual site plan for future plans for the Church and grounds.

Mr. Nelson Pardee, Assistant Pastor for the Church first presented the Amended Site Plan application. Mr. Pardee stated the purpose of the application is to install a new shed on the church property. The shed will be located on the southwest corner of the property. The shed dimensions are 12' x 24'. The color of the shed will be white.

Mr. Curtin asked if there will be electrical power to the shed. Mr. Pardee stated there will not be power. Mr. Curtin also asked if the shed would be relocated as the church makes improvements to their property. Mr. Pardee stated they intended to keep it in the same place.

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

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

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

Resolution # 59:

Mr. Voss moved to approve the Amended Site Plan as submitted with the addition of the shed. Mr. Klaben seconded the motion and it was unanimously approved.

The discussion then moved to the conceptual plan for the church and grounds. Mr. Pardee and Mr. Bill Morris, engineer for the church reviewed the future plans for the site. Mr. Pardee noted the parking lot would be paved and re-stripped. There was another building adjacent to the church that has been recently demolished and the corner lot has been sold.

Mr. Voss asked if the church has considered implementing impervious pavement on the site. Mr. Morris stated they considered it, however are leaning to traditional pavement for the area. Also, Mr. Voss asked what the total square footage for the area is. Mr. Morris stated with the recent sale, the square footage has changed but doesn't have the exact number. Additionally, Mr. Voss suggested snow storage to be considered when updating the Site Plan. Mr. Voss also noted to the applicant to consider the drainage impact on the existing neighborhood. Mr. Morris noted the intent is the grading, along with the gravel and the addition of a berm in the rear of the property will help redirect the drainage.

Mr. Kallfelz suggested using curbing to slow the water and drainage down in the rear of the property. Mr. Morris stated he would try to implement the suggestion.

Mr. Czerwinski noted there is drainage for the neighboring property which will impact this property, and noted B&L should have a report from the site noting the areas of concern. He also noted the drainage basin does go onto this property.

Chairman Fatcheric asked the applicant what the timeline on the conceptual plan is, Mr. Pardee noted approximately two years.

Mr. Curtin stated to the applicant to make sure it's understood the two properties are independent of each other. There may be a need for a Reciprocal Easement and Maintenance agreement between two properties. He also asked to review any reciprocal agreements between the neighboring properties to ensure the Town isn't liable for any drainage issues those developments may create.

Old Business

6638 Winchell Road / Casimir Sewruk Preliminary Plat / Final Plat (Minor Subdivision)

TM # 010.-05-31.0

In a previous meeting, Mr. Sewruk appeared before the Board to present his subdivision application. He explained that he intends to sell a small house on the property along with a small parcel of land, keeping the remainder of the original parcel intact.

Mr. Fatcheric asked that the septic system be detailed on the preliminary plat. Mr. Czerwinski explained that this is necessary to ensure the septic system is fully contained on the lot.

Mr. Curtin inquired how many bedrooms and bathrooms are in the house and whether the existing septic system was sized to accommodate that. Mr. Sewruk stated that there are two bedrooms and one bathroom and the system is sized appropriately. Mr. Curtin explained that the concern was, given the small size of the lot, whether there would be adequate room to move the leach field if necessary and whether they would consider adding more land to the sale parcel for that purpose. Mr. Sewruk stated the lot line was already relocated for specifically that purpose.

Mr. Curtin inquired about the choice of lot line alignment. Mr. Sewruk stated he is considering building a house on the empty parcel for his own future use, and he chose the lot lines to allow access to that potential home from Winchell Road.

In tonight's meeting, as the application had been referred to SOCPA, Chairman Fatcheric deferred to the attorney to explain to the comments to the applicant.

Mr. Curtin explained per SOCPA's recommendation, there should only be driveway access for Lot 2 via Winchell Road.

Additionally, the septic system on Lot 1 should be identified and approved by Onondaga County.

Mr. Sewruk noted septic is 16 feet from the house, 21 ft from the road, in the southeast corner. It was noted Onondaga County may require those details on the survey as those comments were part of the SOCPA's comments.

Chairman Fatcheric noted to the applicant although he may receive Planning Board approval, Mr. Sewruk still needs County Approval. Additionally, Mr. Sewruk should have the proper scale for his survey, the name of the subdivision, and the approximate location of the septic system. The town requires five (5) paper and three (3) mylar to complete the process for the Town

Chairman Fatcheric also noted a correction on the SEQR, stating the applicant is creating a two-lot subdivision.

As Lead Agency has already been declared, Mr. Voss moved to declare an Unlisted Action. Mr. Klaben seconded the motion and it was unanimously approved.

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

Mr. Voss moved to waive the Public Hearing. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 60:

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

Resolution # 61:

Mr. Voss moved to approve the Final Plat as submitted conditional upon engineering and legal review. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 62:

Mr. Voss moved to assess \$500.00 for Parkland Fees for the subdivision. Mr. Klaben seconded the motion and it was unanimously approved.

**Waterbridge Estates Extension / John Szczech
Final Plat**

TM # 006.1-01-10

Mr. John Szczech, developer of the property, gave an overview of the application. The purpose of the application is to develop a 44 acre parcel of land into a 26 lot subdivision off of Devoe Road.

The West Hill Water tank will service the subdivision. Natural gas is available through the existing Newport Road gas line and there is an existing sewer line for the development to be tied into. There are two flag lots in the proposed subdivision which are accessible to emergency vehicles. In addition, the developer consulted with the Highway Superintendent regarding the turnaround to ensure snowplows would have ample room. There are three (3) parcels from the proposed subdivision to be conveyed to contiguous neighbors on Devoe Road.

Mr. Price asked if a property owner doesn't want a detention pond conveyed to them, how the developer would handle the situation. Mr. Szczech he would modify the lot to accommodate the property owner.

Mr. Curtin noted to the applicant to be sure to include the covenants and restrictions as part of the final plan.

Mr. Czerwinski noted to the Board his firm is preparing the securities amount for the Town Board to set for the development.

Resolution # 63:

As there were no other questions or concerns concerning the application, Mr. Voss moved approved the Final Plat, dated September 9th, 2013 as submitted, with all covenants and restrictions as implemented. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 64:

Mr. Voss moved to assess parkland fees in the amount of \$500.00 for 26 lots for the subdivision. Mr. Klaben seconded the motion and it was unanimously approved.

**Hambletonian Way / West Genesee Turnpike
Site Plan
(New Construction)**

TM # 027.2-01-01.1

In a previous appearance, Mr. John Szczech, developer of the property, presented the application. The purpose of the application is to construct a single story 7200 square foot building, to house a day care facility; World of Wonder Day Care, currently located at 5633 West Genesee Street. All utilities are on site. The property is zoned PUD and is part of the Wellington Subdivision. The proposed plan depicts 27 parking spaces, sidewalks, floor plan, and elevations. As the project continues to move forward there will be more details provided. A drainage plan is being finalized and will be submitted for review.

Mr. Szczech explained the Wellington Subdivision is a PUD development that the majority of it was developed several years ago with residences and a credit union. The proposed Day Care will be added, thus bringing the commercial use to approximately 8,000 square feet. The conceptual plan proposes additional retail or office buildings to be constructed to utilize the remaining 32,000 square feet of commercial space for this development.

It was clarified the World of Wonder Day Care is moving, and this is not an additional day care. Mr. Szczech demonstrated the traffic would enter the site from Hambletonian Way; there is a proposed drop-off location from the school buses and parent drop-off. There isn't an entrance or exit from West Genesee Turnpike as there are no turns allowed from this road.

This application was referred to SOCPA in the previous meeting. The comments from SOCPA haven't been received as of this meeting; however Mr. Szczech provided an update to the Board.

Mr. Szczech noted in the previous meeting, the question was posed what the conceptual plan would be for the entire parcel on which the day care is located. Mr. Szczech noted he provided a plan depicting the layout. A copy of the plan is on file in Clerk's office. He noted there are three (3) curb cuts on Wellington Drive, (including the entrance for the existing Credit Union), and one (1) curb cut on Cobbler Way. He stated there is the possibility of five (5) other buildings to fully develop the parcel.

Mr. Szczech provided a drainage plan for review, and briefly explained the drainage from the property flows in western direction. He detailed the catch basins, roof gutters on the site, and noted a detention basin on Cobbler Way. The excess drainage flows in to the WestHill Golf Course Pond in order to filter and drain excess water. The drainage system is able to handle water on site. Mr. Szczech also reviewed the landscaping

schedule, and noted the building will have vinyl siding, and the colors will be off-white and grey, with pacific blue trim on the windows. There will be dormers with faux windows. Those dormers are on the building which faces the parking lot and Hambletonian Way. Mr. Szczech also noted the fence for the play area is a black chain link. The building will have wall pack lighting on the building.

Mr. Voss complimented the applicant on the presentation of the plans for this parcel.

Mr. Curtin noted to the applicant that this is an individual lot as part of a PUD, and hasn't been subdivided as yet. The applicant should plan on coming back to the Planning Board to subdivide the property. Additionally, Mr. Curtin stated the applicant should review the curb cuts with the Highway Superintendent.

Mr. Klaben commented regarding the curb cuts and asked if the applicant would consider less curb cuts. Mr. Szczech stated he would look into it.

Chairman Fatcheric and Mr. Curtin noted the SOCPA comments on this application had not been returned to the Planning Board. He requested a special meeting for the Planning Board to meet. It was agreed to tentatively set the special meeting for Wednesday October 23rd.

