

**PLANNING BOARD – WORK SESSION  
JANUARY 5, 2005  
6:30 P.M.**

**PRESENT**

Roger Pisarek, Chairman  
John Fatcheric, Vice-Chairman  
Richard Flaherty  
John Heater  
Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, P.E.  
Carlie Hanson, R.A.

**GUESTS & MEMBERS OF THE PUBLIC****NOT PRESENT**

John Trombetta

Tom Price, Code Enforcement Officer  
Diane Dwire, Councilor

Approximately 6 others

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**CAMILLUS COMMONS – LOWE’S AND WALMART SITE PLAN  
APPLICATION OF BENDERSON DEVELOPMENT**

Chairman Pisarek began by stating that no public comment or public input will be allowed this evening as this is a work session for the benefit of the Planning Board and the Applicant.

Donald Robinson, William Rae and James Rumsey of Benderson Development Company, Chris Wood of Carmina and Wood, P.C., Teresa Bakner, Esq. of Whiteman, Osterman, & Hanna LLP, Meaghan Partelow of FRA Engineering, Kimberly Michaels and Peter Trowbridge of Trowbridge and Wolf appeared to discuss the revised site plan. The proposal is to build a Walmart Super Center, a Lowe’s Home Improvement Center, and out parcel buildings on the old Camillus Mall site. The property is approximately 58.9± acres and zoned commercial.

The applicant stated that that they have received comments with regard to providing more detail in the southwest corner of the property, particularly in regard to landscape screening associated with the private home at that corner. The applicants are planning to provide an additional site plan detailing new changes that include a board fence with landscaping consisting of evergreens and deciduous trees for the purpose of screening Wal-Mart from the residential house located on Kasson Road.

The applicant also stated that the County DOT will not allow a sidewalk to be placed adjacent to West Genesee Street and within the existing right of way. After a brief discussion the Board determined that the County DOT took this position due to the applicant’s proposal to reduce the shoulder of the street. Because the West Genesee Corridor streetscape plan includes sidewalks the Board requested Mr. Czerwinski contact Mr. Stelter of the County DOT to discuss the streetscape issue.

The Camillus Commons lighting plan was discussed. Questions arose regarding the off site spillage of the proposed lighting. Ms. Michaels stated that she would provide a graphic lighting image of the parking lot that would outline spillage in detail and resemble an aerial photograph. This image would best display the overall lighting of the area. Chairman Pisarek commented

that the Board is in the process of developing a lighting standard guideline and that it is almost complete. He stated that Ms. Marilyn Gulini of Barton & Loguidice, PC is the Planning Board's lighting consultant and suggested that Benderson Development contact her to discuss their lighting proposal. Mr. Czerwinski stated that he would send a copy of the lighting guideline to Benderson Development. Mr. Rae stated that he would forward a copy of the Wal-Mart lighting plans to Mr. Czerwinski.

The Board asked the applicant if there was an agreement with the school district regarding the maintenance and/or scheduled maintenance of the Vanida Drive entranceway and the storm water detention basin. The Board requested that the applicant review their information and submit it to the Planning Board, as they were unable to give a definitive answer. The applicant was also advised to revisit with the school district with regard to the bus traffic and schedule. The intention is to eliminate the potential for traffic conflicts.

The applicant is proposing the use of granite curbing only on the entranceways and proposes to use concrete curbing for all interior driving aisles. Mr. Curtin requested the applicant revisit the use of granite curbing for the entire project or at least in the critical areas. He then stated that the Board would like "Camillus Commons" to be at least as visually appealing as Town Centre located in Fayetteville, NY. After a brief discussion, in addition to the granite curbing on the entranceways, the applicant offered concrete pavers for all pedestrian crosswalks shown on the site plan.

The Board has requested a visual simulation of the landscaping, inclusive of the trees and landscaping. The views are to be of both Kasson Road and West Genesee Street. The simulation should compare the overall appearance from year 1 to year 5 and beyond. The Board requested the applicant provide a maintenance plan for the landscaped areas of the property to include the care of the drainage, trees, flower beds and snow removal.

The applicant explained the proposed truck patterns for deliveries to be made to P&C and Bon-Ton. The Board feels that these explanations need elaboration and requested the applicant supply a computerized simulation of truck maneuverability for those areas. They also requested the Bon-Ton delivery area to be striped and a thin green screen to be placed along the wall to distinguish the driving aisle vs. the delivery area.

The site plan as presented does not indicate any changes to the P&C façade due to a ground lease being in place. Benderson Development is planning to approach P&C and inquire whether they would change the façade of their building to conform more closely with the proposed new construction.

The site plan presented shows a fence separating the Camillus Commons from the West Genesee School District. This fence is to be an 8 foot opaque fence being board on board. The applicant is proposing to plant trees, which will be in front of the fence, and the heights will be above the fence top. There will be three openings in the fence for existing fire hydrants.

The site plan as presented does not show any area designated for outside storage. The applicants were advised to show these areas as well as 3 dimensional drawings of Lowe's, Wal-Mart and the out parcel buildings. The Board also advised the applicant to show the covered walkways or awnings on the buildings where there are multiple tenants and the base building plantings for Wal-Mart and Lowe's.

The signage is proposed at the main entrance on West Genesee Street and the entrance on Kasson Road. The signage for the West Genesee entrance is proposed to be a 25 high foot sign that has interior lighting with channel lit letters. The Board requested the sign identify “Camillus Commons” on the top with the tenants’ names listed below. The Kasson Road sign will be a ground sign. A sign variance or waiver will be required for this portion of the application.

The applicants were advised to identify a secure location inclusive of green space where benches can be located and bicycles can be secured. They were also requested to identify an area for bus service.

The Board requested the applicant have representatives from Lowe’s and Wal-Mart supply the following:

- The frequency of truck traffic for deliveries and pick-ups and the size of trucks.
- The true parking requirements for stores of this size and also the length of time the consumer will generally visit the store.

The Board expressed appreciation to the representatives present and is looking forward to working with them in the future.

This meeting adjourned at 9:12 p.m.

Respectfully submitted,

Ann C. Clancy  
Planning Board Clerk

**PLANNING BOARD  
JANUARY 10, 2005  
7:00 PM**

**PRESENT**

Roger Pisarek, Chairman  
John Fatcheric, Vice Chairman  
Richard Flaherty  
John Heater  
John Trombetta

**NOT PRESENT**

Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Kathy MacRae, 2<sup>nd</sup> Ward Councilor  
Diane Dwire, 5<sup>th</sup> Ward Councilor  
Robert Feyl – ZBA Chairman  
Joy Flood – ZBA Vice Chairman

Approximately 20 others

Chairman Pisarek called the meeting to order at 7:06 PM, followed by the Pledge of Allegiance.

**PUBLIC HEARINGS**

There were no public hearings scheduled for this meeting.

**PUBLIC COMMENT**

Helen Mierzwa of 204 Emann Drive spoke regarding development in Camillus. She then wanted to recognize the efforts that the Planning Board has made in evaluating the projects for Camillus.

Bob Picciott and Tom Geiss spoke in favor of the redevelopment of the former Raymour & Flanigan building.

Vicky Christo and Don Christo stated their concerns regarding the redevelopment of the old Raymour & Flanigan building.

**NEW BUSINESS**

**WILLIAM DUKE – 5987 BELLE ISLE ROAD  
SITE PLAN FOR SPECIAL USE  
TP#015.-01-11.0 & TP 015.-01-07.0**

William Duke and attorney Rocco Mangano appeared before the Board to present a site plan for the property located at 5987 Belle Isle Road. This application has been referred by Zoning Board of Appeals as the applicant is proposing operating a plumbing business and a special use permit is required per §1303 of the zoning ordinance. The property consists of two (2) parcels

that are separated by existing overhead power lines. Previously, the Bianchi Excavating business operated from this site.

The applicant is Duke's Plumbing and the proposed hours of operation are 8:00 am to 5:00 pm. The company has 15 employees and 22 registered vehicles. There will be no fabrication or manufacturing on the property. The site will accommodate the administrative offices of the business and storage of its equipment. A storage building is located on the site, and per the applicant, 12 vehicles will be stored inside. The remaining vehicles will be stored on a gravel parking lot located on the northern parcel. The primary access point to the northern parcel is located through the Niagara Mohawk property. At the present time there is not a written easement or right of way allowing access to the northern parcel through the power lines however there is an access point by way of a gravel driveway leading from Belle Isle Road. Maintenance of vehicles will be performed on site. The applicant stated that all waste oil will be deposited in containers and then burned. The application will need to be revised to reflect the maintenance of the vehicles and the disposal of the waste oil. The site also contains two (2) fuel tanks, one which holds 300 gallons and the other 200 gallons. Access to the fuel tanks is during business hours only. The location of the tanks should be shown on the plan.

Mr. Heater commented that he lives near the site and that, in his opinion, there are a few areas that need additional screening from the road, specifically near the south side of the rental house adjacent to Belle Isle Road. He suggested planting trees for screening and paving the gravel drive near the road.

The applicant has installed a curtain drain along the south boundary line of Eleanor Winkleman's property located at 6000 Belle Isle Road which has alleviated previous drainage issues.

After a brief discussion, the applicant was advised to provide a more detailed site plan inclusive of parking areas, locations of prominent trees and vegetation on the north boundary, and the location of the stone driveway on the northern property. The Board advised the applicant that a variance for paving the driveway and parking area may be required.

**BERNARD STRAILE – W GENESEE ST.  
SITE PLAN  
TP#029.-01-19.0**

Mr. William Elkins, Architect appeared before the Board on behalf of the applicant to present a site plan for the property located at 5631 West Genesee Street. Previously, the applicant had appeared before the Board to present a revised site plan and after careful consideration has determined to revise the site plan once again.

The plan as presented connects the house to the garage by enclosing the breezeway, creating the main street entrance. Windows and landscaping have been added to the street side design, the site will be blacktopped up to the garage and the existing sidewalks will be removed. The applicant proposes to use the existing sign. Although the exterior materials and colors have not been determined, the applicant stated that the property will remain residential in character and will supply the information as soon as possible.

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

Mr. Fatcheric made the motion to refer the application to SOCPA as this is to be considered a new application. Mr. Trombetta seconded the motion and it was approved unanimously.

## **OLD BUSINESS**

### **CELTIC ARMS APARTMENTS-WILLOWWOOD & WARNERS ROAD SITE PLAN TP#018.-01-16.0**

Previously, Daniel Stanistreet appeared before the Board to present a revised site plan. The plan was referred to the Zoning Board of Appeals for an area variance due to the minimum square foot requirements for apartments being 600 square feet and the new units being approximately 35 feet short of that.

The Board has received an email from Robert Feyl, ZBA Chairman that the variance has been granted.

Mr. Heater made the motion to declare a negative declaration under SEQR. Mr. Fatcheric seconded the motion and it was approved unanimously.

Mr. Heater made the motion to approve the site plan for the Celtic Arms Apartments located at 3478 Warners Road dated November 8, 2004, Revised December 3, 2004, Sheets A1, A2 and A3 as prepared by Patrick Edward Leamy architect. Mr. Fatcheric seconded the motion and it was approved unanimously.

### **BTHO INC./ANCOR INC. – CAMS PIZZA SITE PLAN TP#065.-04-13.1**

Ms. Jamie Sutphen attorney, Mr. Mike Villa of Ancor, Inc. and Mr. Glenn Harvey of Bergmann Associates appeared before the Board on behalf of the applicant to present a revised site plan.

The presentation began with Ms. Sutphen requesting the Planning Board review and approve a general “concept plan,” and recommend the proposed variances (specifically parking spaces and parking within the buffering) to the Zoning Board of Appeals. She stated with respect to parking located in the buffering that there has been existing parking in that area and that originally there was not a buffer area between the two parcels. She also stated that the issues regarding parking in the buffer area may be alleviated by the use of a fence and/or trees. Based on the location of the parking, it will most likely be utilized by employees. She stated that the Town Board had released some of the covenants on the property and believes that the application can move forward. Chairman Pisarek stated that there were covenants on the property restricting the use to that of a furniture store. When that covenant was released the property was subject to C-2 zoning requirements and therefore the applicant needs to abide by all zoning regulations of a C-2, including those related to the buffer area. There is concern that there will not be adequate parking areas and snow storage areas. Ms. Sutphen then stated that the applicants are also proposing placing a covenant on the property. This covenant would limit the use of the property to C-1 uses only, which would allow less intensity uses.

Mr. Villa stated that after meeting with the County DOT regarding the movement of the traffic light, they are proposing keeping both entrances. The County DOT has proposed to relocate the traffic signal to the center of this parcel. Mr. Villa stated that a center entrance would not be conducive to this site as there is a 15 foot easement on the northern property line. Chairman Pisarek commented that there are concerns with the 2 entrances and movement of the traffic light. Mr. Villa stated that he has requested comments and details from the County DOT as to why the traffic light can not be moved to be in alignment with the northern entrance. As of this evening, he has not received DOT comments. Chairman Pisarek then stated for the record that the Planning Board can not grant any variance on the easement. Mr. Curtin requested a copy of the right of way and private easement from Ms. Sutphen.

Deliveries to the proposed pizza shop would be on the north side of the property and in the front of the building. The trash area would be located in the back of the building.

Ms. Sutphen requested the Planning Board consider if this is a viable project. She would like the Board to give consideration as to whether this is a constructive reuse of an existing property and, conceptually, if this is something they would encourage the applicant to continue with.

Mr. Flaherty asked “How can we say this is a good use of the property when so far all we know is that there will be a pizzeria and another 6500 square feet of retail, but we don’t know what that is?” Mr. Villa stated that they are in negotiation with a bank for part of the site. Mr. Flaherty then asked “How do I know its good use of the property if you tell me you’re going to put a something that’s not such a good use in the site”. Ms. Sutphen stated that the applicant would offer a covenant that would require a less intense use.

Mr. Fatcheric stated that from a planning perspective putting anything in the buffering zone on a new application would be considered poor planning. One of his concerns is that if they were granted relief and there is a fence in the buffering, what would the applicant do for snow removal as the site plan shows very minimal area for snow storage. The applicants stated that this site would warrant snow to be trucked off the site. Mr. Fatcheric stated that that would have to be stated on the site plan that the snow would be removed.

The parking calculations for the site are based on a tentative proposed change in the town code. The applicant has stated that the parking calculations were derived as follows:

6500 sq. feet retail – proposed new code stated 1 space per 300 sq ft	21.67.
3500 sq ft pizza (1500 common space) 2000 sq ft divided by 60	<u>33.33</u>
Total	55 spaces

Mr. Fatcheric stated that the Planning Board is bound by the current municipal code standards and cannot act upon tentative changes.

After a brief discussion, Mr. Curtin requested copies of the old covenants and copies of the revised covenants that are in presently in place on the property.

Chairman Pisarek stated that the Board would discuss this application during the discussion portion of this evening’s meeting however advised the applicant to obtain the comments from the County DOT, copies of the covenants and easements on the property. The application will be continued and placed on the next Planning Board meeting agenda.

**IMMANUEL CHURCH OF THE NAZARENE -  
REVIEW OF FINDINGS OF FACT  
TP#017.-04-48.1**

Mr. Trombetta made the motion to adopt the findings of fact for the Immanuel Church of the Nazarene as prepared by Paul J. Curtin Jr. on behalf of the Planning Board and refer them to the Zoning Board of Appeals. Mr. Heater seconded the motion and it was approved unanimously.

**DISCUSSION**

After an extensive discussion, the Board commented that they cannot endorse the site plan or give conceptual approval of the plan for the former Raymour & Flanigan building. They were in agreement that they would need to see the County DOT's comments, the covenants and the easement.

The Onondaga County Planning Federation's annual training program will be held on January 25, 2005. Mr. Trombetta made the motion to approve payment for the annual training in an amount not to exceed \$180.00. Mr. Flaherty seconded the motion and it was approved unanimously.

**MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of December 27, 2004. Mr. Heater seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

A list of building permits issued for the month of December, 2004 was received.

The engineers report for Camillus Commons was received from Barton & Loguidice, P.C.

The legal notice of meetings for the Town of Camillus in 2005 was received.

The resolution from SOCPA for the site plan of Benderson Development – Camillus Commons was received.

The resolution from SOCPA for the site plan of Point Five Development – Walgreens was received.

The Town Board meeting minutes from December 14, 2004 was received.

An updated email from F.O.C.U.S. of Greater Syracuse was received.

A copy of the correspondence from the Planning Board to the County DOT regarding the CAMS Pizzeria's site plan was received.

**COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comments this evening.

**COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comments this evening.

**COMMENTS OF THE BOARD MEMBERS**

Mr. Fatcheric asked if Mr. Curtin had received a response from Tom Fucillo, attorney for the Camillus Concerned Citizens regarding the allotment of time for comment at the public hearing. Mr. Curtin stated that he did indeed hear from Mr. Fucillo however he does not know how many people from the organization will be speaking he recommended that the Board impose a time restriction.

Mr. Flaherty stated that a wooden fence similar to what was proposed for the Camillus Commons is located on West Genesee Street between Pizza Hut and Holy Family Church. He stated that it is appealing.

Mr. Trombetta commented that the county has originated a website that has been developed which offers the public a chance to view a variety of data on every parcel in the county. Members of the Board stated considerable problems arose within the website during its first day of operation.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 9:56 PM. Mr. Fatcheric seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD  
PUBLIC HEARING  
JANUARY 19, 2005  
7:00 PM**

**PRESENT**

Roger Pisarek, Chairman  
John Fatcheric, Vice Chairman  
Richard Flaherty  
John Heater  
John Trombetta  
Martin Voss  
Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer  
Carlie Hanson, R.A.

**GUESTS & MEMBERS  
OF THE PUBLIC**

Kathy MacRae, 2<sup>nd</sup> Ward Councilor  
Bill Davern, 3<sup>rd</sup> Ward Councilor  
Diane Dwire, 5<sup>th</sup> Ward Councilor  
Tom Dugan, 6<sup>th</sup> Ward Councilor  
Chief H. Perkins  
Captain T. Winn

Approximately 200 others

Chairman Pisarek called the public hearing to order at 7:07 PM, followed by the Pledge of Allegiance.

**PUBLIC HEARING – CAMILLUS COMMONS**

The minutes for this public hearing were taken by a public stenographer and are appended to the filed minutes.

Chairman Pisarek adjourned the public hearing at 9:20 PM.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD  
JANUARY 24, 2005  
7:00 PM**

**PRESENT**

Roger Pisarek, Chairman  
John Fatcheric, Vice Chairman  
Richard Flaherty  
John Heater  
John Trombetta  
Martin Voss  
Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

John Friske, Water Superintendent

Approximately 11 others

Chairman Pisarek called the meeting to order at 7:07 PM, followed by the Pledge of Allegiance.

Chairman Pisarek requested a moment of silence in memory of Mr. Thomas Fero, 1<sup>st</sup> Ward Town Councilor who recently passed away.

**PUBLIC HEARINGS**

There were no public hearings scheduled for this meeting.

**PUBLIC COMMENT**

Vicky Christo spoke about her additional concerns regarding the redevelopment of the old Raymour & Flanigan building and submitted a letter to the Board.

Jennifer Tingley requested the Board review in greater detail the traffic study for the Camillus Commons development.

Matt Clark thanked the Board for all the consideration that has been given to the public concerning the Camillus Commons project.

**NEW BUSINESS**

**ANNESGROVE SECTION B  
AMENDED FINAL  
TP# TP#023.2-01-01.1**

Mr. Jason Kantak of TDK Engineering appeared before the Board on behalf of the applicant to present an amended final plat for the Annesgrove Section B subdivision. The proposed plat

depicts the turnaround on Antrim Lane being moved to the northern side of the road. Mr. Kantak stated that the revision was due to the contours of the lots being fairly steep.

Also there is an existing drainage swale located in close proximity to the area that the developer does not want to disturb. As Antrim Lane is a private road, the Town Highway Department does not have any concern about the turnaround being relocated.

Mr. Curtin stated that this was a minor modification to the previous approval.