**West Genesee Street / Kandon, LLC
Site Plan Approval
(Construction of New Building)**

TM # 035.-05-52.2

In a previous meeting, Mr. Art Kanerviko, of Kandon, LLC presented the application. The purpose of the application is to construct a new Mavis Auto Center and retail/office building. The Site will include interconnectivity and signalized access with neighboring establishments.

The proposed Mavis Auto Center is a one-story 6,768 square foot building with eight (8) bays. The proposed retail/office building is a two-story 2400 square foot building. The Mavis building is planned to be a colonial building, beige in color, with emerald green trim and accents. The retail office building's style will be a brick structure similar to the existing structures in that location. The two buildings will be located next to each other with an area for parking and traffic between them. The entrance off West Genesee Street will be right in, right out, with no left hand turn out of the parking lot. A landscaping plan was presented to provide aesthetic appeal throughout the site.

In tonight's meeting, Mr. Pat Donegan, of Kandon, LLC, provided an update on the elevations of the second building on this parcel. Mr. Donegan stated the second building will be a brick building with split faced block on the lower portion of the building. There will be rooftop units with parapets which will raise the roofline, so the units will not be seen from the road.

Mr. Czerwinski stated his firm had received the report and would provide comments after the report has been reviewed.

This application was referred to SOCPA; however their comments have not yet been received by the Planning Board.

Mr. Donegan also requested to be put on the agenda for the special meeting tentatively scheduled for October 23rd.

**Bennett Road/Dublin Development Corp.
Sketch Plan
(Minor Subdivision)**

TM # 019.-03-01.1 (etc)

Mr. Dan Stanistreet, president of Dublin Development Corporation, owner of the property presented the application. The purpose of the application is to subdivide an approximately five (5) acre parcel into three (3) lots. One lot will be approximately 3.21 (+/-), one lot approximately 1/3 of an acre (200091 square feet), and one lot will be approximately 1/2 of an acre (27791 square feet). There is an existing structure on one lot, which will remain. Mr. Stanistreet plans to construct a duplex structure on one lot, and in the future using the remainder of the property to construct three (3) four (4) unit apartment buildings for seniors.

Mr. Stanistreet stated the subdivision meets the new requirements for the zone change recently implemented by the Town Board for subdividing the property.

Mr. Stanistreet stated perc tests have been conducted to test soil on the property and results have been favorable. In addition, there will be a covenant to run with the land regarding the culvert and drainage.

Mr. Price noted to the applicant the property line needs to be corrected between lot 1 and 2; additionally the septic system may need an easement, and if so should be noted on the final plat.

Mr. Curtin noted the applicant should provide a copy of the Town Board resolution regarding the zone change with any covenants or restrictions to complete the application. Additionally, Mr. Curtin asked if occupancy called out specifically for seniors only. Mr. Stanistreet stated the occupancy for apartments is not restricted to seniors. Mr. Stanistreet stated he hopes the apartments appeal to a more mature tenant, but there is not a specific restriction or senior district created for the property.

As there were no further questions or concerns, Mr. Voss moved to close sketch. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to declare Lead Agency for the application. Mr. Klaben seconded the motion and it was unanimously approved.

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

There was some discussion regarding a Public Hearing for this application. It was noted that many times with a minor subdivision, the Board can waive the Public Hearing. Typically, if there is a great deal of public interest in a project, the Public Hearing will address concerns the surrounding residents may have. Mr. Stanistreet noted there was a Public Hearing for the zone change application, and there were two interested parties present. It was decided to continue the discussion for the Public Hearing to a later meeting.

Chairman Fatcheric noted there's also a Site Plan application pending, however the applicant had not provided the paperwork for Site Plan. It was decided to add the Site Plan application to the agenda for the October 23rd special meeting.

Chairman Fatcheric noted there would be an informal discussion regarding the Site Plan in the interest of the applicant's timeline.

Mr. Bill Morris, engineer for the applicant, reviewed the drainage plan. He noted the drainage study is still a work in progress. The applicant is considering impervious pavement only for the individual property's driveways. Mr. Morris noted the easements depicted on the Site Plan, and additionally showed a rain garden in rear of property.

Chairman Fatcheric asked about site lighting, landscaping, snow storage, and elevations of the apartment buildings. He asked the applicant to ensure those items are noted on the final Site Plan.

Mr. Voss asked about the vegetation at the corner of Warners and Bennett Road. He asked if the applicant had considered clearing out the culvert, Mr. Stanistreet noted the area actually helps with the drainage, additionally the culvert is County owned.

Mr. Price noted the existing barn structure in the front of the property which is a legal-non conforming structure. If the barn changes use, the applicant would need to have the building code brought up to code.

Mr. Czerwinski noted when the Zone Change was before the Town Board, there was discussion with County Health regarding a short stretch on Bennett Road which cannot be tied into the public system.

The Site Plan application will be added to the October 23rd agenda.

Tim Donut U.S. Limited, Inc. / TDK Engineering
Home Depot Plaza
(Site Plan)

TM # 017.-04-48.2

Mr. Dan Blamowski, P. E. for Tim Hortons, presented the update on the application for Site Plan Approval.

In previous meetings, Mr. Blamowski presented the Conceptual Site Plan application. The purpose of the application is to construct a new building for the co-location of a Tim Horton's / Cold Stone Creamery restaurant. The restaurant will have a 2-lane drive thru to accommodate Tim Horton's customers. The restaurant will be approximately 2300 square feet. Additionally the restaurant is to be constructed on the Home Depot Parking Lot, in the southwest corner.

Mr. Blamowski provided these details to update the Board. He stated the footprint of the building has been altered. The square footage is now 1950 square feet as the developer has eliminated the Cold Stone Creamery portion of the building. Mr. Blamowski stated the diminished size of the building clears up any discrepancy with respect to parking requirements as well. The sidewalk in the front of the building is slightly larger.

The building style is a new prototype Tim Hortons is establishing nationwide. The building is constructed of a cement board fiber material, with stone accents at the base of the building, red awnings and wall mounted lighting. Mr. Blamowski stated there is a brand new store in Oneida which mirrors the structure they are planning for Camillus.

Mr. Blamowski also presented a spec sheet for the outdoor seating at the restaurant. The table and chairs are a dark colored wrought iron style in light weight aluminum. The tables are round; approximately 40" in width, the chairs are dining style with arms and a slatted seat and back.

There will be a clear separation from the outdoor seating area and drive-thru area with a wrought iron type fence.

Mr. Blamowski reviewed concerns that have been addressed in previous meetings:

- The addition of granite curbing to the high impact areas
- An expanded landscaped island on the site, near the railroad tracks, which matches the island in the northerly portion of the site to delineate the Tim Horton's site
- The western elevations with increased faux window and awnings to increase visibility from the Hinsdale road
- The Traffic Impact study which stated there are no adverse effects on the area.
- Drive Thru Stacking

In addition, Mr. Blamowski stated he appreciated the Board's patience with the application as Home Depot reviewed all the submissions as well. Both the Town of Camillus and Home Depot had concerns to be incorporated in the site.

Mr. Blamowski provided updates regarding the parapets on the top of the structure. He stated they would be the same color as the building. Also, Mr. Blamowski noted the awnings have added on the western elevation.

A traffic study has been submitted regarding the area. Mr. Blamowski noted Onondaga County does question traffic findings as they relate to Township 5. The applicant and Board members commented that it's difficult to comment on a development which hasn't begun to impact the area. Mr. Czerwinski commented his firm has reviewed the study and concurs with Tim Horton's findings.

Mr. Price commented on the dumpster enclosure which is located near the employee entrance. As there is not a rear to this building, there is no way to camouflage it. Mr. Price stated he hoped the landscaping would provide some coverage. Additionally, Mr. Price noted the set backs on the Home Depot property are part of a ground lease, and noted the Planning Board may want to consider setting a standard for future developments such as this.

Mr. Czerwinski commented on the Onondaga County letter forthcoming regarding this application. He asked a copy be provided.

As there were no other questions or concerns, Mr. Voss moved to declare an Unlisted Action. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Resolution # 65:

Mr. Voss moved to approve the Site Plan as submitted dated July 10, 2013. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 66:

Mr. Kallfelz moved to assess \$2500.00 in professional fees for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

None

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of the September 23rd, 2013 meeting. Mr. Klaben seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Shulman, Curtin & Grundner, P.C. for services rendered in August and September 2013 in the amount of \$2887.50, \$637.50 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Mr. Klaben seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Mr. Voss reported there seems to be activity in the Township 5 area. The Board members stated it's great to hear and see the project moving forward. With no other comments from the Board, Mr. Voss moved to adjourn the meeting at 8:45 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
Special Meeting
October 23rd, 2013 - 7:00 pm**

PRESENT

John Fatcheric, Chairperson
Mike Kallfelz
Martin Voss

STAFF PRESENT

Paul Curtin, Planning Board Attorney
Paul Czerwinski, Planning Board Engineer
Tom Price, Code Enforcement Officer

Absent:

Donald Klaben
Tracy Lauer

Guests & Members of the Public

4 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business

None

Old Business

**Hambletonian Way / West Genesee Turnpike
Site Plan
(New Construction)**

TM # 027.2-01-01.1

In a previous appearance, Mr. John Szczech, developer of the property, presented the application. The purpose of the application is to construct a single story 7200 square foot building, to house a day care facility; World of Wonder Day Care, currently located at 5633 West Genesee Street. All utilities are on site. The property is zoned PUD and is part of the Wellington Subdivision. The proposed plan shows 27 parking spaces, sidewalks, floor plan, and elevations. As the project continues to move forward there will be more details provided. A drainage plan is being finalized and will be submitted for review.