Mr. Trombetta made the motion to approve the amended final plat of the Annesgrove Section B Subdivision, dated December 28, 2004, file No. 2525.004, as shown on drawings prepared by Joseph I. Phillips, L.L.S. Mr. Fatcheric seconded the motion and it was approved unanimously.

**KANDON, LLC – W. GENESEE ST  
SITE PLAN  
TP#035.-05-29, 035.-05-28, 035.-05-27**

Mr. Art Kanerviko of Kandon, LLC appeared before the Board to present a site plan. The applicant is proposing to build a small strip plaza and out parcel building on the corner of West Genesee Street and Richlee Drive. The property consists of three (3) parcels which are zoned C-1 and LBO.

The applicant is proposing to erect a building of approximately 10,400 square feet and an out parcel building of approximately 2,576 square feet, which will accommodate up to five (5) retail tenants and a bank. The applicant indicated that the retail use will be “service oriented” businesses that have standard operating hours and closing by 10pm. Mr. Kanerviko stated that an agreement has been made with the neighbors to restrict some uses on the property. He also stated that Kandon, LLC has entered into a “gentleman’s agreement” with the neighbors regarding two parcels of land; the first located on Richlee Drive between Channing Lane and the proposed bank which is zoned residential and the second located in the northern corner of the eastern most parcel of land adjacent to the school district parcel and the neighbors located on Channing Lane (an area of approximately 200 x 100). According to the applicant, the “gentleman’s agreement” states that this area will not be developed, but instead will be used as a “buffer” area to shield the residential neighborhood from the development. Mr. Curtin requested a copy of both agreements.

The site plan proposes the main and only entrance to the site to be located at the traffic signal at the intersection of Kasson Road and West Genesee Street. The entrance will be regulated by the traffic light utilizing a right turn only, straight and left turn only lane for egress and a lane for ingress. The plan as presented proposes 71 parking spaces, which exceeds current zoning requirements. Due to the main egress and ingress being shared with the proposed bank, the Board suggested the use of stop signs within the site to control traffic patterns. The Board also requested a full traffic study be completed for this development.

The applicant would like to maintain the character of the neighborhood therefore the materials being proposed for the buildings are red and yellow brick with drivit and sconces in-between. The Board suggested the use of canopies over the entrances. The applicant has included sidewalks and pavers to coincide with the West Genesee Corridor streetscape design.

The Board suggested the use of granite curbing on the entire site as granite sustains the elements better than concrete. The Board stated that integrated sidewalks could have concrete curbing.

The applicant stated that The Rocklyn Company will be responsible for snow removal and landscaping for the development. The Board requested the snow removal area and the fire hydrants be shown on the plan.

Mr. Voss made the motion to declare the Town of Camillus Planning Board as Lead Agency. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Voss made the motion to refer this application to SOCPA. Ms. Wheat seconded the motion and it was approved unanimously.

**ALLIANCE BANK- W. GENESEE ST.  
SITE PLAN  
TP#035.-05-29.0**

Mr. James Hagen, architect, appeared on behalf of Alliance Bank to present a site plan. The applicant is proposing to build a bank on the corner of Richlee Drive and West Genesee Street. The property is zoned LBO.

The applicant is proposing to build a building of approximately 2128 square feet, which will house a bank with drive through service. There will be three (3) driving lanes around the building, the closest lane to the building would be a drive through ATM which will be serviced from inside the building, the middle lane for a drive thru teller which will be serviced by underground or overhead tubes and the third lane for a driving lane. Canopies are proposed to cover the drive through and there will be elevation and height limitations of 11'8". The site plan presented shows 14 parking spaces and the applicant has indicated that there will be three (3) or four (4) employees at any given time.

The site plan proposes the entrance to be at the corner of Kasson Road and West Genesee Street at the traffic signal. The entrance will be regulated by the traffic light utilizing a right turn only, straight and left turn only lane for egress and a lane for ingress. The Board is concerned with the traffic patterns as this site proposes to share the only entrance for egress and ingress with the adjacent plaza; therefore they have requested the use of stop signs within the site to control traffic patterns. The use of concrete for curbing is also indicated on the site plan but the Planning Board prefers the use of granite curbing as it sustains the elements better than concrete. The applicant stated that they will review this area of concern with his client.

The applicant is proposing the texture and colors to be red brick with brown and black accents keeping in line with neighborhood characteristics. The Board commented that the site plan does not indicate trees or light posts as required by the West Genesee Street Corridor Streetscape. The applicant stated that he did not have a copy of the streetscape requirements; as such Mr. Czerwinski stated that he will forward a copy to the applicant. It was also noted that the total site coverage and snow storage area need to be indicated on the site plan.

Currently, the property has two (2) shallow catch basins located on West Genesee Street. Drainage problems exist on the site as the property is at a lower elevation than West Genesee Street. To rectify the problem, the applicant has proposed to install a catch basin for storm water

management on the west side of the property, the Richlee Drive side. Doing so and raising the footprint of the building will allow the site to drain toward the west, allowing the water to flow freely around the building. Mr. Czerwinski has requested a copy of the drainage report.

The landscape berm located within the buffer area is proposed to be 3 feet high and be landscaped with dense shrubbery. The Board suggested the use of Austrian Pines for the buffer area as they are dense and grow fairly quickly. The Board did state that the buffer area would require a variance as it is 5 feet short of the required amount. The applicant stated they would adjust the buffer area as to not require a variance.

The applicant is proposing a ground monument sign for the bank to be located in front of the site adjacent to West Genesee Street and two (2) additional signs, one over the main entrance and the other on the west side of the site facing Richlee Drive. The signs are to be internally illuminated and internally channeled lit. They are also proposing two (2) decorative lights in the front of the building and light fixtures above the employee entrance. Recessed lighting is to be located in the canopy of the drive through. The applicant stated that the bank is regulated by the banking law and the state has minimum lighting guidelines in the area of the ATM. The Board suggested that the signage facing Richlee Drive be neighbor friendly, creating less spillage and a softer light. Mr. Curtin suggested the applicant review the Alliance Bank site located in Cazenovia, NY as it has accomplished the above. He also suggested that a variance may be required for the signage.

Mr. Voss made the motion to declare the Town of Camillus Planning Board as Lead Agency. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Voss made the motion to refer this application to SOCPA. Ms. Wheat seconded the motion and it was approved unanimously.

### **OLD BUSINESS**

There was no old business before the Board for this meeting.

### **DISCUSSION**

#### **REFERRALS FROM TOWN BOARD (4)**

#### **CHAPTER 30, §607 TABLE OF DIMENSIONAL REQUIREMENTS to provide that in all districts where allowed the minimum size of a multiple unit is 600 square feet.**

Mr. Trombetta made the motion to to recommend to the Town Board that the Planning Board is in favor of amending Chapter 30, §607 Table of Dimensional Requirements to provide that in all districts where allowed the minimum size of a multiple unit is 600 square feet. Ms. Wheat seconded the motion and it was approved unanimously.

#### **CHAPTER 30, ZONING §1503, AMENDMENTS TO THE ZONING MAP, to consider a zone change on tax map #065.-04-13.1, 112 Kasson Road (RAYMOUR & FLANIGAN) from a C-2 TO C-1.**

Mr. Trombetta made the motion to recommend to the Town Board that the Planning Board is in favor of considering a zone change on tax map #065.-04-13.1, 112 Kasson Road (RAYMOUR &

FLANIGAN) from a C-2 TO C-1. Ms. Wheat seconded the motion and it was approved unanimously.

**CHAPTER 30, ZONING, §904(b) PARKING REGULATIONS in the Table of Parking Requirements for P15 and P17 and all other retail sales uses from one parking space for each 200 square feet of space to one parking space for each 300 square feet of space parking regulations in commercial districts.**

After some discussion, Mr. Heater believes that reducing the parking requirement to 1 space per 300 feet is too great of a reduction but is in favor of reducing the parking requirement to 1 space per 250 square feet.

Ms. Wheat made the motion to recommend to the Town Board that the Planning Board is in favor of amending Chapter 30, Zoning, §904(b) Parking Regulations in the Table of Parking Requirements for P15 and P17 and all other retail sales uses from one parking space for each 200 square feet of space to one parking space for each 300 square feet of space parking regulations in commercial districts. Mr. Flaherty seconded the motion and it was not unanimously approved, therefore the Board was polled:

Mr. Flaherty - Yes

Mr. Voss - Yes

Mr. Fatcheric – Yes

Mr. Pisarek – Yes

Mr. Heater – No

Ms. Wheat – Yes

Mr. Trombetta - Yes

The motion was approved.

**AMEND CHAPTER 30, ZONING, §402 by creating a “New Principal Use” to be numbered 37 and titled Vehicle Dismantler and the “New Principal Use” to be defined as the business of acquiring motor vehicles and trailers for the purpose of dismantling the same and selling the major and minor component parts therefore and the reselling of such material as scrap. This proposed amendment will require a Special Permit and the further adoption of a new subdivision (F) for Section (1303) which provisions shall establish particular criteria for this business to become an allowed Principal Use in the Town of Camillus.**

Mr. Fatcheric made the motion to recommend to the Town Board that the Planning Board is in favor of amending Chapter 30, Zoning, §402 by creating a “New Principal Use” to be numbered 37 and titled Vehicle Dismantler and the “New Principal Use” to be defined as the business of acquiring motor vehicles and trailers for the purpose of dismantling the same and selling the major and minor component parts therefore and the reselling of such material as scrap. This proposed amendment will require a Special Permit and the further adoption of a new subdivision (F) for Section (1303) which provisions shall establish particular criteria for this business to become an allowed Principal Use in the Town of Camillus. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to set the professional fees for the Ancor, Inc./Cam’s Pizza application in the amount of \$1,500.00. Ms. Wheat seconded the motion and it was approved unanimously.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of January 10, 2005. Mr. Voss seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

Correspondence was received from Terresa M. Bakner in regard to the traffic signals owned by Benderson Development Corporation.

A memo from FRA Traffic Engineers regarding the Camillus Commons Development was received.

A voucher was received from John F. Drury in the amount of \$429.00 for stenographer services for the Benderson Development public hearing of which all is recoverable. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta and approved unanimously.

A voucher was received from The Post Standard in the amount of \$29.70 for the legal notice for the Benderson Development public hearing of which all is recoverable. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta and approved unanimously.

A voucher was received from W-M Engineers, P.C. for the period of the month of December, 2004 in the amount of \$1,584.25, of which \$1,392.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Trombetta, and approved unanimously.

A copy of the Town Board minutes from the January 11, 2005 meeting was received.

A copy of the Zoning Board of Appeals minutes from the January 4, 2005 meeting was received.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

An account balance report for the Planning Board accounts was received.

### **COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comment this evening.

### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comment this evening.

### **COMMENTS OF THE BOARD MEMBERS**

Mr. Voss thanked the Board for helping in the transition of his appointment to the Planning Board.

Mr. Fatcheric welcomed Mr. Voss to the Planning Board.

Mr. Trombetta welcomed Mr. Voss to the Planning Board.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 9:48 PM. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD – WORK SESSION**  
**JANUARY 24, 2005**  
**5:30 P.M.**

**PRESENT**

Roger Pisarek, Chairman  
 John Fatcheric, Vice-Chairman  
 Richard Flaherty  
 John Heater

**PUBLIC**

John Trombetta  
 Martin Voss  
 Lynda Wheat

**STAFF PRESENT**

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

**GUESTS & MEMBERS OF THE**

3 others

**CAMS PIZZERIA – SITE PLAN**

Ms. Jamie Sutphen, attorney, Mr. Mike Villa of Ancor, Inc. and Mr. Tony Calascibetta of Cam's Pizzeria appeared before the Board to present a revised site plan. Mr. Calascibetta, the owner of Cam's Pizzeria, introduced himself to the Board and stated that he has been in the restaurant/pizzeria business for 25 years. As he is a resident of Camillus, he feels that he has a vested interest in the town and is looking to add to the community. He is aware that there are obstacles associated with the site and hopes they can be overcome.

Chairman Pisarek stated that the applicant has requested the Planning Board complete a full site plan review and if possible, approve the site plan conditioned upon variances and modifications of covenants affecting on the property. Chairman Pisarek commented that if the Board were to entertain this, that variances, location of curb cuts and any other conditions that would be required would be detailed and therefore if any conditions were not approved, the applicant would have to bring a new application to the Planning Board.

Mr. Villa stated that the County DOT has proposed to relocate the traffic signal to the center of this parcel and therefore the applicants are proposing to keep both entrances as a center entrance would not be conducive to this site due to a 15 foot easement on the northern property line. He also stated that both entrances would be full access, having one lane in and one lane out. It was noted that at either entrance there will be three (3) lanes of traffic, therefore the Board requested the applicant show a detailed view of the ingress, egress and stop lines for the property.

The proposal indicates parking to be located in the rear buffer area. In the existing buffer area, the green area is approximately 2 feet wide in which existing trees are located and a proposed fence would be placed. The total non-impervious area for the site is approximately 12% and the applicant stated that the total impervious area for the site is 88%, which does not include the green space located in the county's right of way. The Board stated that the site plan should portray the dimensions for the total lot coverage and the location of the 12% non-impervious space. The Board also stated documentation was needed from the County DOT regarding curb cuts.

The applicant would like to maintain the character of the neighborhood therefore the materials being proposed for the building is brick and drivit/stucco. The Board has requested the building elevations be established and clarification of the number of retailers. Signage needs to be added to the site plan, including dimensions and illuminations. A lighting plan, and a landscaping plan will need to be submitted for review.

As this is a small site, the Board suggested the use of granite curbing on the entire site as granite sustains the elements better than concrete. The Board stated that integrated sidewalks could be concrete. They also suggested the applicant consider curbing on the south entrance for safety purposes.

After some discussion, the following site specific items were identified and requested to be added to the site plan:

- the location of the snow storage area and noted “if necessary snow to be hauled away for safety”
- the location of the pizzeria within the site
- the location of the entry doors and number of doors
- the identification of the turning radius’s to be calculated and the maximum truck size stated
- the garbage storage containment area to be identified and any containment or screening material to be detailed
- the location of the fence
- the manufacturers specifications for the heat exhaust system to include the locations of the units and the projective decibel levels for the rooftop units

The applicants have stated that they are planning on placing covenants on the property; therefore the Board requested a list of all proposed covenants to be placed on the property. Additionally, the Board requested the applicant supply documentation from the County Department of Transportation that they have approved both curb cut locations on this property, as they have been reducing and or eliminating curbcuts with redevelopment of sites.

This meeting adjourned at 6:50 p.m.

Respectfully submitted,

Ann C. Clancy  
Planning Board Clerk

**PLANNING BOARD – WORK SESSION**  
**FEBRUARY 7, 2005**  
**5:30 P.M.**

**PRESENT**

Roger Pisarek, Chairman  
 John Fatcheric, Vice-Chairman  
 Richard Flaherty  
 John Heater  
 John Trombetta

**PUBLIC**

Martin Voss  
 Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
 Paul Legnetto, P.E.  
 Carlie Hanson, R.A.

**GUESTS & MEMBERS OF THE**

Approximately 1 other

**CAMILLUS COMMONS – LOWES AND WALMART SITE PLAN  
 APPLICATION OF BENDERSON DEVELOPMENT**

Donald Robinson and William Rae of Benderson Development Company, Chris Wood of Carmina and Wood, P.C., Teresa Bakner, Esq. of Whiteman, Osterman, & Hanna LLP, Dan Aiken of FRA Engineering, Kimberly Michaels of Trowbridge and Wolf and Taylor McDermott of Lowe's Home Improvement Center appeared to discuss the revised site plan. The proposal is to build a Walmart Super Center, a Lowe's Home Improvement Center, an Applebee's Restaurant and out parcel buildings on the old Camillus Mall site. The property is approximately 58.9± acres and zoned commercial.

Mr. Robinson began by stating that the school district has requested restricting the Vanida Drive entrance as they are concerned with truck traffic as well as the school property being used as a cut through for Camillus Commons consumers. Based on their concerns, Benderson Development has proposed to restrict the Vanida Drive entrance for deliveries to Lowe's Home Improvement Center only. In addition, all delivery trucks will be restricted from using this entrance between the hours of 6:45 am – 8:00 am and from 2:00 pm – 3:30 pm. The school district has advised that these are the hours during which school buses would be using this entrance with children on board the buses. Ms. Wheat asked if the delivery restriction times would be expanded during school delay days. Mr. Robinson stated that the hours of restriction could be expanded and Benderson Development could supply signage-directing traffic to the alternative entrance but also suggested the school district supply security to redirect the traffic. In regard to the school district's property being used as a cut through, the applicant stated that they would supply signage prohibiting such.

It was noted that currently there is an easement with the school district addressing the maintenance and/or scheduled maintenance of the Vanida Drive entranceway and the storm water detention basin. In that easement it states that the school district will not interfere with future shopping center usage. Ms. Bakner and Mr. Aiken are in the process of drafting a response to the school district.

Benderson Development has stated that they want to keep cars, trucks and buses separate, as they are interested in the overall safety of the site. There has been concern raised by the community regarding the safety of the children who are involved in the school sports programs and cross West Genesee Street in order to get to practice fields located at the West Genesee Middle school. The school district has stated that they provide bus transportation to the practice fields located across the street for all athletes.

Ms. Bakner stated that correspondence was received from Thomas J. Fucillo in regard to the ramifications of 18 U.S.C.§922 (q)(2)(A), relative to the potential sale of firearms by Wal-Mart immediately adjacent to a school. She stated that this has been researched and found to be not applicable. The applicant also stated that the location of the proposed Applebee's Restaurant is within the confines of the liquor licensing law, as its entrance is located over 200 feet from the school building. Documentation will be submitted for the board's review regarding both issues raised by Mr. Fucillo.

Mr. McDermott wished to clarify some concerns regarding the proposed Lowe's Home Improvement Center deliveries to the Camillus Commons site. He stated that the proposed store is most comparable to the Rome, NY store and offered the following breakdown of truck traffic from that store. Typically during off peak times (off peak defined as July – April) the Rome, NY store receives 11 truck deliveries per day (3 tractor-trailers, 4 UPS/FedEx, and 4 local delivery trucks (LTL trucks). There is 1 extra tractor-trailer delivery every 3<sup>rd</sup> or 4<sup>th</sup> day and deliveries are Monday-Friday and scaled back on Saturdays & Sundays. During peak times (defined as April 1 – July 1) an *aggressive* figure for deliveries to be made would be 40 per day. Lowe's receives 98% of all their deliveries between 7am and 4pm.

It was noted that the truck traffic would flow along West Genesee Street to the Camillus Commons as the 695 bypass exit at Fairmount is designated for truck traffic. It was also noted that the applicant needs to ascertain if truck traffic would be prohibited on Hinsdale Road.

The Onondaga County Planning Board recommended the following modification to the proposed action prior to local board approval of the proposed action: The traffic study must be approved by the Onondaga County Department of Transportation the applicant must complete any mitigation required by the department. Per the applicant the County DOT regional approval is forthcoming. Additionally the scope of the study has been expanded to include Knowell and Kasson Roads.

Outdoor storage was discussed. Mr. McDermott stated that Lowe's generally has 2 storage tractor-trailers located in close proximity of the delivery dock for used appliances and empty pallets. Once these trailers are full, they are hauled away. The Board stated that this would need to be shown on the site plan. Mr. Robinson spoke on behalf of Walmart and stated that there would not be any outside storage. All storage will be inside or each store will have a few tractor-trailers located in the rear that would be on site at all times. It was noted that all shopping carts will be stored on the inside of the buildings.

Outdoor sales were discussed. The Board stated that they did not want any outdoor sales, inclusive of soda machines, as it detracts from the site. Mr. McDermott asked if Lowe's could have lawn mowers, snow blowers and etc. contiguous to building for display only. The Board was in agreement that display of items only was acceptable. He then asked if landscaping trailers that were for sale could be parked in the parking area adjacent to the Lowe's Garden

Center. The Board stated that this was not acceptable and requested that the trailers be placed inside the designated sales area.

The applicant stated that curb details have been added to the site, adding green space and delineating the out parcel parking area from the traffic boulevard. Parking spaces had to be added near Hess as access to the boulevard was minimized creating fewer parking spaces.

The Board requested the following items be added to the site plan:

- Trash containers, bike racks, and benches. A bus shelter and benches are to be placed where the Centro bus stop is proposed. Elevations and locations will need to be shown.
- Proposed sidewalks on the main boulevard entrance and the entry roadways to Lowe's and Walmart.
- Outdoor sales to be distinguished and clarified.
- Cart corrals to be placed in the parking areas. Also distinguish if they will be covered and/or anchored.
- Elevation of the water tower, the color of the water tower and vegetation surrounding it to be shown.
- New elevations and consistent color schemes for all buildings. The out parcel buildings should match Walmart and Lowe's. Currently, the out parcel buildings are reddish, and Lowe's/Walmart are taupe. Ms. Hanson suggested use of the reddish color for all and also suggested peaked roofs for Walmart.
- Traffic control near the Bon-Ton store.
- Full streetscape project, inclusive of curbing, pavers sidewalk, and trees on West Genesee Street inclusive of the dimensions.

A drainage analysis and a noise level analysis will need to be submitted. The applicant stated that the noise level analysis will be submitted prior to February 21, 2005 and the drainage study prior to February 16, 2005.

As the community has stated their concerns regarding air quality, the applicant has conducted a study and the findings will be addressed in FRA Engineering's addendum prepared by Mr. Aken. It was also noted that the United States Post Office uses gasoline powered vehicles and the school district uses diesel powered buses. The school district has a fleet of approximately 60 to 70 diesel fueled buses which idle in the mornings for a minimum of 5 minutes and have been known to idle for up to 2 hours on very cold mornings.

The graphics have been established for the signage however the Board requested the font be adjusted. It was noted that the applicant will not have to apply for variances to the Zoning Board of Appeals as the Planning Board can adjust and issue waivers due to the property being zoned planned commercial.

This meeting adjourned at 7:18 p.m.

Respectfully submitted,

Ann C. Clancy  
Planning Board Clerk

**PLANNING BOARD  
FEBRUARY 14, 2005  
7:00 PM**

**PRESENT**

Roger Pisarek, Chairman  
John Fatcheric, Vice Chairman  
Richard Flaherty  
John Heater  
John Trombetta  
Martin Voss  
Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Approximately 11 others

Chairman Pisarek called the meeting to order at 7:10 PM, followed by the Pledge of Allegiance.

**PUBLIC HEARINGS**

There were no public hearings scheduled for this meeting.

**PUBLIC COMMENT**

Don Christo, Vicky Christo, Elton Smith and Janice Farrelly spoke in opposition of the redevelopment of the former Raymour and Flanigan building as being proposed by BTHO, Inc/AnCor, Inc.

Colleen Mancuso, Tom Geiss and Bob Picciott spoke in favor of the proposed Cam's Pizzeria site plan.

Dan Kermes spoke regarding the Kandon, LLC development on the corner of Richlee Drive and West Genesee Street and requested a fence be placed on the rear of the site to act as a buffer to the adjacent neighborhood.

**NEW BUSINESS**

**FRANK SZCZECH – 4050 MILTON AVE. - PINEGROVE COUNTRY CLUB  
SITE PLAN  
TP# 020.-04-05.0**

Mr. Frank Szczech appeared before the Board to present a site plan for the property located at 4050 Milton Avenue known as Pinegrove Country Club. The applicant is requesting to change the façade of the building by adding a door and a small roof structure to shelter it to the front of the existing tennis building.

The applicant is proposing to lease space to a karate studio on the southeast corner of the existing tennis building, which is adjacent to the existing tennis and fitness facility. Presently, there is an existing entrance located on the east side of the building that would remain as a handicapped entrance. The applicant is requesting to add another entrance on the south side of the building that will have a canopy and a 5 foot wide outside walkway to the parking area. The canopy will be lit from underneath and have 1 hanging fixture that will be incandescent and downward lit.

The dumpster is to be relocated to the east side of the property adjacent to the existing drive to the maintenance building.

The property has no change in use as it is presently indoor recreation. There will be no change in parking as the existing site parking is adequate. The hours of operation will coincide with the existing hours.

Mr. Heater declared this application a de minimis action and motioned for a negative declaration under SEQRA. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Fatcheric made the motion to approve the site plan presented for Pinegrove Country Club located at 4050 Milton Avenue with the following details as shown; a new covered entrance being added on the south side of the building with a 5 foot walkway to the parking area, moving of the dumpster and adding the additional handicapped entrance door to the southeast side of the building. Mr. Heater seconded the motion and it was approved unanimously.

**CHRIS GRAY/ JRECK SUBS – W. GENESEE ST & KASSON RD  
SITE PLAN  
TP#065.-04-11.1**

Mr. Chris Gray and Mr. Peter Whitmore appeared before the Board to present a site plan. The applicants are proposing to open a Jreck Subs sandwich shop at the corner of West Genesee Street and Kasson Road at the site of the former Mobil gas station.

Currently the site has two full service entrances for egress and ingress on West Genesee Street and Kasson Road and the applicants are proposing maintaining those entrances. The Board stated that they are concerned that this site will be used as a cut through and requested some thought as to what could be done to minimize the concerns.

The applicants are proposing to use the existing brick façade of the building and add green, red and yellow awnings that are the Jreck subs colors. They would like to add a walkin cooler on the west side of the building. They are proposing to use the existing lighting, the existing dumpster pad and fence. There would be no outdoor seating or outdoor sales and there would not be an interconnection to the shopping center in the rear as there are no cross easements.

The current zoning code requires 23 parking spaces. The proposed site plan shows 12 parking spaces. They will have to apply for a parking variance but they have to adjust the numbers accordingly as the engineer based the need on the entire building and not the prep area and service area of the proposed restaurant.

The peak hours of operation are 11am through 2 pm. Deliveries are made daily for rolls. They are delivered in the mornings, normally around 7am by way of a “Q-van”. Deliveries of other supplies are proposed for 2 times a week.

The Board requested that the elevations of the building be revisited and suggested the use of false front gables, resembling “New England” homes be used in order to blend with the neighborhood. The surrounding area is being redeveloped using peaked roofs and enhanced elevations. The Board also suggested adding low shrubbery at the corner of West Genesee and Kasson Road as there is an existing curb located along the northeast corner of the property adjacent to the roads. The applicant is proposing adding the low shrubbery and a planter box around the sign post.

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

Mr. Voss made the motion to refer this application to SOCPA. Mr. Fatcheric seconded the motion and it was approved unanimously.

Mr. Voss made the motion to set the professional fees for this application in the amount of \$500.00. Ms. Wheat seconded the motion and it was approved unanimously.

### **OLD BUSINESS**

#### **SCHMIDT SUBDIVISION – VANBUREN RD. & ARMSTRONG RD. PRELIMINARY PLAT TP#007.-02-11.1**

Mr. Arnold Schmidt appeared before the Board to present the preliminary plat for the proposed subdivision. The applicant is proposing to subdivide a 30 acre parcel of land into six (6) lots. The property is zoned R-3.

An email was received from the Nine Mile Creek Conservation Council stating that there is an existing watercourse (stream) crossing the proposed subdivision and DEC wetlands on the proposed subdivision. This stream is a tributary to the wetlands and ultimately Nine Mile Creek. Based on this email the Planning Board is requiring the applicant to determine the delineation of wetlands. Mr. Czerwinski stated that at the applicant’s request he would provide the names and telephone numbers of a few wetland specialists.

The Board has received the resolution from the Onondaga County Planning Board. It states: Now therefore be it resolved, that the Onondaga County Planning Board recommends the following modification(s) to the proposed action prior to the local board approval of the proposed action:

- Driveway locations for proposed Lots 1-6 shall be clustered on both Van Buren Road and Armstrong Road to meet the requirements of the Onondaga County Department of Transportation.
- The applicant shall obtain a permit from the New York State Department of Environmental Conservation for any proposed development or drainage in the wetlands and/or wetland buffers on site.

- Any future subdivision of any proposed lots shall use the access approved through this subdivision; no additional future access shall be granted to the site as per the Onondaga County Department of Transportation.
- The clustered driveway locations must meet the requirements of the Onondaga County Department of Transportation and shall be shown on the subdivision plan.

Mr. Schmidt was advised to contact Mr. Stelter from the County DOT regarding the County's findings as the Board has previously received a letter from the County Department of Transportation approving the curb cuts.

The applicant was advised that the SEQR determination and the public hearing would need to be postponed until the wetland areas have been delineated.

Mr. Heater made the motion to set the professional fees for this application in the amount of \$1,350.00. Mr. Trombetta seconded the motion and it was approved unanimously.

**WILLIAM DUKE – 5987 BELLE ISLE RD.  
SITE PLAN FOR SPECIAL USE PERMIT  
TP# 015.-01-11.0 & TP# 015.-01-07**

Mr. William Duke and Mr. Rocco Mangano appeared before the Board to present the revised site plan for a special use permit. Previously the applicant was requested to provide a more detailed site plan inclusive of parking areas, locations of prominent trees and vegetation on the north boundary, and the location of the stone driveway on the northern property. The revised site plans address the above.

One of the special use permit conditions is that only light duty equipment is allowed to be stored or garaged on the lot and that heavy equipment such as excavators, earth movers, graders, large dozers, pavers, rollers and similar large sized equipment are prohibited from the lot. As such, Mr. Mangano wished to identify Mr. Duke's largest equipment. Mr. Duke's three largest pieces of equipment are as follows:

1. A septic pumper which is a 10 wheeler with a 4,000 gallon tank
2. A Mac dump truck which is a 6 wheel
3. A flush truck which is a 6 wheel and carries 1,000 gallons of fresh water

After reviewing the revisions, Mr. Heater stated he is still concerned with the screening of the property on the south side of the property as you can see the shed when traveling north on Belle Isle Road. After a brief discussion, the Board suggested a visual buffer of 2 to 3 inch caliper Austrian pines placed 10 feet apart commencing 10 feet from the southeast corner of the shed.

Mr. Heater made the motion to recommend approval of the proposed site plan and special use permit for Duke's Plumbing located at 5987 Belle Isle Road with the condition of visual screening comprised of Austrian Pines, being of 2 to 3 inch caliper, placed 10 feet apart commencing 10 feet from the southeast corner of the shed as shown on the plan and running in a southerly direction parallel with the westerly parking acreage. The Planning Board recommends approving the special use permit as the use is appropriate for the district in which it is located. Mr. Voss seconded the motion and it was approved unanimously.

**ALLIANCE BANK – W. GENESEE & RICHLEE DR.  
SITE PLAN  
TP#035.-05-29.0**

Mr. James Hagen, architect, appeared on behalf of Alliance Bank to present a revised site plan. The applicant is proposing to build a bank on the corner of Richlee Drive and West Genesee Street. A special use permit from the Zoning Board of Appeals will be required for this application as the property is zoned LBO.

The applicant has reviewed the comments and suggestions made at the January 24, 2005 Planning Board meeting and revised the site plan accordingly. The major revisions to the proposed site plan are as follows:

- The dimensions of the rear of the building have been revised and adjusted, creating an 18 foot drive which provides the 25 foot buffer on the north side of the property line. The proposed buffer area will consist of an earthen berm with 3 feet high Austrian Pines.
- The curbing on the site is to be granite with the exception of the curbing adjacent to the sidewalks, which will be concrete.
- The streetscape incorporates two of the Town specified light posts with 8x8 brick pavers, and four (4) trees along the street.
- A painted stop line and stop sign have been added to the entrance driveway to assist vehicles exiting the site.
- The sign located at the end of the canopy has been eliminated from the site plan. The remaining sign, which is 11 1/2 square feet, is located over the entrance door on the face of the building. The sign will not be internally illuminated as there will be ground mounted lights shining on it.
- A 24 square feet 6 foot high monument sign is proposed at West Genesee Street. It will be internally lit with white translucent semi-opaque lighting. The applicant has requested the Planning Board make a recommendation to ZBA for an area variance for the sign.

The applicant has added an additional basin to the storm water management area. The curbing on the Richlee Drive side of the site will have breaks to allow runoff into the adjacent lawn area. Snow removal is proposed in the rear of the site and on the Richlee Drive side of the site. Mr. Czerwinski stated that the drainage report needs some technical details adjusted prior to being acceptable.

The site plan proposes the building to be a brick exterior with “Georgetown Gray” roof shingles, gable ends and a canopy made of dryvit material being of light tan color. The trim will be a matching earth tone with matching window frames and doors. The site also portrays a streetscape design which is for a sidewalk and a grass strip with brick pavers around light posts and a row of arborvitaes. Although this is a slightly different streetscape design from the Town’s standards, the Board commented that it was aesthetically pleasing and would blend nicely. The site lighting levels cascade to a maximum of 19.7 foot candles using 20 foot poles all downward lit with little spill of light on the neighboring properties. After a brief discussion, the Board suggested the applicant reduce the wattage of the light bulbs to 250 as this would eliminate any hot spots. The applicant stated he was in agreement.

The Board has received the resolution from the Onondaga County Planning Board. It states: Now therefore be it resolved, that the Onondaga County Planning Board requests an extension until the actions listed below occur. Should the referring municipality not grant the extension request within 30 days of the meeting date, the recommendation shall be disapproved.

The applicant must complete a traffic study to meet Onondaga County Department of Transportation requirements, in conjunction with the proposed development on the adjacent parcel to the east (Kandon, LLC), and submit it to the Onondaga County Department of Transportation for approval; the applicant must complete any mitigation required by this department.

Ms. Wheat made the motion to set the professional fees for this application in the amount of \$500.00. Mr. Fatcheric seconded the motion and it was approved unanimously.

**KANDON, LLC – W. GENESEE ST  
SITE PLAN  
TP#035.-05-29, 035.-05-28, 035.-05-27**

Mr. Art Kanerviko and Mr. Patrick Donegan of Kandon, LLC appeared before the Board to present a revised site plan. The applicant is proposing to build a small retail strip center and out parcel building on the corner of West Genesee Street and Richlee Drive. The property consists of three (3) parcels which are zoned C-1 and LBO.

The revisions made to the site plan are as follows:

- Granite curbing has been added to the radii and a light has been added to the granite curbed island. The Board strongly urged the use of granite curbing be added to the front of the strip plaza as they are looking for conformity.
- The streetscape design has been added to the site plan. It is proposed as a sidewalk and a grass strip with brick pavers around light posts and trees. Although this is a slightly different streetscape design than the Town's standard, the Board commented that it was aesthetically pleasing and would blend nicely.
- Austrian pines and a row of arborvitaes have been added to the buffer area. The arborvitaes are to be planted approximately 10 feet above the parking lot elevation. The bushes are more for aesthetics as the building creates a large buffer from West Genesee Street.
- Snow storage and green areas have been identified on the site.
- The dumpster has been relocated to be hidden in the rear of the site and will have a full fence enclosure surrounding it. In addition, Austrian pines will be placed in the rear to create additional buffering for the neighbors. The fence around the dumpster will be a 6 foot high chain linked fence with louvers.

The building elevation has changed slightly from the original submission as it has been raised approximately 1 foot. This will allow the roofline to be raised so that lintels can be placed above the windows. The building will be red brick with each center column having yellow soldier brick (which is brick stood up on end) with the sconces above to compliment. The north elevation on the back side will be crème to beige in color. The doors are glass and stand floor to ceiling with 3 foot increments. The aluminum surrounding the window will be faint green color, almost a warm copper, to tie into the roof and cupolas. The clapboard siding will on the 12x12

section of the pitched roof and will tie into the clapboard on the side. A masonite board will be used to tie into the columns. The pitched roof has a 5 foot overhang in which recessed can lighting will be located within the soffits illuminating the entire sidewalk.

The Board asked the applicant to address the visibility of the roof top air conditioning units of the rear elevations. The roof top units will be placed on the roof. A small dormer resembling a widow's walk will be built to set the chiller behind, and a PVC fence will be designed around it with 1 foot spacings. There will be 5 AC units, all similar to residential home units. As this structure is located in a C-1 district, there are no height restrictions.

The Board has received the resolution from the Onondaga County Planning Agency. It states: Now therefore be it resolved, that the Onondaga County Planning Board requests an extension until the actions listed below occur. Should the referring municipality not grant the extension request within 30 days of the meeting date, the recommendation shall be disapproved.

The applicant must complete a traffic study to meet Onondaga County Department of Transportation requirements, in conjunction with the proposed development on the adjacent parcel to the west (Alliance Bank), and submit it to the Onondaga County Department of Transportation for approval; the applicant must complete any mitigation required by this department.

The Board stated that they would need Mr. Stelter's comments from the County Department of Transportation prior to any approvals.

Ms. Wheat made the motion to set the professional fees for this application in the amount of \$500.00. Mr. Trombetta seconded the motion and it was approved unanimously.

**BTHO INC./ANCOR INC. – CAMS PIZZA  
SITE PLAN  
TP#065.-04-13.1**

Ms. Jamie Sutphen, attorney, Mr. Mike Villa of Ankor, Inc. and Mr. Glen Harvey of Bergmann Associates appeared before the Board to present a revised site plan. The applicant is proposing to place 3 tenants within the site; a pizza shop, a credit union and a retail store. The locations of the tenants as follows: the pizza shop on the north side, the credit union on the south side and the retail store in the center. The property is zoned C-2 and is subject to an existing legal non-conforming use.

Ms. Sutphen stated that she is in contact with Dirk Oudemool, Town Attorney, as there are many concerns regarding the easement, the curb cuts and the placement of the traffic signal. She stated that Mr. Oudemool is in contact with the County DOT regarding the aforementioned and is taking action to mitigate the situation.

As previously requested by the Board, the applicant has detailed the following on the site plan:

- Traffic directional arrows
- Green space dimensions
- Labeled 90% of greenspace
- The landscaping plan

- The snow removal
- The species of trees
- The pylon sign
- Granite curbing has been added to the radiuses however the island has not been curbed due to the drainage

The Board raised the following concerns based on the revised site plan:

- The applicant is proposing window access for a drive through teller on the south side of the building. The driving aisles presented are 20 feet wide, current code states 24 feet is required per Chapter 30, §901, Article b.
- The current zoning ordinance states that 150 parking spots are required as the building is proposed to be 9,000 square feet. The site plan as presented portrays 52.
- The revised site plan portrays parking within the right of way and within the buffer area, also a fence is located within the rear buffer area that would be board on board, used for noise abatement.
- A traffic flow drawing has been presented. This drawing portrays the size of trucks and frequency of deliveries would paralyze the traffic flow, as the delivery trucks would block the rear drive area.

The applicant is proposing to replace the existing HVAC rooftop units with units similar to what local vendors use. The units will be replaced and situated exactly where they had been. A 6 foot high fence is proposed to screen the garbage storage units.

Ms. Wheat made the motion to refer the BTHO, Inc/AnCor, Inc. – Cam’s Pizzeria site plan dated February 8, 2005, pages 1 of 9, and 3 addendums C-001, exhibit 3, and 8 1/2 x 11 dated February 10, 2005 to SOCPA. Mr. Voss seconded the motion and it was approved unanimously.

### **DISCUSSION**

Correspondence has been received from the Onondaga County Planning Board requesting extensions for decisions for the Alliance Bank and Kandon, LLC site plan applications. Ms. Wheat made the motion to grant the extensions. Mr. Voss seconded the motion and it was approved unanimously.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Voss moved to approve the minutes of the meeting of January 24, 2005. Ms. Wheat seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

A voucher was received from Hummel’s Office Plus in the amount of \$38.95 for Mr. Voss’s nameplate and micro cassettes. Motion to approve payment was made by Mr. Fatcheric, seconded by Ms. Wheat and approved unanimously.

A voucher was received from Visual Technologies Corp. in the amount of \$524.50 for sound system services for the Benderson Development public hearing, all of which is recoverable.

Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater and approved unanimously.