Mr. Szczech explained the Wellington Subdivision is a PUD development that was developed several years ago with residences and a credit union. The proposed Day Care will be added, thus bringing the commercial use to approximately 8,000 square feet. The conceptual plan proposes additional retail or office buildings to be constructed to utilize the remaining 32,000 square feet of commercial space for this development.

This application was referred to Syracuse Onondaga County Planning Agency (SOCPA). Mr. Curtin noted the recommendations referenced drainage plans for the Site. It was noted the drainage plan conforms to present standards, however the concern relates to any future development of the Site. Mr. Curtin asked Mr. Czerwinski's opinion regarding the comments. Mr. Czerwinski noted to the Board it's difficult to evaluate the drainage without knowing the extent of the future development of the Site.

The question was raised as to where the Site currently drains to. Mr. Szczech stated the water flows into the Westhill Golf Course Pond, if there's excess from there, it flows into the two available detention basins in the Wellington development, and from there into sewers on Route 174. Mr. Szczech also noted much thought and expense has been given to drainage on the entire Site.

Mr. Curtin noted this recommendation would require an override from the Board in order to approve the Site Plan. Mr. Voss moved to override the recommendation from SOCPA regarding drainage for this application. Mr. Kallfelz seconded the motion and it was unanimously approved. Additionally, Mr. Curtin would correspond with the County to advise them of the action.

Also, Mr. Szczech provided a letter from the Town of Camillus Highway Department stating the curb cuts for this Site are satisfactory

As there were no other questions or concerns from the Board, Mr. Voss moved to declare an Unlisted Action for the application. Mr. Kallfelz seconded the motion.

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

Resolution # 67:

Mr. Voss moved to approve the Day Care Site Plan, Pages 1,2,3, &4 as submitted by L.J.R. Engineering, dated October 9, 2013. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 68:

Mr. Voss moved to assess professional fees at \$300.00 for this application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Curtin stated to the applicant a subdivision application is required for this parcel. The approval is strictly for the Site Plan.

**West Genesee Street / Kandon, LLC
Site Plan Approval
(Construction of New Building)**

TM # 035.-05-52.2

In a previous meeting, Mr. Art Kanerviko and Mr. Pat Donegan of Kandon, LLC presented the application. The purpose of the application is to construct a new Mavis Auto Center and retail/office building. The Site will include interconnectivity and signalized access with neighboring establishments.

The proposed Mavis Auto Center is a one-story 6,768 square foot building with eight (8) bays. The proposed retail/office building is a two-story 2400 square foot building. The Mavis building is planned to be a colonial building, beige in color, with emerald green trim and accents. The retail office building's style will be a brick structure similar to the existing structures in that location. The two buildings will be located next to each other with an area for parking and traffic between them. The entrance off West Genesee Street will be right in, right out, with no left hand turn out of the parking lot. A landscaping plan was presented to provide aesthetic appeal throughout the site.

Mr. Donegan also provided an update on the elevations of the second building on this parcel. Mr. Donegan stated the second building will be a brick building with split faced block on the lower portion of the building. There will be rooftop units with parapets which will raise the roofline, so the units will not be seen from the road.

Mr. Curtin noted the comments from SOCPA were standard comments advising the applicant to provide drainage information. It was noted County DOT has provided correspondence stating the proposed Site Plan does not adversely impact the area. Additionally, SOCPA did note the applicant should consider cross access between the adjacent parcels. It was noted the cross access has already been addressed by the Board and applicant to the Town's satisfaction.

As there were no other questions or concerns before the Board, Mr. Voss moved to declare an Unlisted Action. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Resolution # 69:

Mr. Kallfelz moved to approve plans for two structures; one of which is the Mavis Tire Center located at 5332 – 5350 West Genesee Street as submitted by MCAK-MSA Architecture and Engineering dated 8-27-2013. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 70:

Mr. Voss moved to assess \$400.00 in professional fees to the applicant. Mr. Kallfelz seconded the motion and it was unanimously.

**Bennett Road/Dublin Development Corp.
(Site Plan)**

TM # 019.-03-01.1 (etc)

Mr. Dan Stanistreet, president of Dublin Development Corporation, owner of the property presented the application. The purpose of the application is to subdivide an approximately five (5) acre parcel into three (3) lots. One lot will be approximately 3.21 (+/-), one lot approximately 1/3 of an acre (200091 square feet), and one lot will be approximately 1/2 of an acre (27791 square feet). There is an existing structure on one lot, which will remain. Mr. Stanistreet plans to construct a duplex structure on one lot, and in the future using the remainder of the property to construct three (3) four (4) unit apartment buildings for seniors.

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

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

With respect to the recent subdivision action for the applicant, there was a brief discussion regarding Public Hearing for this application. It was noted that many times with a minor subdivision, the Board can waive the Public Hearing. Typically, if there is a

great deal of public interest in a project, the Public Hearing will address concerns the surrounding residents may have. Mr. Stanistreet noted there was a Public Hearing for the zone change application, and there were two interested parties present. It was decided to continue the discussion for the Public Hearing to a later meeting.

Also, relating to the subdivision. Mr. Stanistreet stated he recently received correspondence from Mr. Jeffrey Till, Director of Public Health Engineering for the County, stipulating he has no objections to signing off for the subdivision as it relates to Lot 1 for mortgage consideration. In the letter, he notes Lots 2 and 3 may not be developed until such time as proper sewage disposal and water supply is approved by the Health Department. A copy of his letter is on file in the Clerk's office.

Minutes of the Previous Meeting

None

Discussion

Mr. Price commented to the Board regarding Starlight Estates with respect to the setbacks for patio homes and cottage homes. The cottage homes are smaller detached units on the common property, which are differentiated from the patio homes by size and location. The setbacks noted for cottage homes are noted as "N/A" on the setbacks as determined in the section regarding setbacks for PUD. Mr. Price is looking for clarification as to the proper setbacks.

Mr. Curtin noted the configuration is unusual, also the location on Aries Way which is part of the common property. The "cottage lots" were determined by the P.U.D to differentiate from the patio homes. It was suggested to have the patio homes and cottage homes have the same setbacks. If NA was noted for a setback, then no setbacks would be listed. As this is a P.U.D., the Planning Board does have discretion to set the parameters for the structures.

Resolution # 71:

Mr. Voss moved to amend the resolution regarding setbacks for the Starlight P.U.D from the Planning Board minutes, from February 28th, 2005 to include the same setbacks for patio homes and cottage homes. Mr. Kallfelz seconded the motion and it was unanimously approved.

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 other comments from the Board, Mr. Kallfelz moved to adjourn the meeting at 7:30 pm. Mr. Voss seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
October 28th, 2013 - 7:00 pm**

PRESENT

John Fatcheric, Chairperson
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

STAFF PRESENT

Paul Curtin, Planning Board Attorney
Christina DeJoseph, ESQ.
Paul Czerwinski, Planning Board Engineer

Guests & Members of the Public

10 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business

**Danbury Drive / James P. Ranalli
Sketch Plan (Subdivision)**

TM # 041.-01-61.1

Mr. James P. Ranalli, owner of the property, presented the application. Mr. Ranalli stated the purpose of the application is to create a new lot in an existing subdivision, which is the Ranalli Subdivision. Lot # 1 will be split into two (2) lots; one to be recognized as Lot 1A and the other to be Lot # 5.

Ms. Lauer asked if the owner was proposing to sell the newly created lot, or develop the lot for his use. Mr. Ranalli stated he plans to build a house for his use. Ms. Lauer asked if there were plans for any further development on the other lots. Mr. Ranalli stated at this time, he has no further plans for development on the other lots.

Mr. Voss also commented regarding any future development for the subdivision. He explained to the applicant there's a concern about the future developments for the parcels as the responsibility of the Planning Board is consider all aspects regarding a subdivision.

Mr. Ranalli, Sr., father of the applicant addressed the Board explaining that at this time his family has no plans to develop any other lots that the proposed lot changed before the Board. He stated that 15 years ago the Ranalli subdivision was created to have his family build houses on the parcels near his home and during that time has been paying taxes and believes he's made the town a better place.

Mr. Curtin stated to the applicant from a legal standpoint he may want to consider a reverse subdivision which could alleviate Mr. Ranalli's tax burden for the subdivided, yet unimproved lots. Mr. Ranalli stated a reverse subdivision is not an action he would consider. Mr. Curtin stated the Board has standards of review to consider, one of them being segmentation of a subdivision, which is the reason for the questions regarding any future development of the subdivision. It's imperative the Board have all the information available to them in order to make an informed decision with respect to road planning, density, and the availability of services, etc.

Mr. Ranalli reiterated his objective for tonight is to amend the prior subdivision in order to create a new lot.

Chairman Fatcheric noted the application does need to be referred to Syracuse Onondaga County Planning Agency (SOCPA) as the proposed action is with 500' of a county road.

As there were no other questions, Mr. Voss moved to close Sketch Plan. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to declare Lead Agency. Ms. Lauer seconded the motion and it was unanimously approved.

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

The application is continued to a later meeting.