A voucher was received from Barton & Loguidice, P.C. for the month ending December 30, 2004 in the amount of \$8,347.63, of which \$8,195.63 is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Fatcheric and approved unanimously.

A voucher was received from W-M Engineers, P.C. for the period of the month of January, 2005 in the amount of \$362.76, of which \$186.63 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater, seconded by Mr. Flaherty, and approved unanimously.

A copy of the Town Board minutes from the January 25, 2005 and February 8, 2005 meetings were received.

A copy of the Zoning Board of Appeals minutes from the January 4, 2005 and the February 1, 2005 meetings was received.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A memo from 6<sup>th</sup> Ward Councilor Tom Dugan regarding the proposed Walgreens development was received.

A letter was received from the DEC approving the Camillus Planning Board as lead agency for Kandon, LLC.

#### **COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comments this evening.

#### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comments this evening.

#### **COMMENTS OF THE BOARD MEMBERS**

Mr. Heater stated for the record that he feels that on matters before the Board, applicants should be addressing legal items directly to the Planning Board attorney. When applicants address matters to other Board attorneys, there may be miscommunication.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 11:10 PM. Mr. Fatcheric seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD  
FEBRUARY 28, 2005  
7:00 PM**

**PRESENT**

Roger Pisarek, Chairman  
John Fatcheric, Vice Chairman  
Richard Flaherty  
John Heater  
John Trombetta  
Martin Voss  
Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Kathy MacRae – 2<sup>nd</sup> Ward Councilor  
Bob Feyl – Chairman of the ZBA  
Joy Flood – Vice-Chair of the ZBA

Approximately 14 others

Chairman Pisarek called the meeting to order at 7:12 PM, followed by the Pledge of Allegiance.

**PUBLIC HEARINGS**

There were no public hearings scheduled for this meeting.

**PUBLIC COMMENT**

Dan Kermes of Channing Lane and Marvin Archabald of Richlee Drive spoke regarding the proposed Kandon, LLC development on the corner of Richlee Drive and West Genesee Street.

Don Christo and Vicky Christo of Thornton Circle North spoke in opposition of the redevelopment of the former Raymour and Flanigan building as being proposed by BTHO, Inc. /AnCor, Inc.

**NEW BUSINESS**

**DUSZAK SUBDIVISION – ARMSTRONG RD.  
SKETCH PLAN  
TP#007.-02-10.0**

Mrs. Nancy Duszak appeared before the Board to present a sketch plan. The applicant is proposing to subdivide a three (3) acre parcel of land into two lots. The property is zoned R-3.

The proposal is to subdivide the parcel into 2 lots. Lot 1 being two (2) acres and Lot 2 being one (1) acre. Currently there is a house located on Lot 1 which has an address of 3370 Armstrong Road. Armstrong Road is a County road; therefore the County Department of Transportation will need to approve the curb cut.

The property is serviced by public water and natural gas. A perk test has been requested for Lot 2.

Two deeds of conveyance have been submitted with the application, both being conveyed from part of Lot 44. The first conveyance took place on May 17, 1963, predating subdivision requirements for the Town; the second conveyance took place on September 25, 1978. As such, this application will be considered a minor subdivision as it is the third subdivision out of the larger parcel.

The applicant was advised to contact the County DOT for curb cut approval, to obtain the perk test for Lot 2 and to retain the services of a licensed surveyor to continue to preliminary plat.

Mr. Heater made the motion to close the sketch plan for this application. Ms. Wheat seconded the motion and it was approved unanimously.

### **OLD BUSINESS**

#### **DANIEL BIANCHI – DIVERSIFIED (AIRPORT ROAD) SITE PLAN TP#011.-01-05.0**

The applicant requested a continuance for this application until March 14, 2005.

The Planning Board received an email from the Nine Mile Creek Conservation Council. After reviewing the email, the Board requested the clerk refer the email to Tom Price, Code Enforcement Officer. The Board requested Mr. Price prepare a reply by March 10, 2005 as this application will be before the Board on March 14, 2005.

#### **BERNARD STRAILE – W. GENESEE ST. SITE PLAN TP#029.-01-19.0**

Dr. Bernard Straile appeared before the Board to present a revised site plan for the property located at 5631 West Genesee Street.

The revised site plan had been referred to the Onondaga County Planning Board and their determination states as follows: NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action: The driveway on West Genesee Street must meet the requirements of the Onondaga County Department of Transportation for a commercial driveway.

Based on the County's comments, the applicant modified the site plan to include a 20 foot wide driveway for egress and ingress.

The applicant stated that the property will remain residential in character and is proposing to use CertainTeed Monogram siding, clapboard style in the color of desert tan (almond).

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

Ms. Wheat made the motion to approve the site plan and elevation plan for Dr. Bernard Straile dated February 18, 2005 as prepared by William Elkins, Architect. Mr. Trombetta seconded the motion and it was approved unanimously.

**JRECK SUBS – W. GENESEE ST. & KASSON RD.**

**SITE PLAN**

**TP#065.-04-11.1**

Mr. Chris Gray of Jreck Subs and Mr. Art Kanerviko and Mr. Patrick Donegan of Kandon, LLC appeared before the Board to present a revised site plan.

The applicant has reviewed the comments and suggestions made at the February 14, 2005 Planning Board meeting and revised the site plan accordingly. The major revisions to the proposed site plan are as follows:

- The elevation of the building has been revised and adjusted. A 12 x 12-pitched roofline has been added over the door that will extend 4.2 feet over the sidewalk.
- Green and black architectural shingles have been added to the roof. The colors of the clapboard are proposed to be beige/cream with maroon trim on the fascia.
- The applicant is proposing to incorporate part of the streetscape design into the site by adding a sidewalk with brick pavers along West Genesee Street. Concrete curbing will be part of the sidewalk.
- A cooler has been added to the exterior of the building, placed on an existing pad, which had previously been used to house a wooden shed. The walk-in cooler access would be from the inside of the building. The Board requested the applicant camouflage the exterior of the cooler to blend with the site.
- Snow removal has been designated near the sign at the corner of West Genesee Street and Kasson Road. As needed, the snow would be hauled off site for safety reasons.

The applicant stated that there would be no parking lot lighting on the site. The applicant has proposed recessed lighting to be placed under the eaves. Mr. Kanerviko stated that they are proposing to use the existing sign, which will be refaced, and channel lit. Mr. Donegan disclosed that they would need to apply to the ZBA for a parking variance.

After a brief discussion, the Board requested that the applicant “soften” the look of the site by adding landscaping or planter boxes in the front of the building, adding lattice or grid line strips to the windows and cover the 2 toned brick color of the building with hanging flowers or baskets.

**KANDON, LLC – W. GENESEE ST.**

**SITE PLAN**

**TP#035.-05-29, 035.-05-28, 035.-05-27**

Mr. Art Kanerviko and Mr. Patrick Donegan of Kandon, LLC appeared before the Board to present a revised site plan. Mr. Donegan asked the Board when the wrought iron lamp posts are

installed; will they be placed in a Town Lighting District? Chairman Pisarek stated that it hasn't been addressed and referred the applicant to Dirk Oudemool, Town Attorney.

The applicant has reviewed the comments and suggestions made at the February 14, 2005 Planning Board meeting and revised the site plan accordingly. The major revisions to the proposed site plan are as follows:

- The applicants have added granite curbing across the front of the building.
- The dumpster has been moved farther west at the rear of the site plan to eliminate any setback concerns.
- The retaining wall has been extended around the rear of the property.

The Board addressed Mr. Kermes concerns regarding the placement of a fence within the berm area. At the present time the Board does not feel the placement of a fence is necessary. As proposed, the berm is 8 feet in height and there is an additional 6 feet of trees and plantings on top of the berm, therefore, 14 feet of ground or foliage is proposed for this area from ground level. The building's proposed elevation is 23 feet. Based on the information provided, there is a great vertical difference between the ground level and the top of the berm. The applicant did offer for the Board to review the site plan after a specified amount of time in order to revisit the concern that was raised. If at that time there is a real concern or issue, the Board can deal with facts, not perception. Mr. Curtin stated that it has been normal procedure for the Board to revisit a site plan after a specified period of time.

As the comments from the County Department of Transportation have not been received, the Board is unable to take action at this time.

## **DISCUSSION**

### **Starlight Estates – Setbacks**

After a brief discussion, Mr. Heater made the motion to approve the following dimensional setbacks for the Starlight Estates subdivision:

	<b>Lot Area</b>	<b>Minimum Width</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Roof Height</b>	<b>Lot Coverage</b>
<b>Single Family</b>	15,000 Sq. Ft	90 Ft	40 Ft	10 ft/30 ft	40 ft	40 ft	35%
<b>Patio Homes</b>	N/A	N/A	40 ft	0 ft* / 20ft	N/A	35 ft	35%

\* minimum setback between primary units is 20 ft.

Commercial area and apartments are to comply with the district requirements for multi-family and C-1 zoning.

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

Chairman Pisarek commented that he is concerned with the proposed lighting at the Alliance ATM. He feels that the candles are very bright and requested Barton & Loguidice to review the information.

Chairman Pisarek commented that he had a discussion with Bob Feyl, Chairman of the ZBA regarding the signage for a Planned Commercial zoning area. According to Mr. Feyl, the Planning Board needs to conform to Chapter 30, Article VIII. Chairman Pisarek stated that Chapter 30, §500, General Requirements #5 states: Signage for the district shall be as determined and specified by the Planning Board and shall conform to the provisions of Article VIII. The applicant may request a change to the allowed signage, in which case it shall demonstrate special circumstances and the Planning Board shall make specific finding to approve such changes in the allowed signage.

Chairman Pisarek requested the Board review the Chapter in detail for the discussion to continue at the next meeting.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of February 14, 2005. Ms. Wheat seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

A copy of Mr. Price's letter to Mr. Villa regarding the parking aisles for the BTHO, Inc./AnCor Inc. development.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A voucher was received from QPK Design in the amount of \$1,005.94 for the period December 27, 2004 – February 13, 2005, all of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater, seconded by Mr. Flaherty, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$6,550.00 for the period of December 8, 2004 - January 31, 2005, of which \$2,925.00 is recoverable from fees or paid by developers for services. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Fatcheric and approved unanimously

A voucher was received from Barton & Loguidice, P.C. for the period of December 26, 2004 – January 22, 2005 in the amount of \$7,152.00, of which \$6,902.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater and approved unanimously.

### **COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comments this evening.

### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comments this evening.

**COMMENTS OF THE BOARD MEMBERS**

Mr. Heater commented that Celtic Arms is moving along nicely and that the homes being built in Golden Meadows are nice.

Chairman Pisarek commented that Celtic Arms is having difficulty obtaining a building permit.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 9:12 PM. Mr. Fatcheric seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD  
MARCH 14, 2005  
7:00 PM**

**PRESENT**

Roger Pisarek, Chairman  
John Fatcheric, Vice Chairman  
Richard Flaherty  
John Heater  
John Trombetta  
Martin Voss  
Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer  
Carlie Hanson - Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Tom Price – Code Enforcement Officer  
Bob Feyl – Chairman of the ZBA  
Joy Flood – Vice-Chair of the ZBA

Approximately 25 others

Chairman Pisarek called the meeting to order at 7:12 PM, followed by the Pledge of Allegiance.

**PUBLIC HEARINGS**

There were no public hearings scheduled for this meeting.

**PUBLIC COMMENT**

Don Christo and Vicky Christo of Thornton Circle North spoke about of the redevelopment of the former Raymour and Flanigan building as being proposed by BTHO, Inc. /AnCor, Inc.

Ann Henderson of 218 Peterson Drive commented on the new developments in the Town of Camillus.

**NEW BUSINESS**

**WESTSHIRE SUBDIVISION – IKE DIXON RD. & SCENIC DR.**

**SKETCH PLAN**

**TP#023.-01-10.0**

Paul Cappuccilli and Kurt Strohman representing Camex, LLC and Ike Dixon, LLC, and Jason Katak of TDK Engineering appeared before the Board to present a sketch plan. The representatives presented a sketch plan for subdivision of an 18.91+/- parcel of land into forty-six (46) lots. The property is located at the corner of Scenic Drive and Ike Dixon Road. Presently the property is zoned R-1 however the applicant has applied to the Town Board for a zone change to R-3. The public hearing for the zone change has been scheduled for April 26, 2005.

The developer proposes using Town Law §278 that would in essence allow cluster development inclusive of more open spaces. Under Town Law §278, the maximum density cannot exceed what would normally be allowed for the specific zoning area, in this case R-1. The applicant has submitted the maximum density plan for the R-1 zoned district, which would yield fifty-nine (59) lots, the plan as submitted indicated forty-six (46).

The sketch plan as submitted portrays two entrances for egress and ingress. The main entrance is a boulevard entrance located on Ike Dixon Road and a secondary entrance to be located directly across from the Camillus Middle School entrance, which would create a four-way intersection. As the developer is proposing a sidewalk network for pedestrian activity, a connecting entrance to the Annesgrove Community is also shown on the drawing. The developer has proposed to maintain the existing hedgerow and stone fence that separate Annesgrove from the proposed subdivision. They will also be monitoring the noise levels of the neighborhood to determine if additional buffering will need to be added to the existing hedgerows on Scenic Drive. The Board suggested compiling some topographical and spot elevations from West Genesee Street and Scenic Drive to create a better definition of the existing berms.

The proposed subdivision will be marketed toward “empty nesters”. The homes will be approximately 1,700 to 2,000 square feet in size and priced starting at \$200,000.00 to \$225,000.00. A Homeowner’s Association will be established to be responsible for the maintenance of the “green space”, lawn maintenance, and snow removal. The property is serviced by natural gas and public water and the developer is looking into extending the sewer district.

Chairman Pisarek thanked the representatives and stated that until the zone change has taken place, the Board would be unable to act upon this application.

### **OLD BUSINESS**

#### **ALLIANCE BANK – 2 RICHLEE DR. SITE PLAN AND SPECIAL USE PERMIT TP#035.-05-29**

Mr. James Hagen, architect, appeared on behalf of Alliance Bank to present a revised site plan. The applicant is proposing to build a bank on the corner of Richlee Drive and West Genesee Street. A special use permit from the Zoning Board of Appeals will be required for this application as the property is zoned LBO.

Chairman Pisarek stated that the application had been referred to SOCPA and they recommended the following modifications to the proposed action prior to local board approval of the proposed action:

1. The traffic study must be approved by Onondaga County DOT, and the applicant must complete any mitigation required by that department
2. A lighting plan must be developed to ensure that no glare or spillover is allowed into adjacent properties and rights-of-way, and the plan must be approved by the Town Engineer and the Onondaga County DOT
3. A visual buffer must be provided to separate this site from adjacent residential properties

Mr. Czerwinski stated that he has spoken to the County DOT regarding the traffic report and it is his understanding that their comments were the same as Barton & Loguidice's and they just have not memorialized them yet. He stated that the left hand turn lane from West Genesee Street entering from the west into the bank and the Kandon property should be striped properly so it is a left hand turn lane. Additionally, he feels this is a minor construction detail that would be required to comply with the permit for the road cut. The County DOT would like a pedestrian crossing put in at that intersection and confirmation that the alignment of this driveway will in fact line up with the new traffic light.

Additionally, clarification has been received from the Town Board regarding the streetscape design. The Town Board has stated that the streetscape design needs to be consistent throughout the West Genesee Street Corridor and that a lighting district has not been established for the lampposts on the streetscape project therefore the developer will sustain costs.

Chairman Pisarek stated that the Town of Camillus Zoning Board of Appeals is the lead agency for this application; therefore, they will need to determine SEQR. Ms. Wheat made the motion to recommend a negative declaration with the short environmental assessment form for the Alliance Bank site plan to the Zoning Board of Appeals. Mr. Voss seconded the motion and it was approved unanimously.

Mr. Voss made the motion to approve the site plan for Alliance Bank located at 2 Richlee Drive, dated January 20, 2005, last revised February 23, 2005, as shown on drawings prepared by J.S. Hagan Architect P.C. conditioned upon the following:

1. The Planning Board Engineer receiving a letter from the County DOT stating that the traffic study has been approved by the County DOT and no mitigation is required
2. The Planning Board Engineer receiving and reviewing the revised lighting plan
3. Receipt of a revised site plan which incorporates the raised bed of 1 ½ foot on the buffer area and the compliance of the streetscape plan for the Town of Camillus
4. The ability of the Planning Board to review this application at the first meeting of September 2006

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

**KANDON, LLC – W. GENESEE ST.  
SITE PLAN  
TP#035.-05-29, 035.-05-28, 035.-05-27**

Mr. Art Kanerviko of Kandon, LLC appeared before the Board. The applicant is proposing to build a small retail strip center and out parcel building located at 5330 – 5332 West Genesee Street.

Chairman Pisarek stated that the application had been referred to SOCPA and they recommended the following modifications to the proposed action prior to local board approval of the proposed action:

1. The traffic study must be approved by Onondaga County DOT, and the applicant must complete any mitigation required by that department
2. A lighting plan must be developed to ensure that no glare or spillover is allowed into adjacent properties and rights-of-way, and the plan must be approved by the Town Engineer and the Onondaga County DOT

- 3 A visual buffer must be provided to separate this site from adjacent residential properties

Mr. Czerwinski stated that he has spoken to the County DOT regarding the traffic report and it is his understanding that their comments were the same as Barton & Loguidice's and they just have not memorialized them yet. He stated that the left hand turn lane from West Genesee Street entering from the west into the bank and the Kandon property should be striped properly so it is a left hand turn lane. Additionally, he feels this is a minor construction detail that would be required to comply with the permit for the road cut. The County DOT would like a pedestrian crossing put in at that intersection and confirmation that the alignment of this driveway will in fact line up with the new traffic light.

Additionally, clarification has been received from the Town Board regarding the streetscape design. The Town Board has stated that the streetscape design needs to be consistent throughout the West Genesee Street Corridor and that a lighting district has not been established for the lampposts on the streetscape project therefore the developer will sustain costs

After a brief discussion, Ms. Wheat made the motion to declare a negative declaration for the application of Kandon LLC located at 5330-5332 West Genesee Street under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta then made the motion to approve the site plan for Kandon LLC located at 5330-5332 West Genesee Street dated January 24, 2005, last revised February 9, 2005 as prepared by The Crissey Architectural Group conditioned upon the following:

1. The Planning Board Engineer receiving a letter from the County DOT stating that the traffic study has been approved by the County DOT and no mitigation is required
2. Receipt of a revised site plan, which complies with the streetscape plan for the Town of Camillus
3. The ability of the Planning Board to review this application at the first meeting of September 2006

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

**CAMILLUS COMMONS – W. GENESEE ST.  
SITE PLAN  
TP#066.-01-10.1**

William Rae of Benderson Development Company, Chris Wood of Carmina and Wood, P.C., Teresa Bakner, Esq. of Whiteman, Osterman, & Hanna LLP, Dan Aiken of FRA Engineering, Kimberly Michaels of Trowbridge and Wolf and Taylor McDermott of Lowe's Home Improvement Center appeared to discuss the revised site plan. The proposal is to build a Walmart Super Center, a Lowe's Home Improvement Center, an Applebee's Restaurant and out parcel buildings on the former Camillus Mall site. The property is approximately 58.9± acres and zoned commercial.

Chairman Pisarek stated that the Board has received all of the updated documentation that the applicant has submitted regarding the site plan and that there are issues which need to be discussed. As such, he requested a work session to be set up for Wednesday March 23, 2005 at 6:00pm. The applicant agreed and the work session was scheduled. The Board requested a representative of Walmart to be present at the work session.

Mr. Curtin stated that the Board and its professionals have worked diligently reviewing the entire application. All information under a SEQR standpoint has been compiled into a series of proposed documents, which have been delivered to the Board earlier in the evening. Given the magnitude of the information they received, the Board has indicated that they would like to classify the action this evening and then within the next few weeks make a determination under SEQR, whether a positive declaration or a negative declaration is required.

Mr. Fatcheric made the motion to classify the application for the Camillus Commons as Type 1 action under SEQR. Mr. Heater seconded the motion and it was unanimously approved.

**BTHO INC./ANCOR INC. – CAMS PIZZA  
SITE PLAN  
TP#065.-04-13.1**

Mr. Curtin reported to the Board that the applicant contacted him last Friday, March 11, 2005 and requested that he advise the Board that they will not be attending the meeting this evening and were requesting a continuance of their application until March 28, 2005. They have also formally withdrawn their application for a variance that had been pending before the ZBA.

Mr. Trombetta made the motion to grant the continuance of the BTHO Inc./AnCor Inc. application to the March 28, 2005 meeting. Mr. Voss seconded the motion and it was approved unanimously.

**POINT FIVE DEVELOPMENT, LLC  
WALGREENS – HINSDALE ROAD  
SITE PLAN  
TP# 040.-11-12 & TP# 040.-11-13.1**

Mr. Greg Sgromo from Dunn and Sgromo Engineers and Guy Hart Jr. from Point Five Development, LLC appeared before the Board to present a revised site plan for the property located at the corner of West Genesee Street and Hinsdale Road.

The proposal is to build a 14,780 square foot drug store with a drive-thru pharmacy. The site proposes 74 parking spaces and 2 access driveways, 1 located on West Genesee Street and the other located on Hinsdale Road. The County DOT has determined that the egress and ingress will be full access on Hinsdale Road and right in/ right out only on West Genesee Street. A letter from the County DOT is forthcoming. Daily, deliveries will be made primarily by panel trucks and one time per week an 18-wheel truck will make a delivery.

Mr. Sgromo stated that they had made some changes on the site plan that the Board had recommended. The plan now depicts granite curbing inclusive of curbed islands within the parking area, architectural screened walls with gates surrounding the compactor area, a concrete sidewalk, the snow storage area, and the streetscape design inclusive of the lighting fixtures. The site plan also indicates a 15-foot landscaped screen along the entire northern boundary consisting of deciduous and arborvitae trees with an 8 foot high cedar privacy fence behind it.

The lighting plan consists of downward directed recessed lighting on 24-foot high poles, designed to have zero light spillage on the northern residential property line. Along the

commercial property line, the developer is proposing 1-foot candles, which brings the lighting spillage to the edge of the pavement. The applicant has not submitted a photometric study.

Mr. Czerwinski stated that he has reviewed the Drainage Report and it is acceptable as there are no issues as they are improving the existing drainage on the site.

The proposal indicates the main signage for the site be internally lit and 25-feet high, located in the southeast corner of the property at the corner of West Genesee Street and Hinsdale Road. A variance will be required for the signage as the applicant is requesting an extra 40 square feet for the site.

Previously, the application had been referred to SOCPA and they recommended the following modifications to the proposed action prior to local board approval of the proposed action:

1. The two parcels that comprise the site shall be resubdivided into a single lot.
2. The traffic study must be approved by the Onondaga County DOT, and the applicant must complete any mitigation required by this department.
3. The applicant must provide an engineering study to verify to the Onondaga County DOT that the proposed development would not create additional stormwater runoff into the County's drainage system. If additional runoff is created, the applicant shall be required to submit a mitigation plan to the Onondaga County DOT for approval and implement any mitigation required.
4. A lighting plan must be developed to ensure that no glare or spillover is allowed onto adjacent properties and rights-of-way.
5. Any proposed access on West Genesee Street or Hinsdale Road must meet the requirements of the Onondaga County DOT.

The Board will require a separate letter from the County DOT clarifying the curbcut locations and a letter will be required to be submitted to the Assessor requesting the merger of the 2 parcels.

Ms. Wheat made the motion to declare the Walgreens Drug Store located at 5200-5206 West Genesee Street an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Flaherty made the motion to declare the Walgreens Drug Store located at 5200-5206 West Genesee Street a negative declaration under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to approve the site plan and the site-planting plan for this application. The approval is based on the site plan as prepared by Dunn and Sgromo dated October 21, 2004, and revised March 8, 2005 and the site-planting plan being dated March 8, 2005 for Walgreens Drug Store, Store #09413 – Hinsdale Road, Camillus, New York subject to the following: relief being granted by the Town of Camillus Zoning Board of Appeals for an area variance of approximately 10 feet for the required buffer area along the north side of the property. The Planning Board feels this is necessary in order to accommodate 2 driving lanes around the rear of the proposed building. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Curtin stated that based on the above motion, he will draft a resolution on a formal basis and refer this applicant to the Zoning Board of Appeals as they will have jurisdiction of the variance application regarding the buffer.

## **DISCUSSION**

### **CAMILLUS COMMONS – SIGNAGE**

Chairman Pisarek stated that the Board will discuss the Camillus Commons signage during the work session of March 23, 2005.

### **REFERRAL FROM TOWN BOARD – ZONE CHANGE FROM R-1 TO R-3 CORNER OF IKE DIXON RD. & SCENIC DR. TP#023.-01-10.0 WESTSHIRE SUBDIVISION**

After a brief discussion, Mr. Fatcheric made the motion to recommend to the Town Board that the Planning Board is in favor of the rezoning of tax parcel #023.-01-10.0 from its present R-1 zoning classification to R-3. Mr. Trombetta seconded the motion and it was approved unanimously.

## **STATUS OF APPLICATIONS**

After a brief discussion, Mr. Curtin recommended that the Board adopt a policy for any application that is in excess of 1 year from the date of filing where there has been no advancement and where no request for a continuation of the project has been made, should be deemed abandoned and no longer carried as an active file. If the Board adopts this resolution, the clerk shall mail notification of such determination to the applicant. The notification shall state; by resolution of the Planning Board, as a result of no activity having been undertaken by the applicant in excess of 1 year, the application is deemed abandoned. Any further consideration will need to be made by way of a new application.

Ms. Wheat made the motion to deem any applications not acted on within 1 year abandoned and authorize the clerk to notify the applicant. Mr. Trombetta seconded the motion and it was approved unanimously.

## **MINUTES OF THE PREVIOUS MEETING**

Chairman Pisarek stated that as the minutes of the previous meeting were just received the Board has not had adequate time to review them and therefore will approve them at the next meeting.

## **CORRESPONDENCE**

A copy of the report of building permits issued during the month of February 2005 was received.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received. Additionally a copy of an email received by Mary Ann Coogan regarding the same F.O.C.U.S. meeting was forwarded to the Planning Board.

A copy of a letter to the Onondaga County Health Department regarding the Storm Sewer Construction Drawings for Burke Estates was received.

An extension request reply form was received from SOCPA regarding the BTHO Inc./AnCor, Inc. Cam's Pizzeria. Mr. Trombetta made the motion to grant the extension. Ms. Wheat seconded the motion and it was approved unanimously.

**COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comments this evening.

**COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comments this evening.

Ms. Hanson had no comments this evening.

**COMMENTS OF THE BOARD MEMBERS**

There were no comments from the Board Members this evening.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 10:12 PM. Mr. Fatcheric seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD – WORK SESSION  
MARCH 23, 2005  
6:00 P.M.**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty  
John Heater  
John Trombetta  
Martin Voss  
Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, P.C.  
Carlie Hanson, R.A.

**GUESTS & MEMBERS OF THE PUBLIC**

Dirk J. Oudemool, Esq.  
Roger Pisarek, 1<sup>st</sup> Ward Councilor  
John Friske, Water Superintendent  
Joy Flood, Vice-Chair of the ZBA

Approximately 4 others

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**CAMILLUS COMMONS – LOWE’S AND WALMART SITE PLAN  
APPLICATION OF BENDERSON DEVELOPMENT**

William Rae of Benderson Development Company, Chris Wood of Carmina and Wood, P.C., Teresa Bakner, Esq. of Whiteman, Osterman, & Hanna LLP, Brad Hughes, Mike Thedford, Rhoda Washington, and Michael Laux of Walmart, Aaron Hiller Esq. of Harter, Secrest & Emery LLP, and Steve Cleason of HPD Engineering appeared to discuss the revised site plan. The proposal is to build a Walmart Super Center, a Lowe’s Home Improvement Center, an Applebee’s Restaurant and out parcel buildings on the old Camillus Mall site. The property is approximately 58.9± acres and zoned to allow commercial development.

Mr. Cleason began by stating that the following changes have been made to the site plan, specifically in front of the proposed Walmart Supercenter. They have eliminated outdoor sales and seasonal sales from the parking area, increased the size of the garden center, added three (3) planters to the front of the store to break up the façade, delineated the cart storage areas, and eliminated the curb from the front of the building.

Outdoor sales were discussed. Walmart has eliminated outdoor sales from the parking area and decreased the amount of space needed for outdoor sales by increasing the garden center area. Walmart is requesting 3100 square feet for outdoor sales, which will be located in the front of the building on the sidewalks a minimum area of 8 to 10 feet. As the applicant has proposed eliminating curbing at the main entrance of the store, the Board requested maintaining a 5-foot pedestrian sidewalk and striping the designated outdoor display areas. The applicant stated that vending machines would be located inside the vestibule of the building. The Board has requested that the outdoor sales area be clearly delineated on the ground and the dimensions to be shown on the drawings for both Walmart and Lowe’s. The applicant also stated that they are proposing bollards across the front entrances and red striping indicating where the fire lane is to distinguish the parking area from the sidewalk.

Outdoor storage was discussed. Walmart has proposed that there will be no outdoor trailers, including layaway storage trailers. They have proposed a three (3) sided masonry area with solid gates that will be separate from the building to store used pallets and cardboard within. Pick up will be four times per week. The applicant has proposed an outdoor display area, which will display flowers, gas grills, snow blowers, and other seasonal items. The applicant stated that the flowers would be displayed on black rosin tables, which have two (2) levels and are 4 feet wide. Propane would only be sold in the garden center. The Board requested the applicant display merchandise in an aesthetically pleasing manner. The Board requested that the sidewalk be 5-foot wide in front of the display area. The elevated parking area located behind the proposed Walmart store will be used only for snow storage and automobile parking.

The shopping cart storage for Walmart has been delineated on the plan. The plan displays the shopping carts to be stored inside the building. Access to the shopping cart storage area will be from the outdoors through two (2) overhead doors, painted to blend with the building. The overhead doors will be opened only when the shopping carts are restocked by the employees. The parking lot will have shopping cart corrals that will not be anchored. In response to the Board's concerns with the movement of the corrals, the applicants stated that the corrals were heavy enough and would not be able to move.

The Board requested that the planters located in the front of Walmart be raised, irrigated, and contain ornamental trees, for colorful and vertical year round appeal. The Board suggested the applicant confer with the landscape architect to determine what plantings would be best.

Chairman Fatcheric asked about the future of the current Walmart store. The Walmart representatives stated that the Fairmount Fair store would move to the new site and the current store manager would remain. Mr. Hiller stated that presently Benderson Development Corp. and Walmart are negotiating the termination of the original lease once the building has been vacated and relinquishing the building back to Benderson.

Additionally, in the overall site plan, the applicants have proposed to define the entrance for egress and ingress to the Hess gasoline station, and add a four (4) way stop sign at the corner of The Bon-ton and Denny's. These improvements are proposed to address safety issues.

The Board requested the elevations, colors and landscaping for the Applebee's site plan.

The Board requested the streetscape along West Genesee Street be established. The applicant stated that they are willing to provide the streetscape however, based on the County DOT's specifications, they do not have adequate room to meet all requirements. Benderson has requested clarification from the County DOT and requested an adjustment to the shoulder of the road. Mr. Czerwinski and Mr. Oudemool have requested a meeting with the County DOT to express the Town's position.

Chairman Fatcheric stated the Vanida Road crosswalk and signalization needs to be adjusted, as there is a blind person in the area.

Mr. Flaherty commented the Superintendent of West Genesee Central Schools, Dr. Rubeis, has approached him and expressed that and although not against the project, he is concerned with what is happening on the east side of the property. Based on Mr. Flaherty's conversation with Dr. Rubeis, he asked the following questions:

1. Will there be security personnel on the Benderson Development property? If so, would these people be available to monitor the driveway at “special times” and monitor the student parking, etc.?
2. Will there be a signal light and crosswalk striping? Will there be a sidewalk along the eastern side of the Vanida Road driveway closest to the detention basin?

It was stated that currently there is not a crosswalk at Vanida Drive. It was also stated that the school district never came before the Planning Board regarding their site modifications and improvements. The Board did comment that if the school board had a site plan pending, which they are possibly looking to coordinate with the Benderson Development plan, then the Planning Board would need to be included in viewing such a plan.

Mr. Rae stated that Benderson Development would monitor the parking area and notify the school of all violators. They have also submitted a maintenance plan. He stated that Benderson Development is one of the only developers that have maintenance agreements. It was also suggested that if the school district has major concerns regarding the safety of the children, they could supply additional security themselves. Mr. Curtin suggested reviewing any restrictions placed on the site within 1 year of being operational, inclusive of the general maintenance of the property and the Vanida Drive curb cut and truck traffic restrictions. If at that time there is a real concern or issue, the Board could deal with facts, not perception. Mr. Trombetta requested the restrictions placed on the Vanida Drive entrance to be extended until 3:30 pm.

Currently, the applicant is removing abandoned pipes on the property.

The applicant was requested to provide the planter elevations and landscaping detail to Ms. Hanson and to submit the Applebee’s elevations, colors, and landscaping for the Applebee’s site plan to the Board.

Chairman Fatcheric expressed appreciation to the representatives present and thanked them for coming.

This meeting adjourned at 7:50 p.m.

Respectfully submitted,

Ann C. Clancy  
Planning Board Clerk

**PLANNING BOARD  
MARCH 28, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice-Chairman  
John Heater  
John Trombetta  
Martin Voss  
Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Dirk Oudemool, Esq.  
Roger Pisarek, 1<sup>st</sup> Ward Councilor  
Kathy MacRae, 2<sup>nd</sup> Ward Councilor  
Diane Dwire, 5<sup>th</sup> Ward Councilor  
Tom Dugan, 6<sup>th</sup> Ward Councilor

Approximately 35 others

Chairman Fatcheric called the meeting to order at 7:02 PM, followed by the Pledge of Allegiance.

Chairman Fatcheric announced that Roger Pisarek has been appointed to the position of 1<sup>st</sup> Ward Councilor and accordingly has resigned from the Town Planning Board. He was thanked for his many contributions and the Board wished him well in all his future endeavors.

**PUBLIC COMMENT**

Thomas Fucillo, Judi Brown, Jennifer Tingley, Helen Mierzwa, Frank Johnson, and Matt Clark spoke regarding the Camillus Commons redevelopment.

Bill Morse commented that the Nine Mile Creek Conservation Council has concerns regarding the Daniel Bianchi property located on Airport Road and feels that this property is located in an environmentally sensitive area with respect to the Nine Mile Stream that borders the property.

**OLD BUSINESS****BENDERSON DEVELOPMENT - CAMILLUS COMMONS  
TP#066.-01-10.0**

Chairman Fatcheric stated that the Board would be addressing the State's Environmental Quality Review Act this evening.

Mr. Voss made the motion to classify the Benderson Development Camillus Commons project as a Type 1 action under SEQ. Mr. Heater seconded the motion and it was unanimously approved.

The minutes for this portion of the meeting were taken by a public stenographer and are appended to the filed minutes.

Mr. Flaherty moved to assess a negative declaration under SEQR. Mr. Trombetta seconded the motion. The Planning Board was then polled:

Mr. Flaherty – Aye  
Mr. Heater – Aye

Mr. Voss – Aye  
Ms. Wheat – Aye

Mr. Fatcheric – Aye  
Mr. Trombetta – Aye

The Board unanimously agreed and the motion was approved.

Mr. Curtin then read into the record the Draft of the State Environmental Quality Review Negative Declaration Notice of Determination of Non-Significance. The minutes for this portion of the meeting were taken by a public stenographer and are appended to the filed minutes.

Mr. Flaherty made the motion to adopt the proposed findings and notice of determination. Mr. Trombetta seconded the motion and it was unanimously approved.

## **NEW BUSINESS**

### **FEDRIZZI – WINCHELL ROAD LOT LINE REALIGNMENT TP#010.-02-14**

Mark and Diane Fedrizzi appeared before the Board to request a lot line realignment. The applicant currently resides at 6611 Winchell Road. The property is zoned R-R.

The applicant is requesting this lot line realignment to adjust the rear property line to acquire a 10' X 122' area of land, they have maintained for 26 years. Previously the applicants have requested this proposal, but the adjacent property owner did not agree. As the property has changed ownership recently, the new owner is amicable to the proposal.

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

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

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

Ms. Wheat made the motion to approve the lot line realignment as shown on the map for the Fedrizzi Property and Part of Lot No. 1 Walter W. Hudson Subdivision, Part of Military Lot No. 44, Town of Camillus as prepared by Ianuzi & Romans, P.C. dated March 4, 2005 with the following condition:

1. Receipt of a copy of the recorded deed upon transfer of property.

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

**OLD BUSINESS****DANIEL BIANCHI – DIVERSIFIED (AIRPORT ROAD)  
SITE PLAN  
TP#011.-01-05.0**

Mr. Daniel Bianchi appeared before the Board to present a site plan. Chairman Fatcheric stated that before the applicant began his presentation, the Board would like to defer to the Planning Board's Engineer.

Mr. Czerwinski stated that there have been some concerns from the public and as such, the site plan regulations require a topographic survey map be prepared. In that the site is adjacent to the Nine Mile Creek corridor, it is located in what has been identified as an environmentally sensitive area. Mr. Czerwinski recommended that the Board obtain a topographical survey map for the site so that the Board can address the issues related to the corridor and the drainage. Additionally, the regulations require that within the topographical survey map, the limits of the actual top of the stream bank be identified inclusive of the 50-foot setback from the top of the bank.

Mr. Bianchi stated that when he first appeared before the Board the fact that the property was adjacent to the Nine Mile Creek was discussed as well as the potential for any contaminants coming from the adjacent property to what is considered Nine Mile and its designated federal wetlands. At that time, he was asked if there was going to be any activity that would create a situation where there would be any environmental contaminants. The answer to that was no, and there is not going to be any hazardous materials or solid waste brought to or maintained on the site and there will be a very minimum amount of vehicle activity. According to the Applicant, the drainage has not been altered and all drainage currently on that property has previously been approved by the County DOT for a soil area for Airport Road. The applicant elaborated that this piece of land is an old waste bed formally owned and operated by Allied Chemical. With regard to that, Mr. Bianchi stated that the property was a mess and he has spent thousands of dollars cleaning the property of what in his opinion could have been a potential health hazard to the public.

Chairman Fatcheric stated that the Board appreciated the applicant's intentions but the fact remains that the property is located in an environmentally sensitive area. Members of the Board have viewed the property and it does appear that the drainage is draining toward the creek. The Board has to abide by procedures to insure proper drainage on the site even though the waste beds are adjacent to the property.

Mr. Czerwinski commented that he would be more than willing to visit the site with the applicant. Mr. Czerwinski advised Mr. Bianchi to contact him to schedule an appointment. Chairman Fatcheric stated that he would like to accompany Mr. Czerwinski and Mr. Bianchi. Chairman Fatcheric instructed the clerk to forward a copy of the email from the Nine Mile Creek Conservation Council to Mr. Bianchi.

**JRECK SUBS – W. GENESEE STREET  
SITE PLAN  
TP#065.-04-11.1**

Mr. Chris Gray of Jreck Subs and Mr. Art Kanerviko and Mr. Patrick Donegan of Kandon, LLC appeared before the Board to present a revised site plan.

The applicants have adjusted the site plan by “softening” the look of the site by adding grid line strips to the windows as previously requested by the Board. They have also adjusted the onsite parking to meet current zoning regulations. The applicants indicated that the outdoor cooler would be color coded to match the building and the chain link fence located on the south side of the property will be repaired.

Chairman Fatcheric stated that the application had been referred to SOCPA and they recommended the following modifications to the proposed action prior to local board approval of the proposed action:

1. The cross connection with the adjacent parcel to the south shall be closed and replaced with a pedestrian walkway to meet the requirements of the Onondaga County Department of Transportation
2. The existing driveways on both West Genesee Street and Kasson Road must be narrowed using curbing and/or landscaping to meet the requirements of the Onondaga County Department of Transportation
3. The applicant must provide written documentation to the Town showing that permission has been obtained for use of the parking located on the adjacent parcel to the south.