**North Street & Ryan Way / RAM Properties
Sketch Plan (Subdivision)**

TM # 020.-03-08.1/20.1

Mr. Hal Romans, surveyor for the applicant presented the application. The purpose of the application is to subdivide property located on the westerly side of Newport Road at Ryan Drive, south of NYS Route 5. The newly created subdivision will consist of five (5) lots. The subdivision will allow the parcels of the Ryan Estates to be transferred to RAM properties.

Mr. Romans outlined the parcels' dimensions and locations for the Board. He specified that Lot # 5 is the proposed location for the Mr. Richard Aupperle's engineering firm.

Earlier in the year, RAM properties applied for and were granted approval for Zone Changes for the property by the Town of Camillus Town Board.

Mr. Voss moved to close Sketch Plan for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare Lead Agency for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to refer the application to Syracuse Onondaga County Planning Agency (SOCPA). Ms. Lauer seconded the motion and it was unanimously approved.

The application is continued to a later meeting.

**Thompson's Landing / John Szczech
Site Plan
(Monument Installation)**

TM # 019.-02-10.0

Mr. John Szczech, developer of the property, presented the application. The purpose of the application is to allow Ryan Homes to erect 2 monuments on two (2) lots at the entrance into Thompsons' Landing subdivision. The monuments would be placed on

Lot 1 and Lot 22. Those lots will have residences. The monuments are depicted as being constructed from cultured stone, with a plaque noting the name of the subdivision. The monuments measure 3 x 3 x 5.

Mr. Curtin clarified for the Board that the erection of monuments is an action which requires Planning Board Approval. He further clarified the monuments would be placed on privately owned property, creating an encumbrance for the buyer of each property. Mr. Szczech stated he would consult with Ryan Homes to create an agreement to ensure the Town would not bear any responsibility for the care and maintenance of the monuments.

The application is continued to the next meeting allowing Mr. Szczech to have the correct application forms completed and for Mr. Szczech to confer with Ryan Homes.

Old Business

5417-5419 W. Genesee Street/Ticada Realty, LLC (Site Plan Update)

TM # 065.-04-04.1(etc)

Ms. Terry Horst, of Maxian & Horst Landscape Architects & Land Planners provided an update on the plan for the professional building. Ms. Horst provided this overview on the application; Ticada Realty has a purchase agreement with Dr. Casey and Dr. Fallon to purchase the property and get subdivision approval for the Ticada Realty building on the southern half of the property, with the West Genesee fronting land on the north side of the property reserved for a 10,000 square foot medical building and parking area, potentially constructed in the future for use by the Fallons. The overall size of the property is 4.57 acres, with 1.14 acres reserved for the Fallons future use and 3.47 acres used for the Ticada Realty building.

The architectural drawing submitted shows the Ticada building consisting of a 5,000 square foot suite to house a physical therapy facility and an 8,000 square foot suite to house the New York Spine and Wellness practice and a proposed 7,600 square foot future addition for an ambulatory surgery center if the appropriate approvals for opening the facility can be obtained from the New York State Health Department. Ticada Realty is still in the process of determining whether the structure will be built in its entirety or if the proposed and future spaces will be constructed in phases. In addition, there's the potential for the future development of a medical building in the front of the parcel for the Fallons.

Ms. Horst noted they had received the comments back from SOCPA.

As discussed in previous meetings, the drainage report for this Site has considered the second parcel as part of their drainage studies and reports, as this was a request by Terry Morgan of the Onondaga County DOT. It was noted the front parcel will be graded until the owners are ready to develop their parcel.

A drainage report has been submitted and is in the process of being reviewed for this Site.

Jim Napolean, traffic study consultant, addressed the driveway concerns. He stated the proposed plan is to line up the driveway with the traffic light at Knowell Road. The

adjacent existing driveway is a concern and would like to have a cross connection to the neighboring businesses. Ticada has had numerous discussions with the neighboring businesses. Most are in favor of the proposed driveway, however the owners of the Preventive Medicine Doctors Office are not in favor of the change. Ticada is continuing those discussions and hopes for a positive response. According to Mr. Napoleon the impact on the traffic in this area is considered an "Operation A or B", which is considered a positive impact.

Chairman Fatcheric clarified the proposed location and asked if the developer was considering a "right in, right out only" into the Site. Mr. Napoleon stated that is the proposal on the table but feels its' not preferable the businesses and would like to have signalized access into the Site.

Mr. Czerwinski noted the existing business can't be forced to have access via the proposed driveway and signal.

Mr. Curtin clarified the discussions have been held with the other property owners. Mr. Napoleon stated Ticada has had discussions with the other businesses. Mr. Napoleon stated that's the case.

The Board members and Mr. Napoleon discussed in depth the reasons why a business wouldn't take advantage of a signalized access.

The application is continued to a later 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

None

Comments of the Engineer

Mr. Czerwinski noted that he was recently traveling on Onondaga Road, by the Empower Credit Union and stated he observed a near accident even though there is a "right in, right out only" onto Onondaga Road. A vehicle was attempting to make a left turn onto Onondaga Road, and at the same time, a vehicle was attempting to make a

left turn into the Credit Union. Those left turns aren't allowed as the signage states. It was noted that there are times when vehicles and drivers aren't always going to adhere to the signage posted.

Comments of the Board Members

None

As there were no comments from the Board, Mr. Voss moved to adjourn the meeting at 7:50 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
November 13th, 2013 - 7:00 pm**

PRESENT

John Fatcheric, Chairperson
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

STAFF PRESENT

Paul Curtin, Planning Board Attorney
Christina DeJoseph, ESQ.
Paul Czerwinski, Planning Board Engineer
Tom Price

Guests & Members of the Public

10 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business

**5301 West Genesee Street / LPS Enterprises
Site Plan
(New Construction)**

TM # 066.-01-10.1

Mr. Joseph Durand, of TDK Engineering, presented the application on behalf of the applicant, LPS Enterprises. The purpose of the application is to construct a Wendy's Restaurant on an out parcel of Camillus Commons. The 3800 square foot restaurant will be on approximately one (1) acre of the existing Camillus Commons retail space.

The new restaurant will be a new more modern prototype Wendy's has been introducing throughout the country.

The proposed plan calls for the restaurant to be in the area behind the existing Denny's Restaurant and west of the existing Bon Ton store. Customers will enter the Site and continue through the existing curb cuts in a counter clockwise pattern. There are 41 parking spaces on the site; which is in compliance with the Town's parking requirements. The drainage for the site is part of the Camillus Commons drainage plan. There is an existing drywell on the premises.

Mr. Durand stated the proposed plan calls for the curb cut on the eastern side of the plan to be modified to better accommodate traffic flow. There will be LED lighting and wall pack lighting for the building. Additionally, the pedestrian walk ways will be modified as they expect there will be substantial foot traffic from the schools and other existing businesses.

It was discussed whether the application needs to be referred to Syracuse Onondaga County Planning Agency (SOCPA). The application does due its proximity to West Genesee Street.

Mr. Klaben asked if another location could be considered for the dumpster location. It was noted the proposed location is at present time the best location as it doesn't

interfere with sight distance. There was discussion as to whether the dumpster could be moved into an angular position and possibly have landscaping installed around the area to help camouflage the enclosure. Mr. Durand stated he would take the suggestions under advisement.

Mr. Kallfelz expressed concern regarding a lack of crosswalk from the Bon Ton to the proposed Wendy's. Mr. Durand stated it would be considered.

Mr. Voss agreed with Mr. Klaben regarding the dumpster location and commented that the proposed location is probably the only space for it.

Chairman Fatcheric noted to the applicant the snow storage and snow removal plan needs to be noted on the Site Plan. Additionally, Chairman Fatcheric noted the applicant should consider extending the entrance curb cuts, and also increase the height of the curbs. He also noted additional striping and directional arrows should be considered to ensure vehicles are moving around the Site according to plan. Additionally, Chairman Fatcheric reminded the applicant to consider the Plaza's main entrance and if there will be an entrance via that entrance as well.

Chairman Fatcheric noted to the applicant to demonstrate how the deliveries would be made to the restaurant. Also, on the proposed plan, there is an outdoor seating area. Chairman Fatcheric asked for more details on the area to be included on the next plan presented. He asked for details as well on the sign package.

Additional comments from the Board noted the landscaping around the entire Site could be enhanced. It was noted the additional landscaping details would be included on the next Site Plan.

Mr. Price noted to the applicant to consider the placement of the dumpster as far as functionality with respect to pick ups and access.

Mr. Czerwinski advised the applicant to ensure the directional arrows and parking areas are depicted correctly on the Site Plan. He made special note of the Southwest corner of the parking lot. Additionally, Mr. Czerwinski reiterated the suggestions of extending the entrance curb cuts and adding sidewalks.

Mr. Curtin suggested to the applicant that moving the dumpster to the left of its proposed location and eliminated some striping in the area, and the addition of landscaping would improve on the dumpster enclosure. He reminded the applicant of the need for granite curbing at the high impact areas of the Site, and additionally stated the entrances into the Site should have mountable curbing. Also, Mr. Curtin agreed with Chairman Fatcheric to take a closer look at the possible entrance via the main entrance of the Plaza.

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

Mr. Klaben moved to refer this application to Syracuse Onondaga County Planning Agency (SOCPA). Mr. Kallfelz seconded the motion and it was unanimously approved.