After a brief discussion, the Board agreed that the recommendations made by the County regarding the adjacent property were not all applicable to this site.

The entire Board complimented the developers on the site improvements, as they are very pleased with the final presentation.

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

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

Mr. Voss made the motion to approve the site plan for the Jreck Subs, Spot 4U, LLC, West Genesee Street Camillus, NY as portrayed on the map dated February 21, 2005, revised March 22, 2005 as prepared by The Chrissey Architectural Group. Mr. Trombetta seconded the motion and it was approved unanimously.

**PAULINE BEAVER SUBDIVISION- BENNETT CORNERS ROAD  
PRELIMINARY PLAT  
TP#023.-01-24.2**

Mr. Robert Allan, Esq. appeared before the Board on behalf of the property owner, Pauline Beaver to present a preliminary plat application. The proposal is to subdivide the parcel and create three (3) lots, Lot 1, Lot 2 and Lot 3. The total existing parcel is approximately 9.082± acres. The property is zoned R-1 and located on Bennetts Corners Road.

Currently a barn and house are located on Lot 1 and the applicant is proposing two (2) lots to be sold as building lots. There is a pond adjacent to the rear of the proposed Lot 2 about which Mr. Czerwinski will review information and advise the Board if there are any wetlands located on the property.

The property is serviced by public water and natural gas. The applicant has submitted perk tests for Lot 2 and Lot 3. Lot 1 is currently serviced by well and septic. The applicant has identified the septic and well locations for Lot 1.

This application will be considered a minor subdivision however a public hearing will be required as the property was subdivided previously in 1989.

The applicant has been advised to contact the County Department of Transportation to obtain approvals for the driveway cuts, in that Bennetts Corners Road is a County road.

Ms. Wheat made the motion to declare the Town of Camillus Planning Board as Lead Agency for the Pauline Beaver Subdivision. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to refer this application to SOCPA. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat moved to set the public hearing for the Pauline Beaver subdivision for April 25, 2005. Mr. Heater seconded the motion and it was approved unanimously.

**BTHO INC./ANCOR INC. – CAMS PIZZA  
SITE PLAN  
TP#065.-04-13.1**

Mr. Heater made the motion to grant the continuance of the BTHO Inc./AnCor Inc. application to the April 11, 2005 meeting. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Voss stated that Mr. Curtin has diligently represented the Planning Board's interests on this application and has gone beyond the expectations to be cooperative and a gentleman throughout this process and he wished for this to be noted on the record.

## **DISCUSSION**

Chairman Fatcheric entertained a motion to enter into executive session to discuss the Vice-Chairman position. Mr. Flaherty made the motion to enter executive session. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Voss made the motion to return to regular session. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to appoint Mr. Flaherty as Vice-Chairman of the Planning Board for the remainder of the year. Ms. Wheat seconded the motion and it was approved unanimously.

The Board has received a lighting guideline packet. Mr. Czerwinski has reviewed the information and stated that this is in a final format, which could be adopted by the Board. Ms. Wheat made the motion to adopt the Town of Camillus Lighting Guidelines as prepared by Barton & Loguidice. Mr. Heater seconded the motion and it was approved unanimously.

## **MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of February 28, 2005. Mr. Voss seconded the motion and it was approved unanimously.

Mr. Flaherty moved to approve the minutes of the meeting of March 14, 2005. Mr. Heater seconded the motion and it was approved unanimously.

## **CORRESPONDENCE**

A copy of the Town Board minutes from the March 22, 2005 meeting was received.

A copy of the Zoning Board of Appeals minutes from the March 1, 2005 meeting was received.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A copy of the updated list of the Town Board committee personnel was received.

A memo from Barton & Loguidice regarding Walgreens lighting was received.

A voucher was received from W-M Engineers, P.C. for the month of February 2005 in the amount of \$558.50, \$518.50 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta, and approved unanimously.

A voucher was received from Barton & Loguidice, P.C. for the month ending February 28, 2005 in the amount of \$4,354.37, \$4,001.87 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater, seconded by Ms. Wheat, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$2,675.00 for the month ending February 28, 2005, \$1,425.00 of which is recoverable from fees or paid by developers for services. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously.

#### **COMMENTS OF THE ATTORNEY**

With regard to the Camillus Commons/Benderson matter, Mr. Curtin commented that he felt that the meeting went very well. He commended the Chair and the Board for the way they conducted themselves and stated that the conclusions were well reasoned and well supported. Job well done!

#### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski updated the Board regarding the County DOT's position on Walgreens. As the entrance on Hinsdale Road is proposed to be a 32-foot wide curb cut that would be unrestricted, the County DOT has requested a center island be installed to prevent vehicles from cutting across the intersection and interfering with the interior traffic. The West Genesee Street entrance is requested to be right in and right out only with a center island installed to prevent vehicles from cutting across the intersection and interfering with the interior traffic. He will contact the applicant to discuss this with them as soon as a formal letter from the County DOT is received.

#### **COMMENTS OF THE BOARD MEMBERS**

Mr. Flaherty expressed his gratitude to the Board for their confidence in him to name him Vice-Chairman. Additionally he stated that there is a standard for driveways that talks about the garage floor elevation.

Mr. Trombetta expressed congratulations to the newly assumed Chairman and newly elected Vice-Chairman.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 10:00 PM. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD**  
**APRIL 11, 2005**  
**7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
 Richard Flaherty, Vice-Chairman  
 John Heater  
 John Trombetta  
 Martin Voss  
 Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
 Paul Czerwinski, Engineer  
 Carlie Hanson, R.A.

**GUESTS & MEMBERS  
OF THE PUBLIC**

Bill Davern – 3<sup>rd</sup> Ward Councilor  
 Diane Dwire – 5<sup>th</sup> Ward Councilor

Approximately 22 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

**PUBLIC COMMENT**

Fred Miller of the Nine Mile Creek Conservation Council voiced concerns regarding the Daniel Bianchi – Diversified property located on Airport Road.

Lory Martin spoke about the proposal for Fresno’s Restaurant to conduct the outdoor Camillus Music Festival at their location.

**NEW BUSINESS**

**BRIAN O’HARA – MUNRO ROAD  
 LOT LINE REALIGNMENT  
 TP#027.-03-04.0**

Mr. James D. FitzPatrick of Bond Schoeneck and King appeared before the Board on behalf of his client, Brian O’Hara to request a lot line realignment. The applicant currently resides at 5491 Munro Road. The property is zoned R-2.

The applicant is requesting this lot line realignment to adjust the rear and side property line to acquire a 20’ X 20’ area of land, they have maintained for years. As the property has already been maintained by the O’Hara’s for years, the Lasda’s are amicable to the proposal.

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

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

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

Ms. Wheat made the motion to approve the lot line realignment as shown on the map for No. 5491 Munro Road, Town of Camillus as prepared by Lehr Land Surveyors dated July 15, 2004 with the following condition:

1. Receipt of a copy of the recorded deed upon transfer of property.

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

**CAMILLUS RESTAURANT PROPERTIES – FRESNO’S  
TEMPORARY SITE PLAN  
TP#042.-07-11.1**

Mr. Carl Benz, managing partner of Fresno’s restaurant located at 4002 West Genesee Street appeared before the Board to present a temporary site plan. Fresno’s has been in business for 18 years and they would like to have a “Camillus Summer Music Festival” in the front parking lot adjacent to West Genesee Street. The proposal is to erect a 30 x 60 foot tent in which the band would perform. Mr. Curtin stated that as the property is zoned C-3 this would be a permissible use subject to Planning Board review and approval.

Mr. Benz stated that the Camillus Summer Music Festival would provide live entertainment, Wednesday’s from 5 pm – 9 pm for 15 weeks, May 25 – August 31. The musicians would perform from 5:30 pm – 8:30 pm, playing three 40-minute sets.

The applicant stated that he believes adequate parking will be available on site, as they would only be losing seven parking spots and there would be 96 remaining. To be proactive, the applicant is reviewing the use of off site parking as Fresno’s have a trolley that they could use to transport individuals between sites. Mr. Benz stated that they would do whatever it took to make this event safe.

The tent itself will have electrical power outlets that will be installed by an electrician. The tent area will be mostly standing room only but there will be “high top” tables inside for the customers to set down food. An outside barbeque pit is also proposed, which will be approximately 6 x 3 feet staged alongside the front of the building. According to Mr. Benz there will be approximately 20 to 25 staff in the area, at all times.

After a brief discussion, the Board raised concerns regarding driver distractions along West Genesee Street and the noise from the bands. The clerk will forward a copy of the noise ordinance to the applicant. As there are public safety concerns, the Board requested this application be referred to the Fairmount Fire Department for their advisory opinion. The clerk will forward a copy of this application to the fire department. Mr. Heater stated that he would like a public hearing for the neighbors to voice their opinions, as the property is so close to a residential neighborhood.

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

Ms. Wheat made the motion to set the public hearing for April 25, 2005 at 7:05 pm. Mr. Heater seconded the motion and it was approved unanimously.

Councilor Davern stated that he had a meeting with the owners of the property. Afterward the prospect was discussed with the Police Department and Code Enforcement Office. In addition, he sent out notification to neighborhood that this would be occurring. He then spoke with the Code Enforcement Officer and has an understanding with the Applicants that if any complaints are received, a violation of code will be immediately pursued and termination of the use of Fresno's for the Camillus Summer Music Festival will occur.

## **OLD BUSINESS**

### **CAMILLUS COMMONS**

#### **SITE PLAN**

#### **TP#066.-01-10.0**

William Rae of Benderson Development Company, Chris Wood of Carmina and Wood, P.C., Teresa Bakner, Esq. of Whiteman, Osterman, & Hanna LLP, and Taylor McDermott of Lowe's Home Improvement Center appeared to discuss the revised site plan. The proposal is to build a Walmart Super Center, a Lowe's Home Improvement Center, an Applebee's Restaurant and out parcel buildings on the old Camillus Mall site. The property is approximately 58.9± acres and zoned commercial.

Chris Wood began the presentation with the Applebee restaurant's elevations and some minor site plan changes as requested by the Board. The proposed Applebee's building is to be located approximately 240 feet away from the West Genesee Senior High School. The masonry on the structure will match the brick of Lowe's and Walmart. The signage on the building will be backlit and the lighting will be downlit. The rear elevation of the structure portrays an area with 8 foot high gates that will enclose the dumpster area. Approximately 150 parking spots are allocated for Applebees, which is inclusive of the shared parking that is in close proximity to the Lowe's Home Improvement Center.

Mr. Flaherty inquired as to the location of the grease trap for the restaurant. Mr. Wood stated that the grease trap will be located on the outside of Applebee's, in the rear of the structure. It will flow by gravity to the sewer behind Bon-Ton.

Concerning Lowe's Home Improvement Center and Walmart, the outdoor display areas will permanently be outlined by paint on sidewalks. Ms. Hanson stated that the planters located in the front of the buildings would not be adequate to support a tree and that they need to have interior dimensions of at least 5 feet wide. The plants need to be hearty enough to sustain the weather. The applicant stated that the materials to be used for the planters are masonry, which will be consistent with the building materials. They will be approximately 3 feet high and as requested, the interior dimensions will be 5 feet wide. The use of evergreen trees with juniper was suggested. The Board requested final revisions to be sent to Ms. Hanson for her review and approval.

Due to prior legal relationships and constraints, the applicant cannot provide the detailed streetscape design as required by the Town. There are portions of land that they do not currently control but the applicant has agreed to continue to work with the Planning Board and the Town in order to complete the streetscape along this portion of the corridor.

On the site plan, Walmart is missing some information regarding the signage. Ms. Hanson has requested that the “identifier signs” be removed from the site plan. The overall site plan portrays three pylon signs. The location of those signs are at the Vanida Drive entrance, at the main entrance located between Denny’s and Hess, and the ground sign at the northerly most entrance on Kasson Road.

Mr. Czerwinski stated that during a meeting with the County DOT, the applicant discussed that they are working with the school district and addressing the concerns related to the potential impact of the Vanida Drive entrance to Camillus Commons. He stated that there may possibly be an alteration to the site regarding that roadway but there have not been any formal submittals made at this time. The applicants stated that as soon as something formal has been agreed upon, they would resubmit a proposal for the Planning Board’s approval. Mr. Flaherty suggested that the applicant consider placing a concrete sidewalk in the median divider of the Vanida Drive entrance, if it was to be redesigned.

Mr. Curtin advised the Board that the application was complete, that the comments have been adequately addressed, and that the engineer and architectural consultant have signed off regarding their concerns and comments. Therefore, in his opinion, if it is the will of the Board, this application could move forward. The scope of the approval would be qualified by the following:

1. The elevation changes as necessary for the Bon-Ton facility
2. The proposed Applebee’s with site plan detail
3. The Lowe’s facility as its been proposed including the signage
4. The Walmart facility-elevation and site only – not signage
5. The site signage for the 3 pylon signs

Motion to adopt the site plan approval for the application of Benderson Development for the Camillus Commons was made by Mr. Voss and seconded by Mr. Heater. Chairman Fatcheric then deferred to Mr. Curtin to read the drafted resolution issuing site plan approval into the record, which is as follows:

#### **RESOLUTION ISSUING SITE PLAN APPROVAL**

**WHEREAS**, Benderson Development Company (the “Applicant”) as owner of the real property commonly known as the former Camillus Mall located in the Town of Camillus, County of Onondaga and State of New York has applied to the Town of Camillus Planning Board for site plan approval of the redevelopment of the former Camillus Mall consisting of the construction of approximately 565,742 square feet of retail shopping space on approximately 58.9 acres of land, to include a Lowe’s Home Improvement store and a Wal-Mart Supercenter as anchor tenants, an Applebees Restaurant, approximately three other free standing buildings which are anticipated to consist of restaurants, a bank and other retail businesses and a retail addition to both the north and south ends of the existing P&C/Eckerd building (collectively, the “Project”); and

**WHEREAS**, the proposed site is located at the southeast corner of West Genesee Street and Kasson Road (the “Site”); and

**WHEREAS**, the Planning Board has primary responsibility for approving the proposed Camillus Commons project by virtue of its site plan review authority under Section 1205 of Chapter 30 of the Camillus Municipal Code; and

**WHEREAS**, the Planning Board determined that the Project is subject to the State Environmental Quality Review Act (ECL, Article 8) and its implementing regulations (6 NYCRR Part 617) (collectively, "SEQRA"), and that the Project constitutes a Type 1 action under SEQRA, and declared itself lead agency pursuant to SEQRA for purposes of coordinating review of the Project; and

**WHEREAS**, on the Applicant has completed and submitted to the Planning Board a full Environmental Assessment Form (the "EAF") and associated documentation in connection with the Project; and

**WHEREAS**, at regularly scheduled meetings of the Planning Board and at a properly noticed public hearing held on January 19, 2005, the Planning Board obtained public input and carefully considered the EAF and associated documentation for the Project as well, the Planning Board received written comments from the Public; and

**WHEREAS**, all comments made during the public hearing and comment period have been addressed and any issues raised by the Onondaga County Planning Board, Onondaga County Department of Transportation and any other review agency have been addressed by the Applicant through project redesigns and documentation as discussed in greater detail in the negative declaration adopted by the Planning Board on March 28, 2005; and

**WHEREAS**, all procedures required by SEQRA and other applicable law were completed and the Planning Board gave full consideration to the relevant environmental impacts, facts and conclusions disclosed in the EAF; and

**WHEREAS**, on March 28, 2005, the Planning Board, having given full consideration to the relevant environmental impacts, and to the EAF and accompanying documentation specifically addressing the Project, certified that the requirements of 6 NYCRR part 617 had been met, and complied with the "hard look" test of identifying relevant environmental concerns and in so taking a hard look at such issues, the Planning Board, as lead agency and in accordance with SEQRA, found that the Project will not have a significant adverse impact on the environment and issued a negative declaration with respect to the Project; and

**WHEREAS**, in accordance with the requirements of the General Municipal Law, the Application, including supporting documentation, was referred to the Onondaga Planning Board for review, and on December 28, 2004, the Onondaga Planning Board passed a resolution recommending the approval of the Project so long as the Applicant's traffic study was approved by the OCDOT, the drainage study was approved and the lighting plan ensured that no glare or spillover is allowed onto adjacent properties and rights-of-way, and such issues have been addressed in the Notice of Determination of Non-Significance accompanying the Planning Board's negative declaration determination; and

**WHEREAS**, in accordance with the applicable provisions of the Camillus Municipal Code, the Planning Board has reviewed the proposed site plans and associated documents submitted by the Applicant in Connection with the Project, and considered the on-site traffic routing parking configuration, public transportation accessibility, landscaping, pedestrian access and the geometric characteristics of all structures and related Improvements proposed for the Project, the aesthetic characteristics, including design, texture, materials, colors and illumination of the Project, and the physical attributes of the Site, including size, shape, elevation, topography and natural vegetation; and

**WHEREAS**, upon a thorough and complete review of the Site Plan and associated documents submitted by the Applicant, the Planning Board hereby finds as follows:

- a. The Project is in compliance with all applicable regulations of Chapter 30 of the Camillus Municipal Code, and all other applicable local, state and federal regulations;
- b. The Project will not have an adverse impact upon the character or integrity of any land use within the immediate area which may have a unique cultural, historical, geographical, architectural or other special characteristic;
- c. The Project is being developed in such a way as to ensure maximum amenities available to the Site based upon a consideration of the site plan and functional requirements of the Site;
- d. The Project is physically and visually compatible with and will not impede the development or redevelopment of the general neighborhood or adversely affect existing land use within close proximity to the Site. To ensure this, the Planning Board reviewed the Site Plan and associated documentation, including a detailed Traffic Impact Study. With respect to the Traffic Impact Study, the Applicant's initial traffic counts were conducted in March 2004. During these counts the Applicant counted all intersections on the corridor except for Hinsdale and Knowell Road. After submission of the initial Traffic Impact Study and review of same by the Town and OCDOT, Barton & Loguidice, P.C., ("B&L") (the Town's consultant) requested the Applicant to examine traffic impacts on Hinsdale and Knowell Roads. This request was made by B&L in July 2004 (when school was not in session). The Applicant proceeded with the July traffic counts because school traffic and retail traffic have entirely different peaking characteristics (school is typically over by 3:00 PM - 3:30 PM; while retail peaks do not ordinarily begin until 4:00 PM) and would not affect the capacity operations of the traffic signal system. B&L raised questions with this approach as part of their second review and asked the Applicant to review the seasonal traffic factoring rates maintained by New York State Department Of Transportation ("NYSDOT"). These rates are used by the NYSDOT to obtain accurate comparisons of roadway volumes measured at different times throughout the year. This method allows NYSDOT to compare August traffic volumes (peak traveling times because of summer, vacations, etc.) to January traffic volumes (typically lower volumes because of winter conditions, schools being in session, etc.). The Applicant's comparison found that the volumes measured throughout the corridor in July, on average, were higher than those March adjusted volumes. To be conservative the Applicant used the July volumes and further increased other movements to ensure the most conservative approach possible. This methodology was acknowledged and approved by both the OCDOT and B&L. Finally, the Applicant conducted a final set of counts (automated tube counts) for Genesee Street and Knowell Road in January 2005, while school was in session, and found that the counts in January were also lower than the counts we conducted in July, verifying that the Applicant's information was in fact conservative. OCDOT issued a letter to the Applicant's traffic engineer on March 8, 2005, indicating that OCDOT was satisfied with the traffic engineer's findings, conclusions, and recommendations concerning the Project. The Onondaga County Planning Board reviewed the Project pursuant to General Municipal law Sections 239 l, m and n and recommended approval so long as the Applicant's traffic study was approved by the OCDOT, the drainage study was approved and the lighting plan ensured that no glare or spillover is allowed onto adjacent properties and rights-of-way. These issues have been addressed under each of the respective categories in the Notice of Determination of Non-Significance previously approved by the Planning Board;
- e. The Project is provided with adequate supporting public safety services such as fire and police protection, public and private utilities and all other supporting governmental services necessary and appropriate to the Project;
- f. The designs for vehicular and pedestrian movements for the Project, including handicapped accessibility, provides for the safety of the general public;

- g. The Project's parking and loading facilities are adequate and the location of same is appropriate;
- h. The Project allows for adequate accessibility by emergency vehicles including adequate access to all buildings and structures and adequate provision for turning and free movement;
- i. The Project has adequate provision for snow storage;
- j. The Project is designed to benefit persons of all ages and mobility levels in the community; and
- k. The general character and speed limits of the streets adjacent to the Project are appropriate and conducive to the development and operation of the Project.