Old Business

Thompson's Landing / John Szczech Amended Final Plat (Monument Installation)

TM # 019.-02-10.0

In a previous application, Mr. John Szczech, developer of the property, presented the application. The purpose of the application is to allow Ryan Homes to erect 2 monuments on two (2) lots at the entrance into Thompsons' Landing subdivision. The monuments would be placed on Lot 1 and Lot 22. Those lots will have residences. The monuments are depicted as being constructed from cultured stone, with a plaque noting the name of the subdivision. The monuments measure 3 x 3 x 5.

Mr. Curtin clarified for the Board that the erection of monuments is an action which requires Planning Board Approval. He further clarified the monuments would be placed on privately owned property, creating an encumbrance for the buyer of each property. Mr. Szczech stated he would consult with Ryan Homes to create an agreement to ensure the Town would not bear any responsibility for the care and maintenance of the monuments.

In tonight's meeting, Mr. Curtin updated the Board on the application. He stated Mr. Szczech would be withdrawing the Amended Final Plat application. He would then apply for a Site Plan relating to the lots involved with the monuments placements. Additionally, Mr. Curtin explained Mr. Szczech's attorneys would be draft an agreement to run with the land for a period of no more than 20 years, stating there is no Homeowners' Association or Town responsibility for the care and maintenance of the monuments. Additionally, Mr. Curtin noted the builder is agreeable with the proposed covenants.

Resolution # 72:

Mr. Voss moved to approve the application providing the applicant fill out the Site Plan Application for the placement of the monuments for the lots, submit the agreement for legal review and pay all fees associated with the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

5417-5419 W. Genesee Street/Ticada Realty, LLC (Site Plan Update)

TM # 065.-04-04.1(etc)

Mr. Paul Huysman, Project Engineer for the applicant, and Mr. Kevin Pole, attorney for the applicant provided an update to the Board regarding this application.

In previous appearances before the Board, the applicant has provided this overview. Ticada Realty has a purchase agreement with Dr. Casey and Dr. Fallon to purchase the property and get subdivision approval for the Ticada Realty building on the southern half of the property, with the West Genesee fronting land on the north side of the property reserved for a 10,000 square foot medical building and parking area, potentially constructed in the future for use by the Fallons. The overall size of the property is 4.57 acres, with 1.14 acres reserved for the Fallons future use and 3.47 acres used for the Ticada Realty building.

The architectural drawing submitted shows the Ticada building consisting of a 5,000 square foot suite to house a physical therapy facility and an 8,000 square foot suite to house the New York Spine and Wellness practice and a proposed 7,600 square foot future addition for an ambulatory surgery center if the appropriate approvals for opening the facility can be obtained from the New York State Health Department. Ticada Realty is still in the process of determining whether the structure will be built in its entirety or if the proposed and future spaces will be constructed in phases. In addition, there's the potential for the future development of a medical building in the front of the parcel for the Fallons.

Mr. Huysman noted his firm has received the comments back from SOCPA. He noted their comments referenced cross access between the various businesses adjacent to the proposed Site. Mr. Huysman then asked Mr. Pole to address those comments. Mr. Pole explained that his firm had contacted the neighboring businesses. The adjacent existing driveway is a concern and would like to have a cross connection to the neighboring businesses. Ticada has had numerous discussions with the neighboring businesses. Most are in favor of the proposed driveway; however the owners of the Preventive Medicine Doctors Office are not in favor of the change. Mr. Huysman and Mr. Pole stated the businesses appear to be at an impasse and expressed their desire to move forward with the project; however they're concerned the comments from SOCPA regarding the cross access and wanted it to be clear they've attempted to coordinate the driveway with the existing businesses.

Mr. Curtin offered to send correspondence from the Town of Camillus to SOCPA regarding the efforts that have been undertaken by Ticada. The Board agreed to have Mr. Curtin send a letter.

Mr. Czerwinski noted his firm has reviewed the SWPPP. He firm had comments which had been addressed by Ticada. Additionally, Mr. Czerwinski stated his firm would draft a response with respect to the responsibility of the overflow basin in the rear of the property.

Chairman Fatcheric stated the subdivision application is still under review. A Public Hearing will be necessary. Additionally, it was requested to have a SEQR form updated for the file.

Ms. Lauer moved to set the Public Hearing for November 25th, 2013. Mr. Voss seconded the motion and it was unanimously approved.

**Bennett Road/Dublin Development Corp.
Sketch Plan (Minor Subdivision)
Site Plan (New Construction)**

TM # 019.-03-01.1 (etc)

Mr. Dan Stanistreet, president of Dublin Development, developer of the property, appeared to provide updates on the project.

In previous meetings, he provided this overview of the project, owner. The purpose of the application is to subdivide an approximately five (5) acre parcel into three (3) lots. One lot will be approximately 3.21 (+/-), one lot approximately 1/3 of an acre (200091 square feet), and one lot will be approximately 1/2 of an acre (27791 square feet). There is an existing structure on one lot, which will remain. Mr. Stanistreet plans to construct

a duplex structure on one lot, and in the future using the remainder of the property to construct three (3) four (4) unit apartment buildings for seniors.

In tonight's meeting, he provided updated surveys which have the newly formed lots correctly depicted. In addition, Mr. Stanistreet provided a letter from Mr. Terry Morgan, from Onondaga County DOT stating this project has approval. Mr. Stanistreet also stated Onondaga County has provided addresses for the new project. He also provided an update on the drainage stating the drainage plan will follow as the subdivision is finalized. The abutting neighbors have agreed to the easements on their property relating to the sewers. Additionally, Mr. Stanistreet stated Mr. Jeffrey Till from the Onondaga County Health Department has noted on the survey the conditions regarding Lots 1 and 2 regarding development on those lots until such time when sewers are installed.

Chairman Fatcheric clarified for those present that the action tonight is for Subdivision approval.

Mr. Curtin and the Board then reviewed the Long Form EAS. A copy of the Long Form is on file in the Clerk's office.

Mr. Curtin stated for the record with respect to SOCPA's comments regarding public transportation, the residents of the development are living independently and public transportation is not affected either way with the development of the new housing.

As Lead Agency has already been declared, Mr. Voss moved to declare an Unlisted Action for the application. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Mr. Voss moved to waive the Public Hearing for this application as this is a minor subdivision and as this project received zone change from the Town Board and a Public Hearing was conducted for that action. Mr. Kallfelz seconded the motion and it was unanimously approved.

Resolution # 73:

Mr. Kallfelz moved to approve the Preliminary Plat for the Dublin Erie Subdivision as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 74:

Mr. Kallfelz moved to approve the Final Plat as submitted dated October 21, 2013 from Thomas D. Jones, Licensed Land Surveyor, conditional upon the Final Plat application being submitted on the next business day. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 75:

Mr. Voss moved to assess Park Land Fees for two (2) lots. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Bill Morris, engineer for the development gave an update regarding the Site Plan. He stated the Landscaping plan is still under review as the developer would like to give the residents input as far as those details. They do plan on some shrubberies and trees. Additionally, Mr. Morris stated the SWPPP is still under discussion as they have some details to work out. Mr. Czerwinski reminded the applicant the traffic study is an outstanding issue as well.

Mr. Curtin stated to the applicant the scaled drawings along with the colors, building materials, architectural plan, lighting plan, etc should be part of the next presentation to the Planning Board. Mr. Curtin also advised the applicant to provide the covenants to run with the land.

The Site Plan application is continued to another meeting.

Minutes of the Previous Meeting

Mr. Klaben moved to approve the minutes of the October 16th, 2013 meeting. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to approve the minutes of the October 23rd, 2013 meeting. Mr. Klaben seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from Curtin & DeJoseph, P.C. for services rendered in October and November 2013 in the amount of \$2812.50, \$375.00 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton and Loguidice, P.C for services rendered in August and September 2013 in the amount of \$8892.22, \$8571.22 of which is recoverable. Mr. Klaben moved to approve payment of the voucher. 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 stated the applicants from West Genesee Hills Baptist church have submitted a submitted drainage report. Mr. Czerwinski stated his firm will review the information and provide comments to the Planning Board

Comments of the Board Members

With no other comments from the Board, Mr. Voss moved to adjourn the meeting at 8:25 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
November 25th, 2013 - 7:00 pm**

PRESENT

John Fatcheric, Chairperson
Mike Kallfelz
Tracy Lauer
Martin Voss

STAFF PRESENT

Paul Curtin, Planning Board Attorney
Christina DeJoseph, ESQ.
Paul Czerwinski, Planning Board Engineer

Absent

Donald Klaben

Guests & Members of the Public

5 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

Public Hearing:

**5417-5419 W. Genesee Street/Ticada Realty, LLC
(Subdivision)**

TM # 065.-04-04.1(etc)

Mr. Voss moved to waive the reading of the public notice and legal description as it was advertised. Mr. Kallfelz seconded the motion and it was unanimously approved.

Chairman Fatcheric asked the applicant to come forward and inform the Board and the public of the purpose of the application.

Mr. Paul Huysman, architect for Ticada Realty, LLC, gave this overview. The purpose of the application is to subdivide a 4.57 (+/-) acre parcel located at 5417 – 5419 West Genesee Street. The larger lot, approximately 3.47 acres is to be developed by Ticada Realty, LLC as a medical office building, approximately 23,600 square feet in size with associated parking, stormwater management, site lighting, walks and landscaping. The application for Site Plan approval has been submitted simultaneously with the subdivision application. The smaller lot, approximately 1.14 (+/-) acres will be retained by the Fallons (current owners) for future development as a medical office with associated parking. The site will be rough graded for future development by the Fallons.