**WHEREAS**, Section 904 of Chapter 30 of the Camillus Municipal Code provides that the Planning Board may make special findings with respect to the number of parking spaces required at a site where special circumstances exist; and

**WHEREAS**, the Site Plan provides for 2,861 parking spaces on the Site, and Chapter 30 of the Camillus Municipal Code requires 2,998 parking spaces; and

**WHEREAS**, after reviewing the Site Plan, the Planning Board has determined that, because the Project involves several retail stores located on one parcel sharing various parking fields, special circumstances exist that allow for the effective reduction of parking spaces to fewer than those required by Chapter 30 of the Camillus Municipal Code and that this reduction will not have a negative impact on the Project or the surrounding neighborhood, and, therefore, a waiver should be granted allowing the Applicant to provide for 2, 861 parking spaces as shown on the Site Plan; and

**WHEREAS**, Section 500(B) of Chapter 30 of the Camillus Municipal Code provides that the Planning Board may consider special circumstances and make special findings with respect to the number of signs permitted at a Site where special circumstances exist; and

**WHEREAS**, the Site Plan provides for three signs to be located on the Project Site and two of the proposed signs include the names of individual retailers within the shopping complex, while Chapter 30 of the Camillus Municipal Code allows for two signs to be located on the Project Site and provides that such signs are only to contain the name of the shopping complex itself; and

**WHEREAS**, after reviewing the Site Plan, the Planning Board has determined that because the Project involves several retail stores, including two large anchor tenants, located on one parcel, special circumstances exist that allow for deviation from the requirements of Chapter 30 of the Camillus Municipal Code restricting the signage on the Site to two free standing signs containing only the name of the shopping complex itself, and that a special finding should be made allowing the Applicant to provide for three freestanding signs containing the name of the shopping complex with two such signs also containing the names of individual retailers located within the shopping complex, as shown on the Site Plan; and

**WHEREAS**, no issues have been raised either verbally or in writing to the Town or the Town Planning Board since the Planning Board's issuance of the negative declaration for the Project that would lead the Planning Board to determine that the negative declaration was inappropriate as it has satisfied the "hard look" requirements of SEQRA relative to the issuance of negative declarations.

**NOW, THEREFORE BE IT RESOLVED** that Planning Board hereby grants Site Plan Approval for Camillus Commons based upon the Site Plans submitted to the Planning Board by the Applicant and

dated March 23, 2005 (Overall Site Plan) and March 24, 2005 (enlarged Wal-Mart Site Plan) respectively, and subject to the following condition:

No certificate of occupancy shall be issued for any of the retail buildings to be constructed on the Site until such time as the Applicant has completed all off-site highway improvements to the satisfaction of Onondaga County Department of Transportation and the Town Engineer's Office; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby makes a special finding that, based upon the special circumstances presented by the Applicant, the requirements of Section 900 of Chapter 30 of the Camillus Municipal Code with respect to the number of parking spaces required at the Site should be waived and approves the Applicant's provision of 2,861 parking spaces at the Site as shown on the Site Plan; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby makes a special finding that the requirements of Section 500 of Chapter 30 of the Camillus Municipal Code with respect to the number of signs allowed at the Site should be waived based on the special circumstances presented by the Applicant and approves the Applicant's location of three signs at the Site as shown on the Site Plan; and

**BE IT FURTHER RESOLVED**, that any minor non-material changes to the Site Plan may be approved by the Office of the Town Engineer and the Planning Board attorney, and considered "field changes". Those changes and modifications include, but are not limited to, the streetscape plan; and

**BE IT FURTHER RESOLVED**, that the Planning Board Secretary is hereby directed to file the negative declaration issued by the Planning Board on March 28, 2005, for the Project with the Town Clerk, all involved agencies, the applicant and any individual who had requested a copy of same, and publish a notice of negative declaration in the New York State Department of Environmental Conservation's Environmental Notice Bulletin; and

**BE IT FURTHER RESOLVED**, that the Planning Board Secretary is hereby directed to file a copy of this resolution approving the site plan for Camillus Commons with the Town Clerk.

The Planning Board was then polled:

Mr. Flaherty – Aye  
Mr. Heater – Aye

Mr. Voss – Aye  
Ms. Wheat – Aye

Mr. Fatcheric – Aye  
Mr. Trombetta – Aye

The Board unanimously agreed and the motion was approved.

**DUSZAK SUBDIVISION  
PRELIMINARY PLAT  
TP#007.-02-10**

Mr. Duszak appeared before the Board to present a preliminary plat. The applicant is proposing to subdivide a three (3) acre parcel of land into two lots. The property is zoned R-3.

Previously, the applicant was advised to contact the County DOT for curb cut approval, to obtain the perk test for Lot 2 and to retain the services of a licensed surveyor to continue to preliminary plat. All of the above has been submitted.

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

Mr. Heater made the motion to refer this application to SOCPA. Ms. Wheat seconded the motion and it was approved unanimously.

## **DISCUSSION**

### **BTHO INC./ANCOR INC. – CAMS PIZZA**

Chairman Fatcheric stated that an informal meeting was held and was attended by him, Mr. Flaherty, Mr. Curtin, Mr. Czerwinski, the applicant and his representatives. Mr. Flaherty stated that the new proposal indicates demolishing the existing structure completely and building a new structure. The new building is proposed to be approximately 7400 square feet that would house three businesses. The structure would be situated long ways (east to west) on the site. In front would be Cam's Pizzeria, a retail business would be in the center, and a credit union would be located in the rear. The credit union would have a drive through on the westerly portion of the building. Parking would be located on the south side and north side of the building. No parking would be in the rear, adjacent to the apartments or along Kasson Road. The main entrance would be located in the center of the property, aligning with the traffic signal of the Camillus Commons. As the apartment complex in the rear has an existing easement, an additional curb cut would be proposed along the north side of the property.

The plan as reviewed and portrayed was conceptual only and a full site plan would need to be submitted to the Board for review and approval.

### **DANIEL BIANCHI – DIVERSIFIED (AIRPORT ROAD)**

Mr. Czerwinski updated the Board regarding a conversation he had with Mr. Bianchi. He stated that Mr. Bianchi had contacted him and did not want Mr. Czerwinski to visit the site until he had the site resurveyed and addressed and identified all of the concerns the Board had. He then told Mr. Czerwinski that he was going out of town and would not be returning until sometime in May. Mr. Bianchi stated that he would contact Mr. Czerwinski upon his return.

Chairman Fatcheric stated that he spoke to Tom Price, Code Enforcement Officer and informed him of the above. Chairman Fatcheric asked Mr. Price to conduct a site visit. Based on Mr. Price's visit, he found a few piles of "imported" dirt. Clearly, it was of a different color and was stockpiled on the site. The pile was 15 feet tall and appeared as though it had been brought in. Additionally, the dumpsters located on the site were parked on fill that appeared to be brought in from somewhere else. The fill being used appeared to be crushed concrete and demolition material. Mr. Price told Chairman Fatcheric that in November of 2004 he had issued a cease operation and notified Mr. Bianchi to appear before the Planning Board for site plan review and approval.

Chairman Fatcheric stated that activity is currently happening on the site and as Mr. Bianchi does not seem to be proactive to the site plan review, based on the above, if the Board agreed, the next step would be to issue another cease operation. Chairman Fatcheric recommended that the Board have the Code Enforcement Officer issue a cease operation. The Planning Board was then polled:

Mr. Flaherty – Aye  
Mr. Heater – Aye

Mr. Voss – Aye  
Ms. Wheat – Aye

Mr. Fatcheric – Aye  
Mr. Trombetta – Aye

The Board unanimously agreed and instructed Mr. Curtin to send a letter to Tom Price, Code Enforcement Officer instructing him that the Board is requesting a cease operation be issued.

### **BURKE ESTATES SUBDIVISION**

The final plat was approved July 26, 2004 and the final plat was being filed with the County on April 5, 2005.

Mr. Flaherty made the resolution to grant a three-month extension to the approval expiring April 26, 2005. Ms. Wheat seconded the motion and it was approved unanimously.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of March 28, 2005. Ms. Wheat seconded the motion and it was approved unanimously.

### **CORRESPONDENCE**

A voucher was received from Hummel's Office Plus in the amount of \$28.11 for steno books and micro cassettes. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Trombetta and approved unanimously.

A voucher was received from QPK Design in the amount of \$2,131.50 for the period February 13, 2005 – March 31, 2005, all of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Flaherty, and approved unanimously.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A copy of the email invitation from Home Headquarters regarding Rebuilding Upstate New York: What Works II was received.

A copy of the DEC's Fact Sheet from April 1, 2005 was received.

### **COMMENTS OF THE ATTORNEY**

Mr. Curtin wished to commend the Board for their diligence and hard work with regard to the Camillus Commons/Benderson Development application. He also feels that the Board should thank Carlie Hanson R.A. of QPK Design for all of her assistance and expertise in the review process of the Benderson Development/Camillus Commons application

### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski stated that he attended a meeting with the County DOT in which they discussed the road cut permit for the Kandon, L.L.C. and Alliance Bank site. He stated that a letter from the County DOT was received and by the end of the week, all items of concern should be addressed.

**COMMENTS OF THE BOARD MEMBERS**

Mr. Flaherty stated that Store America is underway, as the brick house on the site has been demolished.

Mr. Heater inquired as to the status of a new Board member. Chairman Fatcheric stated that the Town Board appoints the Planning Board members and to his understanding, it is on their agenda to appoint a new member on April 12, 2005.

Ms. Wheat inquired regarding the recent flooding in the area if the Planning Board needs to address the heightened concern and have the Engineer keep the Board notified of any problem areas for standing water and/or flooding areas. Mr. Czerwinski stated he would be more than willing to review any issues that are within the Town.

Chairman Fatcheric updated the Board regarding the pending applications before the ZBA. At the ZBA meeting of April 5, 2005 the following decisions were made: Walgreens (Point Five Development) did get their variances and they are moving forward with their site plan, Immanuel Church of the Nazarene did receive their special use permit and Alliance Bank did receive their special use permit. Additionally, the ZBA voiced concern whether the Planning Board was able to condition for further review of the site plan, i.e. 1 year after approval. Mr. Curtin stated that yes, the Planning Board was able to do this, and he will contact Mr. Carr to expand on the subject.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 8:55 PM. Mr. Voss seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD  
APRIL 25, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice-Chairman  
Don Fittipaldi  
John Heater  
John Trombetta  
Martin Voss  
Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Roger Pisarek, 1<sup>st</sup> Ward Councilor  
Kathy MacRae, 2<sup>nd</sup> Ward Councilor  
Bill Davern, 3<sup>rd</sup> Ward Councilor  
Diane Dwire, 5<sup>th</sup> Ward Councilor  
Lloyd Perkins, Chief of Police  
Thomas Winn, Captain

Approximately 22 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance to the flag.

**PUBLIC HEARING****PAULINE BEAVER SUBDIVISION**

Mr. Flaherty made the motion to waive the reading of the public hearing notification. Ms. Wheat seconded the motion and it was approved unanimously.

The minutes for this public hearing were taken by a public stenographer and are appended to the filed minutes.

Ms. Wheat made the motion to close the public hearing. Mr. Flaherty seconded the motion and it was approved unanimously.

**CAMILLUS RESTAURANT PROPERTIES – FRESNO’S**

Mr. Flaherty made the motion to waive the reading of the public hearing notification. Ms. Wheat seconded the motion and it was approved unanimously.

The minutes for this public hearing were taken by a public stenographer and are appended to the filed minutes.

Ms. Wheat made the motion to close the public hearing. Mr. Trombetta seconded the motion and it was approved unanimously.

## **PUBLIC COMMENT**

Mr. Daniel Bianchi wished to update the Board regarding his property located on Airport Road. Since he last appeared before the Board, he has employed a company that will assess the property and provide ways to mitigate any areas of concern, if any. He anticipates presenting the progress report within a month.

Alton Smith and Vicky Christo spoke about of the redevelopment of the former Raymour and Flanigan building as being proposed by BTHO,Inc. /AnCor, Inc.

Bill Davern, 3<sup>rd</sup> Ward Councilor spoke regarding the site plan changes for the Kings Gate West Apartments.

## **NEW BUSINESS**

### **ALLIANCE BANK – 2 RICHLEE DR AMENDED SITE PLAN TP#035.-05-29.0**

Mr. Jim Hagen appeared before the Board to present an amended site plan for the Alliance Bank located at 2 Richlee Drive. The site plan had originally been approved by the Planning Board on March 14, 2005.

The applicant is proposing to modify the approved site plan by adding a driving aisle around the drive through teller area and extending the canopy over the drive through by an additional 10 feet. Doing this will create two lanes for the drive through teller service and one bypass driving lane. Extending the canopy will allow for additional lighting as the proposal indicates an additional six recessed lighting fixtures will be added. The overall lighting level will stay in the range that the bank needs to stay within the State's Banking exterior lighting requirements.

The applicant has agreed to provide the streetscape design as required by the Town. Mr. Czerwinski stated that Kandon, L.L.C., the adjacent property owner has submitted the minimum streetscape design requirements. After reviewing the streetscape designs, they were asked to modify the sidewalk to 5 feet in width. The Board requested consistency between streetscape designs of the adjacent parcels and the applicant agreed.

Mr. Czerwinski stated that Barton & Loguidice has reviewed the drainage report and the lighting plan. Both have been deemed acceptable. They have also received a letter from the County DOT stating that the traffic study has been approved and no mitigation is required.

The Special Use Permit has been granted by the Zoning Board of Appeals. In that approval, it stated that while not intending to expand the side development or add to the intensity of the site's use, the applicant may in the future wish to modify the drive-thru facility by providing for an additional lane of travel. Such modification of the present site plan, if conducted, would be subject to future review and approval of the Planning Board of the Town of Camillus.

Mr. Trombetta motioned to approve the amended site plan for Alliance Bank located at 2 Richlee Drive, dated April 8, 2005, last revised April 12, 2005, as shown on drawings prepared by J.S. Hagan Architect P.C. conditioned upon the following:

5. The addition of the driving aisle and extension of the canopy by 10 feet
6. The compliance of the streetscape plan for the Town of Camillus
7. The ability of the Planning Board to review this application at the first meeting of September 2006

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

### **KINGS GATE WEST APTS**

#### **SITE PLAN**

#### **TP#038.-02-32**

Mr. Rick Hevier of Kings Gate West Apartments appeared before the Board to present a site plan for the apartment complex. The proposal is to replace the existing steps and concrete decks of the town home entrances and replace the existing columns on the front of the apartments.

The applicant stated that they are planning to use an “all weather” vinyl white material. After an extensive discussion, the Board requested a sample of the proposed materials inclusive of the colors. The Board also requested current photo’s of the property.

Chairman Fatcheric advised the applicant to provide a sample of the proposed materials and colors for the project and to supply photos of the property. The Board will continue this application on the May 9, 2005 agenda.

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

### **JAMES & PATRICIA BARFIELD – ARMSTRONG ROAD**

#### **LOT LINE REALIGNMENT**

#### **TP#010.-05-15.0**

Mr. James Barfield appeared before the Board to request a lot line realignment. The applicant currently resides at 3669 Armstrong Road. The property is zoned R-3.

The applicant is requesting this lot line realignment to adjust the rear and side property line to sell a 100’ x 150’ area of land to his neighbor. The area of land proposed is located directly behind the tennis courts located on the Edison property.

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

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

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

Mr. Voss made the motion to approve the lot line realignment as shown on the map for Part of James C. and Patricia E. Barfield Property, Part of Lot 56 in Town of Camillus as prepared by William A. Nicolini licensed Land Surveyor, dated September 21, 2004 with the following conditions:

1. Receipt of a copy of the recorded deed upon transfer of property
2. Receipt of a copy of the new survey map for the Edison property, TM#010.1-03-18.

Mr. Heater seconded the motion and it was unanimously approved

### **OLD BUSINESS**

#### **PAULINE BEAVER SUBDIVISION- BENNETT CORNERS ROAD PRELIMINARY PLAT/FINAL PLAT TP#023.-01-24.2**

Mr. Robert Allan, Esq. appeared before the Board on behalf of the property owner, Pauline Beaver. The proposal is to subdivide the parcel and create three (3) lots, Lot 1, Lot 2 and Lot 3. The total existing parcel is approximately 9.082± acres. The property is zoned R-1 and located on Bennetts Corners Road.

The preliminary plat had been referred to the Onondaga County Planning Board and their determination states as follows: NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action: Proposed driveway locations on Bennetts Corners Road for proposed Lots 2 and 3 shall be consolidated to meet the requirements of the Onondaga County Department of Transportation. The applicant has adjusted the plan and met the requirement as set forth.

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

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

Mr. Flaherty made the motion to waive parkland fees. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Flaherty made the motion to approve the final plat of the Pauline M. Beaver Subdivision, part of Military Lots 76 and 87 in the Town of Camillus, dated January 5, 2005 last revised April 25, 2005, as prepared by Heather Warren, Land Surveyor, P.L.L.C. Mr. Trombetta seconded the motion and it was approved unanimously.

#### **CAMILLUS RESTAURANT PROPERTIES – FRESNO’S TEMPORARY SITE PLAN TP#042.-07-11.1**

Mr. Carl Benz, managing partner of Fresno’s restaurant located at 4002 West Genesee Street appeared before the Board to present a temporary site plan. Fresno’s would like to have a “Camillus Summer Music Festival” in the front parking lot adjacent to West Genesee Street. The proposal is to erect a 30 x 60 foot tent in which a band would perform. Mr. Curtin stated

that as the property is zoned C-3 this would be a permissible use subject to Planning Board review and approval.

After some discussion, the Board advised the applicant to obtain adequate, safe secondary parking within an immediate area. Additionally, Mr. Curtin advised the Board that it might be prudent to have some safeguards in place and consider an approval subject to review every 2 weeks.

The Board will continue this application on the May 9, 2005 agenda.

**BTHO INC./ANCOR INC. – CAMS PIZZA  
SITE PLAN  
TP#065.-04-13.1**

Ms. Jamie Sutphen, attorney and Mr. Mike Villa of Ancor, Inc. appeared before the Board to present a revised site plan. The applicant presented a “concept plan” for the Board’s review. The property is zoned C-2 and is subject to an existing legal non- conforming use. As portrayed, the new site plan will meet all code requirements.

The “concept plan” portrays a new structure of approximately 7709 square feet situated east to west on the parcel. The total site coverage is estimated to be 86% and the green space approximately 14 %. The main entrance of the site will be located in the center of the property and share the traffic signal with Camillus Commons. The easement and right of way on the north of the property will remain. The north and south sides of the property will have 2-way traffic and the west side will only have one-way traffic, which will accommodate the credit union’s drive- thru teller service. Mr. Czerwinski suggested the applicant review the car-turning radius for the southwest corner of the building.

The concept plan portrays 47 parking spaces. As the applicant is unsure if they will have 3 or 4 tenants the parking was determined as follows:

Restaurant area:	3500 square feet	2000 square feet of prep area	33.3 spaces
Retail area	4209 square feet		<u>14.03</u> spaces
			47.33 spaces

The applicants stated that the drainage will be similar to the previous submittal. All will be directed toward the northeast corner of the property. Mr. Czerwinski advised the applicant to review the water quality.