Chairman Fatcheric opened the floor for questions and comments. As there were no questions or comments from the public, Mr. Voss moved to close the Public Hearing. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Curtin stated the applicant should provide a copy of the access and egress easement or reciprocal agreement between the businesses to be located in the subdivided parcel.

New Business

None

Old Business

**5417-5419 W. Genesee Street/Ticada Realty, LLC
(Preliminary Plat/Final Plat/Subdivision)
(Site Plan Update)**

TM # 065.-04-04.1(etc)

In previous appearances before the Board, the applicant has provided this overview. Ticada Realty has a purchase agreement with Dr. Casey and Dr. Fallon to purchase the property and get subdivision approval for the Ticada Realty building on the southern half of the property, with the West Genesee fronting land on the north side of the property reserved for a 10,000 square foot medical building and parking area, potentially constructed in the future for use by the Fallons. The overall size of the property is 4.57 acres, with 1.14 acres reserved for the Fallons future use and 3.47 acres used for the Ticada Realty building.

The architectural drawing submitted shows the Ticada building consisting of a 5,000 square foot suite to house a physical therapy facility and an 8,000 square foot suite to house the New York Spine and Wellness practice and a proposed 7,600 square foot future addition for an ambulatory surgery center if the appropriate approvals for opening the facility can be obtained from the New York State Health Department. Ticada Realty is still in the process of determining whether the structure will be built in its entirety or if the proposed and future spaces will be constructed in phases. In addition, there's the potential for the future development of a medical building in the front of the parcel for the Fallons.

Mr. Curtin commented the applicant has attempted to coordinate with the neighboring businesses regarding a common access point with the driveway being aligned at the traffic light. Those attempts have been unsuccessful as the businesses prefer to have their driveways remain in their current locations.

All the Board Members commented to the applicant they appreciated the applicant's efforts in trying to have the neighboring businesses join the access point at the traffic light.

Mr. Curtin then reviewed the Long SEQR form with respect to the subdivision portion of the application. The Site Plan SEQR review would occur at the time when the details regarding the Site Plan are finalized. A copy of the Long SEQR form for the subdivision is on file at the clerk's office.

Mr. Czerwinski asked if the traffic study has been finalized. Mr. Huysman stated he would clarify with Mr. Jim Napoleon if he had completed the study. Mr. Czerwinski also commented there are no outstanding issues regarding SWPPP and drainage, all issues have been addressed.

Chairman Fatcheric and Mr. Curtin stated when the applicant returns for Site Plan approval to be sure to include elevation renderings, and colors and materials to be used for the products.

As a matter of record; there is a letter regarding the cross access for Dr. Barry's office (Preventive Medicine Associates) from Dr. Barry's office. Additionally, there's a letter from Mr. Kevin Pole's office (representing Ticada Realty). Those letters are on file in the Clerk's office, and are part of the SEQR Form regarding the traffic impact. It was also noted cross access is encouraged throughout general planning processes. However; the town cannot mandate the businesses to move the driveway entranceway.

After a brief discussion, Mr. Voss moved to declare a Negative Declaration under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Resolution # 76:

Mr. Kallfelz moved to approve the Preliminary Plat as submitted, dated September 4th, 2013. Mr. Voss seconded the motion and it was unanimously approved.

Resolution #77:

Ms. Lauer moved to approve the Final Plat as submitted, dated September 4th, 2013 subject to review of reciprocal agreements with the two lots. Mr. Voss seconded the motion and it was unanimously approved.

Resolution #78:

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

It was noted the Site Plan update is continued to a later meeting.

Mr. George Surace, a neighbor near the development, clarified the amount of buildings to be developed. Mr. Huysman confirmed there are one building proposed and at this time there may be a second building in the front of the parcel which would be developed at a later date.

Minutes of the Previous Meeting

Mr. Kallfelz moved to approve the minutes of the October 28th, 2013 meeting. Mr. Voss seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from Hummel's for name plate for Christina DeJoseph, Planning Board Attorney, in the amount of \$28.13. Ms. Lauer moved to approve payment of the voucher. Mr. Voss seconded the motion and it was unanimously approved.

A voucher was received from Hummel's for laser pointers for the Planning Board in the amount of \$83.49. Ms. Lauer moved to approve payment of the voucher. Mr. Voss seconded the motion and it was unanimously approved.

A voucher was received from Barton and Loguidice, P.C for services rendered in October 2013 in the amount of \$6737.16, \$6487.16 of which is recoverable. Mr. Voss moved to approve payment of the voucher. 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

After a brief discussion, Ms. Lauer moved to ask Mr. Curtin to draft correspondence to Dr. Barry from Preventive Health regarding the location of driveways, and the hope the Town has to have cross access in this area. Mr. Voss seconded the motion and it was unanimously approved.

With no other comments from the Board, Mr. Voss moved to adjourn the meeting at 7:30 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Minutes
December 9th, 2013 - 7:00 pm**

PRESENT

John Fatcheric, Chairperson
Mike Kallfelz
Donald Klaben
Martin Voss

STAFF PRESENT

Christina DeJoseph, ESQ
Paul Czerwinski, Planning Board Engineer

Absent

Tracy Lauer

Guests & Members of the Public

William Davern, 3rd Ward Councilperson
15 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

**(4950) West Genesee Street / Lamar Advertising
(Site Plan Review for Special Use Permit)
(Digital Billboard)**

TM # 041.-01-61.2

Mr. Mike Bishoff, of Lamar Advertising, presented the application. The purpose of the application is to remove three (3) existing 11' x 40' traditional billboards and install one (1) 11' x 22' digital billboard.

Lamar proposes to build a single pole structure with a 250 square foot digital sign face. The sign would conform to the New York State law regarding digital billboard. The "hold time" will be 8 seconds, or the length of time an individual ad is displayed. The "change time" is instant or the amount of time between ads. There will be no animated copy, no flashing or scrolling text. Brightness will operate in a range of 500-7500 NITS (the measurement of brightness for LED lights). The sign will be equipped with a photo sensor to control the brightness at all times. In the case of malfunction, the sign will become "blank" or static. Similar signs have been installed in the Syracuse area

The sign will be installed on the north side of West Genesee Street facing west and visible to east bound traffic. As a vehicle is traveling on West Genesee Street toward the City of Syracuse, the sign will be on the left.

Mr. Bishoff detailed the community benefits of the digital sign. He stated the digital sign could be enabled to incorporate Amber Alerts, Storm Warnings, Accidents, and Hazard Alerts. Additionally, it could be used to promote Community events.

Mr. Voss asked how the messages are controlled. Mr. Bishoff stated the company uses a data fed desktop to send the messages remotely. In some cases, there is a wireless computer on the site of the billboard.

Chairman Fatcheric asked about the security of messages, as to whether or not someone could "hack" into the messages. Mr. Bishoff stated to his knowledge that

hasn't happened, but if it does there are safeguards in place to disarm the digital display.

Mr. Klaben asked if there are plans to convert the additional billboards on the other side where the digital billboard will be. Mr. Bishoff stated his company would like to convert those eventually. His company wants to ensure the proposed digital billboard is a positive experience and then his company would consider the replacement of the additional billboard.

Resolution # 79:

As there were no other questions or comments from the Board, Mr. Voss moved to ask Ms. DeJoseph to draft a letter to the Zoning Board of Appeals stating the Planning Board's positive recommendation for the application.

Old Business

**Danbury Drive / James P. Ranalli
(Preliminary Plat/Final Plat)
(Subdivision)**

TM # 041.-01-61.1

Mr. James P. Ranalli, the prospective owner of Lot # 5, presented the application. Mr. Ranalli stated the purpose of the application is to create a new lot in an existing subdivision, which is the Ranalli Subdivision. Lot # 1 will be split into two (2) lots; one to be recognized as Lot 1A and the other to be Lot # 5.

As the application has been referred to SOCPA for their comments, Mr. Ranalli addressed those comments. Relating to the Onondaga County Water Authority, Mr. Ranalli stated he's confirmed the capacity and connectivity with OCWA. Additionally, Chairman Fatcheric asked Mr. Ranalli to discuss the driveway curb cut and hammerhead with the Town's Highway Superintendent.

In the applicant's previous appearance before the Board, there were concerns relating to segmentation. Ms. DeJoseph addressed those concerns stating the applicant should be aware there will be no further subdivision on this property without a full environmental assessment review for any action in the future beyond the present action. Additionally, a full project conceptual plan would be required if there is any other subdividing planned. This note should be included in the Final Plat presented for signature. Mr. Ranalli agreed to those conditions.

Mr. Voss moved to waive the Public Hearing. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

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

Resolution # 80:

Mr. Voss moved to approve the Preliminary Plat for Ranalli Amended Subdivision as submitted dated October 9th, 2013 as drawn by Ianuzi and Romans Land Surveying, P.C. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 81:

Mr. Voss moved to approve the Final Plat for Ranalli Amended Subdivision with the condition regarding any further subdivision requiring a Full Environmental Assessment Review and a conceptual plan presented stated on the Final Plat Map. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 82

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

**5301 West Genesee Street / LPS Enterprises
(Site Plan)
(New Construction - Wendy's)**

TM # 066.-01-10.1

In a previous appearance before the Board, Mr. Joseph Durand, of TDK Engineering, presented the application on behalf of the applicant, LPS Enterprises. The purpose of the application is to construct a Wendy's Restaurant on an out parcel of Camillus Commons. The 3800 square foot restaurant will be on approximately one (1) acre of the existing Camillus Commons retail space.

The new restaurant will be a new more modern prototype Wendy's has been introducing throughout the country.

The proposed plan calls for the restaurant to be in the area behind the existing Denny's Restaurant and west of the existing Bon Ton store. Customers will enter the Site and continue through the existing curb cuts in a counter clockwise pattern. There are 35 parking spaces on the site; which is in compliance with the Town's parking requirements. The drainage for the site is part of the Camillus Commons drainage plan. There is an existing drywell on the premises.

Mr. Durand stated the proposed plan calls for the curb cut on the eastern side of the plan to be modified to better accommodate traffic flow. There will be LED lighting and wall pack lighting for the building. Additionally, the pedestrian walk ways will be modified as they expect there will be substantial foot traffic from the schools and other existing businesses.

In tonight's meeting, Mr. Durand addressed concerns brought forth at the previous appearance.

- 1) The existing entrance into the Wendy's Site located in the rear of the existing Denny's will be moved slightly to enhance the traffic flow entering the site.
- 2) There will be additional signage to clarify for drivers the traffic pattern in the Site.
- 3) An enhanced drive aisle which be wider to allow for easier flow.
- 4) The dumpster enclosure will be Board-on-Board, and additional landscaping will help camouflage the area.
- 5) Snow Storage will be handled by Benderson; contracted by On-Site Services and snow will be removed from the Site.

- 6) There will be additional landscaping to be in the dumpster area, outside seating area, and the area where the generator is located.
- 7) A crosswalk from the existing Bon Ton store to the Wendy's Site will be installed for pedestrians.
- 8) There will be modified granite curbing in the high impact areas, along with mountable curbing.

Mr. Durand also commented there's some question about the Traffic Study comments as noted by SOCPA. It's his understanding the traffic study for Camillus Commons covers the type of traffic that would occur with the addition of this type of restaurant as this area is a shopping plaza. The Board clarified an additional traffic study would not be necessary for the application.

Mr. Durand further commented regarding the utilities. He stated his firm has a meeting with the Benderson Company to finalize the location of the water lines.

Mr. Czerwinski clarified for the Board there are 35 parking spaces which fulfills the Town's requirements. He also noted there will be additional green space added as that will make the Site more aesthetically pleasing.

Mr. Klaben asked about the striped area in the southwest corner. He asked if green space could be added in that area as well. Mr. Durand stated they could.

Mr. Kallfelz stated he was pleased with the presentation. He stated the presentation answered his questions about the mountable curbing.

Mr. Voss and Mr. Czerwinski clarified the entrance's reconfiguration. They also stated the he thought the additional signage and directional arrows would benefit the Site and its traffic flow.

Additionally, Mr. Czerwinski stated he would like to have a copy for the files of the offset program regarding drainage. Mr. Durand stated he would provide a copy of the report.

Chairman Fatcheric confirmed the water lines concerns Mr. Durand brought forth. Mr. Durand stated he brought it to the Board's attention on the slight chance the building may have to be shifted slightly one way or another to accommodate the water lines.

As there were no other questions or concerns from the Board and as Lead Agency has already been declared, Mr. Kallfelz moved to declare an Unlisted Action for the application. Mr. Klaben seconded the motion and it was unanimously approved.

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

Resolution # 83:

Mr. Voss moved to grant a conditional approval for the Site Plan as presented dated 12-4-2013 as drawn by TDK Engineering; the conditions being an approval letter from Onondaga County DOT, and pending engineering and legal review. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to assess \$400.00 in Professional Fees. Mr. Voss seconded the motion and it was unanimously approved.

**5417-5419 W. Genesee Street/Ticada Realty, LLC
(Site Plan Update)**

TM # 065.-04-04.1(etc)

In previous appearances before the Board, the applicant has provided this overview. Ticada Realty has a purchase agreement with Dr. Casey and Dr. Fallon to purchase the property and get subdivision approval for the Ticada Realty building on the southern half of the property, with the West Genesee fronting land on the north side of the property reserved for a 10,000 square foot medical building and parking area, potentially constructed in the future for use by the Fallons. The overall size of the property is 4.57 acres, with 1.14 acres reserved for the Fallons future use and 3.47 acres used for the Ticada Realty building.

The architectural drawing submitted shows the Ticada building consisting of a 5,000 square foot suite to house a physical therapy facility and an 8,000 square foot suite to house the New York Spine and Wellness practice and a proposed 7,600 square foot future addition for an ambulatory surgery center if the appropriate approvals for opening the facility can be obtained from the New York State Health Department. Ticada Realty is still in the process of determining whether the structure will be built in its entirety or if the proposed and future spaces will be constructed in phases. In addition, there's the potential for the future development of a medical building in the front of the parcel for the Fallons.

In tonight's meeting, Mr. Huysman updated the Board as to the status of the traffic study and the Onondaga County signalization permit. Mr. Huysman stated the approval was supposed to have been issued earlier in the day; however he received notice from Mr. Mark Primo, from Onondaga County, that the permit and approval would be slightly delayed as there needs to be discussion regarding the impact of this project on Knowell Road and how it relates to the pending project of Township 5. Mr. Huysman stated his firm anticipates an approval by Wednesday, December 18, 2013.

Mr. Huysman also updated the Board on the building materials. He stated aluminum siding will be used with cultured stone. The cultured stone will be installed as wainscoting to enhance the building's appeal. The colors will be sage green, with white trims.

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

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

Resolution # 84:

Mr. Voss moved to grant a conditional approval for the Site Plan as submitted by Maxian and Horst, dated December 2, 2013. The conditions being an approval letter from Onondaga County DOT and engineering review to be provided. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss moved to assess \$3400.00 in engineering professional fees and \$1000.00 in legal professional fees. Mr. Klaben seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of November 13, 2013 as submitted. Mr. Kallfelz seconded the motion and it was approved.

Discussion

Fairmount Fire Department - Fire Tower Presentation

Mr. Johns Williams, Mr. Greg Poppo, and Mr. Bob Fisk presented an overview of a proposed Fire Safety Facility that is in the preliminary planning stages. The Fire Department has purchased property on Belle Isle Road to build a Fire Tower, Storage Building, and Classroom for members all over Onondaga County to use for Fire Safety Training.

Utilities will be provided by municipal water and sewer. A site wide storm water drainage mitigation system will be provided to ensure no standing water will be on site. Additionally, a retention pond is planned to not only retain water, but to also provide an auxiliary water supply for the site and provide a static water source for pump operator training.

Classroom and storage buildings will consist of wood frame with metal siding.

The entire site will be enclosed by an 8-foot chain link fence with gates to allow motor vehicles access.

More details will be provided as the project moves forward. The Fire Department wanted to present the overall plan as a courtesy.

Correspondence

A voucher was received from The Post Standard in the amount of \$22.95 for the Ticada Subdivision Public Hearing advertisement. Mr. Voss moved to approve payment of the voucher. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher was received from Curtin & DeJoseph, P.C. in the amount of \$1462.50, \$275.00 of which is recoverable. Mr. Voss moved to approve payment of the voucher. Mr. Klaben seconded the motion and it was unanimously approved.

Comments of Town Officials

Councilperson Davern stated he appreciated the efforts with respect to the applications before them tonight. Additionally, he wanted to let the Fairmount Fire Department know how much he appreciates the hard work that has already transpired with respect to the Fire Tower and Training Facility. He also extended his best wishes to the Board for a Merry Christmas.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

With no other comments from the Board, Mr. Voss moved to adjourn the meeting at 8:20 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted, Sandra Shoff
Planning Board Clerk

**Town of Camillus
Planning Board Agenda
December 23rd, 2013 - 7:00 pm**

PRESENT

John Fatcheric, Chairperson
Mike Kallfelz
Donald Klaben
Tracy Lauer
Martin Voss

STAFF PRESENT

Paul Curtin, Planning Board Attorney
Christina DeJoseph, ESQ.
Paul Czerwinski, Planning Board Engineer

Guests & Members of the Public

Dave Callahan, 6th Ward Councilperson
15 others

Chairperson Fatcheric called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

New Business:

**West Genesee Street / McDonalds USA, LLC
(Approximately 300' from Vanida Drive)
(Site Plan - New Construction)**

TM 035.-05-25.1

Mr. Chris Boyea, of Bohler Engineering, architectural firm for the project, and Mr. Michael Barben of McDonalds, presented the application. The purpose of the application is to construct a new building on West Genesee Street, approximately 300' west of Vanida Drive to house a McDonalds Restaurant with side by side drive thru and passing aisles. The new building will be located on the vacant land between the existing Dunkin Donuts and existing Radio Shack.

The building will be approximately 3900 square feet and the site will accommodate the required 39 parking spaces. The building's architectural elements will include a brick exterior, stucco accents and canopy awnings. The proposed hours of operation are 24 hours. There is green space in front of the entrance, and a pedestrian walkway. Additional landscaping is planned for the front of the Site near West Genesee Street to enhance the overall appearance of the site. There will be granite curbing in the high traffic areas. The dumpster enclosure will be a masonry style, similar to the building materials. Deliveries will enter through the access road in the rear of the building. A sign variance is required from the Zoning Board of Appeals as the sign package requested by McDonalds exceeds the allowable amount of signage per Town Code.

Mr. Klaben suggested to the applicant the east front elevation is in need of some color contrast as it appears to be very plain. Mr. Boyea said they could consider adding brick or a trim color to enhance the overall appearance.

Mr. Kallfelz clarified the granite curbing locations. He stated the applicant should add granite curbing to the high impact areas such as the driveway aisles and entrance ways. Mr. Kallfelz also clarified the areas for mountable curbing to ensure Emergency Vehicle access.

Mr. Voss asked about access from West Genesee Street. Mr. Boyea explained there is full access from West Genesee Street. Also, if a vehicle enters the site from the Dunkin Donuts property, the vehicle will be directed around the site in a counter clockwise pattern. Mr. Art Kanerviko, landlord for the property, advised the Board Onondaga County DOT has approved the curb cuts from West Genesee Street. Mr. Voss agreed with Mr. Klaben's suggestion regarding the stucco wall.

Mr. Lauer stated she agreed with Mr. Klaben and Mr. Voss with respect to the stucco wall and suggested that the stark white could be toned to a beige or earth tone color to help soften the overall look of the building.

Chairman Fatcheric asked about the lighting. Mr. Boyea explained there would be perimeter lighting around the site. There will be virtually no spillage into the surrounding areas. There will be lighting at each exit and lights at the drive thru aisles. Sconce lighting is planned for delivery and service doors. Mr. Boyea stated he would submit the lighting plan for review.

Chairman Fatcheric also asked about the rooftops parapets. He asked if the elevations presented offered a true depiction of the parapets. Mr. Boyea stated they do and the rooftop HVAC units would be hidden from view.

Mr. Voss clarified the materials to be used for the dumpster. Mr. Boyea stated it will be brick to match the building. Additionally, Mr. Voss asked if there would be fencing around the dumpster; Mr. Boyea noted it would be a vinyl fence with a lock facing toward the rear of the property.

Ms. Lauer clarified that the employee parking is near the dumpster area.

Mr. Czerwinski noted it appeared the parking spaces' near the dumpster depth was incorrect. He asked for clarification on the depth and was informed the correct depth of 18' is noted on the plans. He also noted the sewer connectivity is available and Onondaga County is the agency to which would provide a permit to connect. Additionally, Mr. Czerwinski stated if the site is more than one (1) acre, a SWPPP is required for drainage review. Mr. Boyea noted the site has been slightly diminished; the coverage is less than one (1) acre. The SEQR form will be corrected with that information.

Mr. Curtin noted to the applicant he agrees with the Board's comments with respect to the front elevation's plain white stucco wall. He stated the Board had taken the liberty of marking the site plan as to the areas of high impact curbing and areas of concern. Mr. Boyea stated he appreciated the information from the Board.

With no other questions or comments from the Board, Mr. Voss moved to declare Lead Agency. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

Old Business

Home Depot Plaza (Signage Plan)

Mr. Dan Blamowski, P.E., for Tim Hortons, reviewed the sign package for Tim Hortons in the Home Depot Plaza.

Mr. Blamowski addressed the Board to clarify the sign package.

Mr. Blamowski there will be one (1) 15' pylon sign located in the island in front of Tim Horton's. An additional wall sign is to be added to the west elevation so as to take advantage of the visibility from Hinsdale Road.

Resolution # 85:

Mr. Voss moved to approve the sign package as submitted dated December 10, 2013. Mr. Kallfelz seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes of November 25th, 2013 as submitted. Mr. Kallfelz seconded the motion and it was approved.

Mr. Voss moved to approve the minutes of December 9th, as submitted. Mr. Kallfelz seconded the motion and it was approved.

Discussion

Costco Construction Drawings

Chairman Fatcheric deferred to Mr. Czerwinski for his comments regarding the Costco Construction Drawings submission. Mr. Czerwinski stated the applicant submitted site drawings in spring of 2013. Mr. Czerwinski stated his firm sent correspondence to Costco. In November, the drawings were resubmitted and the areas of concerns have been addressed and in compliance with Town Code. Barton & Loguidice sent the Board a letter stating the Construction Drawings are ready for approval.

Resolution # 86:

Mr. Voss moved to accept the Construction Drawings as submitted by Costco. Mr. Kallfelz seconded the motion and it was unanimously approved.

Township 5 – Update

Mr. Joe Goethe of the Cameron Group; provided an update on the Township 5 project. Mr. Goethe stated the project continues to move forward with the installation of the pad for the proposed Costco. As Phase 2 continues, additional retail establishments are proposed for the project along with the connector road to be installed as weather permits. National Grid has submitted the approval and plans to move the pipeline in the spring.

Mr. Greg Sgromo, of Dunn & Sgromo, Project Engineers, provided an update with respect to the apartment phase for the project. Mr. Sgromo stated Morgan Apartments from Rochester, NY signed a ground lease to develop the apartments for the project.

The apartments will be developed by Morgan Apartments with some site modifications. The modifications include the apartments becoming two-story building, rather than three-story buildings. There will be eight (8) buildings with 12 units each for a total of 96 units. The apartments will have a residential look to them and will have vinyl siding. Additionally, each unit will have a porch/balcony. Also, the developer plans to include a clubhouse, a small pool and a management area.

The developers will still maintain a 30ft buffer of undisturbed area from the existing neighborhood. There will be a slight change in the impervious area, and as the footprint of the apartments has been modified the parking area will be slightly different. There will be similar landscaping throughout the complex, and there will be sidewalks throughout the complex.

The drainage, sewer and water plans will be slightly different as the footprint has been modified somewhat. More detail is expected to be provided as the project moves forward.

Mr. Sgromo commented the snow storage plan is to have some snow stored on site, however the area is somewhat restricted, and much of the snow will be removed from the site.

Mr. Voss commented he likes the changes. He stated he believes the changes can only enhance the overall appeal.

Mr. Kallfelz clarified the access road will remain intact for emergency vehicles will have access to the site from the beginning of construction. Mr. Sgromo and Mr. Goethe stated there will be access.

Chairman Fatcheric noted the Municipal Code for parking spaces codes is 10 ft. On the Site Plan the parking spaces are depicted as 9 ft spaces. Chairman Fatcheric noted the correct size needs to be reflected on the Site Plan. After some discussion it was noted if a variance was going to be needed for the parking spaces that could be determined after the code has been interpreted for this particular project.

Chairman Fatcheric also added the following updates should be reflected in the updated Site Plan:

- Amended site plan application
- Landscaping detail, species and size of plantings
- Snow storage plan
- Site lighting
- Buffering
- Color palette presented.

Also, a letter should be provided to the Town, stating the access road will be built to Town Standards.

Mr. Curtin added the standard SEQR is sufficient as the plan is the Site Plan modifications are slight enough so as they don't impact the environmental plan.

Mr. Curtin also commented with respect to the parking space size in a PUD, there may be a chance to reduce the size of the parking space. He will research that question.

Mr. Czerwinski noted there are some concerns relating to drainage and utilities as outlined in a previous letter to the Cameron Group that need to be addressed to continue to move forward with the project. .

Also, Mr. Curtin commented with respect to the layout of the buildings, there are some challenges presented so as to orient the parking spaces in a more appealing manner for better access for potential tenants.

It was noted after some discussion to take a second look at the parking so as to avoid future parking concerns.

The application is continued to the next meeting.

Organizational Meeting for 2014:

Mr. Voss motioned to appoint Sandra Shoff as Clerk to the Planning Board. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Voss motioned to appoint Paul Czerwinski of Barton and Loguidice as Planning Board Engineer at the prevailing Town rates for 2014. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Voss motioned to appoint Paul J. Curtin Jr. of Curtin & DeJoseph P.C., as Planning Board Attorney at the prevailing Town rates for 2013. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

The Board recommends to the Town Board Chairman Fatcheric remain Chairman.

Mr. Kallfelz motioned to recommend the appointment of Marty Voss as Vice Chairman for a one-year term expiring December 31, 2014. Ms. Lauer seconded the motion and it was unanimously approved.

Meeting Dates for 2014

Mr. Voss motioned to approve the 2014 Planning Board meeting schedule as follows: 7:00 pm on the second and fourth Mondays, with the exceptions as noted with (*), being January 13 & 27, February 10 & 24, March 10 & 24, April 14 & 28, May 12 & **May 28***, June 9 & 23, July 14 & 28, August 11 & 25, September 8 & 22, **October 15*** & 27, November 10 & 24, December 8 & 22. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Barton and Loguidice, P.C for services rendered in November 2013 in the amount of \$15,360.07, \$15,111.07 of which is recoverable. Mr.

Voss moved to approve payment of the voucher. Mr. Kallfelz seconded the motion and it was unanimously approved

Comments of Town Officials

Councilperson Callahan stated to the Board that he appreciated their diligence with respect to the applications before them. He also wished the Board and staff a Merry Christmas.

Comments of the Attorney

Mr. Curtin stated he appreciate the confidence the Board has given in retaining he and his firm for legal counsel to the Board. He also shared his best wishes for a Happy Holiday Season to all present.

Comments of the Engineer

Mr. Czerwinski stated he had received an update regarding the Ticada Realty traffic study. The County has revised the entrance way to a two lane driveway, and thus Ticada Realty will revise their plans accordingly.

Mr. Czerwinski also expressed his appreciation to the Board for the appointment and extended his wishes for a Merry Christmas.

Comments of the Board Members

The Board Members extended Merry Christmas wishes to each other. With no other business before the Board, Mr. Voss moved to adjourn the meeting at 8:30 pm. Mr. Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk

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