The Board suggested the use of brick for the exterior building and suggested a more detailed elevation design. The Board encouraged the applicant to be more creative in the design and appeal of the site. They also suggested reviewing other site plans that have been recently approved. The Board also encouraged the use of granite curbing.

The applicant stated that the traffic study, streetscape design, lighting plan, landscaping plan and elevation designs would be submitted at a later date.

After some discussion, the Board agreed that the applicant has made great strides in the presentation. The application will be continued.

## **DISCUSSION**

### **TOWN BOARD REFERRAL CHAPTER 30 ZONING - BILLBOARDS**

The following referral was received from the Town Board for the Planning Board's consideration:

To amend the Camillus Municipal Code, Chapter 30, Zoning, §801, 812, and §1303, and create a new section to be numbered 505 for the purpose of which is to repeal the existing prohibition of billboard signs in certain limited areas of the town in a billboard overlay district subject to a special permit.

After a brief discussion, Mr. Trombetta motioned to approve the referral from the Town Board regarding amending the Camillus Municipal Code, Chapter 30, Zoning, §801, 812, and §1303, and creating a new section to be numbered 505 for the purpose of which is to repeal the existing prohibition of billboard signs in certain limited areas of the town in a billboard overlay district subject to a special permit. Mr. Flaherty seconded the motion and it was approved unanimously.

### **MAHONEY PROPERTIES – STORE AMERICA – TP#017.-05-01 EXTENSION OF SITE PLAN**

The Board received a request for an extension of the site plan approval from Mahoney Properties LLC due to inclement weather. Mr. Flaherty motioned to grant an extension of the site plan approval through November 1, 2005. Mr. Heater seconded the motion and it was approved unanimously.

## **MEETING SCHEDULE**

Due to the unavailability of Board members in the month of August, Mr. Flaherty motioned to change the scheduled August 2005 meeting dates to August 15<sup>th</sup> and August 29<sup>th</sup>. Mr. Voss seconded the motion and it was approved unanimously.

### **BERNADINE KOWALSKI SUBDIVISION – TP# 007.-02-31.0 EXTENSION TO FINAL APPROVAL**

The Board received the final maps for the Bernadine Kowalski Subdivision for the Chairman's signature. As the original final approval was granted on July 28, 2004, an extension is needed. Mr. Flaherty made the motion to grant an extension of the final plat approval through June 1, 2005. Mr. Trombetta seconded the motion and it was approved unanimously.

## **MINUTES OF THE PREVIOUS MEETING**

Mr. Voss moved to approve the minutes of the meeting of April 11, 2005. Mr. Flaherty stated that there was a correction needed on page 60. The correction should read; Mr. Flaherty suggested that the applicant replace the concrete sidewalk in the median divider of the Vanida Drive entrance with landscape. Mr. Trombetta seconded the motion and it was approved unanimously.

## **CORRESPONDENCE**

A voucher was received from The Post Standard in the amount of \$37.13 for the legal notice for the Pauline Beaver public hearing and the Camillus Restaurant Properties – Fresno’s public hearing of which all is recoverable. Motion to approve payment was made by Mr. Heater, seconded by Mr. Voss and approved unanimously.

A voucher was received from John F. Drury in the amount of \$398.00 for stenographer services for the Benderson Development/Camillus Commons SEQRA determination meeting of March 28, 2005 of which all is recoverable. Motion to approve payment was made by Mr. Heater, seconded by Mr. Voss and approved unanimously.

A copy of the Architectural Review for the proposed Applebee’s Restaurant was received from QPK Design.

A copy of the request to Tom Price for the Cease & Desist Order regarding Daniel Bianchi was received.

Copies of the list of building permits issued for the month of March 2005 were received.

A copy of the Land Development Trends in Onondaga County, Building Permits 2004 and Residential Subdivisions 2000 through 2004 issued by the Syracuse-Onondaga County Planning Agency was received.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A copy of the updated Town of Camillus Zoning Ordinance, Chapter 30 was received.

## **COMMENTS OF THE ATTORNEY**

Mr. Curtin stated that he reviewed the copy of the Land Development Trends in Onondaga County, Building Permits 2004 and Residential Subdivisions 2000 through 2004 issued by the Syracuse-Onondaga County Planning Agency and noticed that the Town of Camillus was 3<sup>rd</sup> in the County for issuing building permits and growth. It is an extraordinary change of events in the last few years. Many good things are happening.

## **COMMENTS OF THE ENGINEER**

Mr. Czerwinski stated that he has reviewed the drainage study for the Camillus Ridge Adult Assisted Living site and stated they have a few items that need to be addressed but expects them to appear before the Board shortly.

**COMMENTS OF THE BOARD MEMBERS**

Mr. Flaherty asked if the Camillus Ridge project was to be placed in the existing sewer district. Mr. Czerwinski stated that the project is not currently in the sewer district but the Town Board has petitioned the County to extend the County sewer district. Once the County's sewer district has been extended that would allow the Town to develop sewer districts within the County district with approval. Mr. Flaherty wished to welcome Mr. Fittipaldi to the Planning Board.

Mr. Heater stated that the Camillus Ridge Adult Assisted Living facility should be warmly welcomed to the area.

Mr. Trombetta welcomed Mr. Fittipaldi to the Planning Board.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 10:23 PM. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD****May 9, 2005****7:00 PM****PRESENT**

John Fatcheric, Chairman  
 Richard Flaherty, Vice-Chairman  
 Don Fittipaldi  
 John Heater  
 John Trombetta  
 Martin Voss  
 Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
 Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Roger Pisarek, 1<sup>st</sup> Ward Councilor  
 Kathy MacRae, 2<sup>nd</sup> Ward Councilor  
 Diane Dwire, 5<sup>th</sup> Ward Councilor

Approximately 16 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance to the flag.

**PUBLIC COMMENT**

There were no comments from the public assembled.

**NEW BUSINESS****CAMILLUS FIRE DEPARTMENT****SITE PLAN****TP#019.-01-09.3**

Mr. Bill Brown appeared before the Board to present a site plan for the Camillus Fire Department located on Newport Road. The property is zoned Municipal. The proposal is to erect two buildings, the first is a 12 x 16 A-framed training structure for ventilation training, and the second is a 12 x 12 shed.

The 12 x 12 shed has already been erected. This structure is located 17 feet from the northern corner of the existing building and has three windows and a door. The shed is movable as it was built on skids and wired with a lead cord from the main building that is buried underground in a pipe. It is being used by the members as a place to sit outside at night out of the weather.

The proposed 12 x 16 A-frame training structure is to be used for ventilation training. Ventilation training teaches members how to use chainsaws to open roofs. The location of the A-framed building is on the upper parking lot, adjacent to Little Farm Lane and will be a non-burning structure. Mr. Brown stated that the training facility would be used a maximum of three times a month and training would be over no later than 9:30 pm. If needed, the area would be lit by portable lights, directed downward. The portable lights, light a 30 x 30 area. He also stated that the existing trash shed will be moved.

The Board voiced some concern regarding the close proximity of the training facility to the residential homes located on Little Farm Lane. After a brief discussion, Mr. Brown stated that the area proposed for the training facility was chosen for the following reasons:

1. The traffic flow of the emergency vehicles would not be hindered
2. The proposed location allows the use of existing asphalt without disturbing any portion of the site.

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

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

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

Mr. Curtin advised the Board that it was unnecessary to refer this application to SOCPA due to the accessory nature of the use.

Mr. Fittipaldi made the motion to approve the site plan for the Camillus Fire Station as shown on the plan submitted for a 12 x 12 shed and a 12 x 16 A-frame training structure with the following condition: limiting the time allowed for training at the training facility to not exceed 9:15 pm. Mr. Heater seconded the motion and it was approved unanimously.

**CAMILLUS RIDGE ASSISTED LIVING  
SITE PLAN  
TP#023.-01-33.1**

Mr. James Vitale on behalf of Eastview Associates appeared before the Board to present a site plan for a licensed adult assisted living facility that will have 46 units. The applicants have similar facilities in Radisson and Geneva. The property is zoned PRTF.

Mr. Vitale stated that the proposed building is a single story brick front building being of a "Victorian" flair and approximately 30,000 sq. ft. The building proposes four wings, three will be unsecured and one for "memory impaired" residents will be secured. All wings will have common parlor and dining areas. Each wing will have its own HVAC unit that will be located in the wings utility room. There will be kitchenettes in resident's rooms however, meals are provided to all residents and all services are included in the monthly rent. There will be a total of 15 – 25 employees. The facility will be staffed round the clock and will have a nurse on site. Mr. Vitale stated that this is an assisted living facility, not an independent living facility and will have its own transportation for the residents. The Board requested new building drawings be submitted for their review.

The plan depicts one entrance to the facility, located on West Genesee Turnpike (Route 5). The Onondaga County Department of Transportation has approved the location of the curb cut as stated in a letter dated April 19, 2005.

As presented, the site plan indicates park type lamp poles located along the drive from West Genesee Turnpike to the parking area. The proposed lampposts are 8 to 8 ½ feet high with 75-

watt bulbs, which will be placed approximately 150 to 200 feet apart. The lighting will be on timers and be lit all night for security reasons. Chairman Fatcheric requested a photometric study be submitted for review.

The plan portrays 36 parking spaces. Twelve spaces are located in the rear of the site and will be primarily for employees as staff and service-oriented persons enter from that entrance. The remaining 24 parking spaces are located in the front of the site, four (4) of which are designated as handicapped. Granite curbing has been proposed.

Medical waste is secured in the building and disposed of monthly through a contractor. The dumpster for daily waste disposal is free standing and located in the rear of the property.

The proposed facility would be serviced by a septic system. Mr. Czerwinski stated that the Town has recently applied to the County to extend the sewer district serving this area. The applicant stated that if sewers were to become available, they would tie into them. It was also disclosed to the applicant that the Town of Camillus's Comprehensive Plan indicates that a future roadway could possibly be built along the rear property line.

The Board advised the applicant to submit a landscaping plan, an elevation plan including all lighting, the floor plan, and the site plan.

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

Ms. Wheat made the motion to refer this application to SOCPA. Mr. Heater seconded the motion and it was approved unanimously.

### **OLD BUSINESS**

#### **DUSZAK SUBDIVISION- ARMSTRONG ROAD PRELIMINARY PLAT TP#007.-02-10**

Mr. Duszak appeared before the Board to present a preliminary plat. The applicant is proposing to subdivide a three (3) acre parcel of land into two lots. The property is zoned R-3.

The preliminary plat had been referred to the Onondaga County Planning Board and their determination states as follows: NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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

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

Ms. Wheat made the motion to approve the preliminary plat of the Duszak Property Subdivision, Part of Lot 44, Town of Camillus, as shown on the drawings dated March 29, 2005 as prepared by Applied Earth Technologies. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to approve the final plat of the Duszak Property Subdivision subject to legal review of the maps. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Flaherty made the motion to waive Parkland Fees for the Duszak Property Subdivision. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion not to impose professional fees as instructed by the Planning Board professionals. Mr. Flaherty seconded the motion and it was approved unanimously.

**KINGS GATE WEST APTS  
SITE PLAN  
TP#038.-02-32**

Mr. Rick Hevier of Kings Gate West Apartments appeared before the Board to present a site plan for the apartment complex. The proposal is to replace the existing steps and concrete decks of the town home entrances and replace the existing columns on the front of the apartments. Currently there are 46 town homes and 19 of them have sets of steps and stairs.

A detailed presentation was given by the applicant that included samples of the proposed materials, colors, and textures, all of which are made of maintenance free materials and Trex type material.

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

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

Ms. Wheat made the motion to approve the site plan for the Kings Gate Apartments as shown on the drawings dated January 27, 2005 as prepared by Richard Hall Designs. Mr. Voss seconded the motion and it was approved unanimously.

The Planning Board professionals stated that there would be no professional fees imposed on this application.

**CAMILLUS RESTAURANT PROPERTIES – FRESNO’S  
TEMPORARY SITE PLAN  
TP#042.-07-11.1**

Mr. Carl Benz, managing partner of Fresno’s restaurant located at 4002 West Genesee Street appeared before the Board to present a temporary site plan. Fresno’s would like to have a “Camillus Summer Music Festival” in the front parking lot adjacent to West Genesee Street.

Previously the applicant had been advised to obtain adequate, safe secondary parking. Mr. Benz has verbally made agreements with the owners of the Office Max Plaza and Autozone to use their parking facilities. The parking lot located at Office Max has 180 parking spaces and lighting is available. Autozone has agreed to allow Fresno's employees to park in their parking lot. Fresno's has proposed to have a trolley service available for those who park at the Office Max Plaza. The trolley will travel on West Genesee Street from Fresno's to the Office Max plaza and return. Fresno's has also hired two (2) off-duty sheriff deputies for crowd and traffic control. Mr. Benz was requested to supply letters from the owners of the Office Max Plaza and Autozone approving the parking agreements and advised that these letters need to be submitted to the clerk prior to May 25, 2005, the date of the 1<sup>st</sup> event.

Mr. Curtin suggested that the Board review this site plan continually as the event is proposed for 15 weeks. The Board agreed and suggested review of the event after the initial 2 weeks, then after an additional 2 weeks, then an additional 3 weeks, then an additional 3 weeks and finally another 3 weeks. The Board suggested Mr. Davern, 3<sup>rd</sup> Ward Councilor, Mr. Price, Code Enforcement Officer, and Chief Perkins review the event and report on the public safety and welfare to the Planning Board.

The Board requested Mr. Curtin to draft the temporary site plan resolution for this application.

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

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

Ms. Wheat made the motion to approve the temporary site plan for the Camillus Restaurant Properties – Fresno's subject to the following limitations:

1. The duration of the music event be from 5:30 – 8:30 pm
2. The Festival to run for no more than 15 weeks on Wednesdays beginning May 25, 2005 and ending August 31, 2005
3. Two (2) off duty sheriff deputies be provided by the applicant at his own cost and expense in order to maintain traffic control and pedestrian safety
4. The off site parking areas be designated and adequate transportation be provided to and from those off site areas for the safety of the attendees
5. Letters from the property owners of Office Max and Autozone to be received by the Board prior to the start of the event indicating their willingness to allow their property to be used as satellite parking facilities
6. The Board retain jurisdiction over this application on an incremental basis and to receive comments of designated Town officials; those being Chief Perkins, Tom Price, and Councilor Davern. So that any modifications need be made to the plan as presented the Board can make those changes as to the interest of public safety and welfare.

Ms. Wheat to second the motion and it was approved unanimously.

**SCHMIDT SUBDIVISION – VANBUREN RD. & ARMSTRONG RD.  
PRELIMINARY PLAT  
TP#007.-02-11.1**

Mr. Arnold Schmidt appeared before the Board to present the preliminary plat for the proposed subdivision. The applicant is proposing to subdivide a 30-acre parcel of land into six (6) lots. The property is zoned R-3.

Previously the Board had requested Mr. Schmidt to have the wetland areas delineated. Mr. Czerwinski has reviewed the wetland delineation and although the wetland area is larger than anticipated, has found it to be satisfactory.

Mr. Schmidt was advised to contact Mr. Stelter from the Onondaga County DOT regarding the County's findings as the Board has previously received a letter from the County DOT approving the curb cuts.

Mr. Trombetta made the motion to set the public hearing for this application on May 23, 2005 at 7:00 pm. Mr. Heater seconded the motion and it was approved unanimously.

**DISCUSSION**

**FILING EXTENSIONS:**

**JOSEPH BROWN -LOT LINE REALIGNMENT  
TP#025.-02-15.1 (2713) & TP#026.-04-12.7 (2709)**

The lot line realignment for this application was originally approved on August 30, 2004. Ms. Wheat made the motion to approve a 3-month extension for the Joseph Brown lot line realignment. Mr. Heater seconded the motion and it was approved unanimously.

**MATTHEW DZIELAK- LOT LINE REALIGNMENT  
TP# 010.-05-29.2 & TP# 010.-05-29.1**

The lot line realignment for this application was originally approved on November 9, 2004. Ms. Wheat made the motion to approve a 3-month extension for the Matthew Dzielak lot line realignment. Mr. Trombetta seconded the motion and it was approved unanimously.

**MINUTES OF THE PREVIOUS MEETING**

Mr. Heater moved to approve the minutes of the meeting of April 25, 2005 subject to the attorneys review of the minutes of the public hearings that were taken by the public stenographer and were appended to the filed minutes. Ms. Wheat seconded the motion and it was approved unanimously.

**CORRESPONDENCE**

Copies of the list of building permits issued for the month of April 2005 were received.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A copy of the Town Board minutes from the April 26, 2005 meeting was received.

A memo was received from Barton & Loguidice regarding Kandon, LLC's streetscape design.

A notice was received from the New York Planning Federation to save the date for the annual conference to be held in Saratoga Springs from October 9<sup>th</sup> – 12<sup>th</sup>.

A copy of the email from Bill Davern, 3<sup>rd</sup> Ward Councilor was received regarding the China House grease trap overflow.

A voucher was received from Barton & Loguidice, P.C. for the month ending March 31, 2005 in the amount of \$7,605.50, \$6,973.00 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Voss, seconded by Mr. Trombetta, and approved unanimously.

A voucher was received from John F. Drury in the amount of \$254.00 for stenographer services for the Pauline Beaver Subdivision and the Fresno's Restaurant Temporary Site Plan Public Hearings of April 25, 2005 all of which is recoverable. Motion to approve payment was made by Mr. Heater, seconded by Mr. Flaherty, and approved unanimously

A voucher was received from Hummel's Office Plus in the amount of \$24.00 for Mr. Fittipaldi's nameplate. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Flaherty, and approved unanimously.

A voucher was received from the New York Planning Federation in the amount of \$19.00 for "The Short Course: A Basic Guide for Planning Boards and Zoning Boards of Appeals in NYS. Motion to approve payment was made by Ms. Wheat seconded by Mr. Voss and approved unanimously.

#### **COMMENTS OF THE ATTORNEY**

Mr. Curtin stated that he has been informed that the Planning Board should be receiving an application for the new project on the west side of Hinsdale Road shortly. He also stated that the Planning Board will be busy with more redevelopment in the Town of Camillus.

#### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comments this evening.

#### **COMMENTS OF THE BOARD MEMBERS**

Mr. Trombetta mentioned that land was being cleared along Route 5, the 695 bypass. Mr. Curtin stated that this area was the Immanuel Church of the Nazarene's property. He also requested the Planning Board to review the Comprehensive Plan to see if it in need of revision.

Ms. Wheat inquired as to the black smoke that had been seen at Valvoline. Chairman Fatcheric advised her to contact Tom Price, Code Enforcement Officer. She also mentioned that she had been contacted regarding the Starlight Estates walking trails, as neighbors are concerned that bicycles and motorcycles will be using the trails. Mr. Curtin advised the Board that the trails are private property owned by the Homeowners Association and the use should be restricted by covenants.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 9:25 PM. Ms. Wheat seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD  
MAY 23, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chair  
Don Fittipaldi  
John Heater  
John Trombetta  
Martin Voss  
Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Roger Pisarek, 1<sup>st</sup> Ward Councilor  
Diane Dwire, 5<sup>th</sup> Ward Councilor

Approximately 20 others

Chairman Fatcheric called the meeting to order at 7:02 PM, followed by the Pledge of Allegiance to the flag.

**PUBLIC HEARINGS****SCHMIDT SUBDIVISION**

Ms. Wheat made the motion to waive the reading of the public hearing notification for the Schmidt Subdivision. Mr. Voss seconded the motion and it was approved unanimously.

Mr. Arnold Schmidt appeared before the Board to present the preliminary plat for the proposed subdivision. The applicant is proposing to subdivide a 30 acre parcel of land into six (6) lots located on Armstrong Road and VanBuren Road. The property is zoned R-3.

Previously, the wetlands have been delineated and per Mr. Czerwinski, and the available building areas have been found to be adequate.

The applicant has not received a response from the County Department of Transportation regarding the driveway cuts.

Chairman Fatcheric asked if anyone in the audience would like to speak in favor or opposition of this application. Being none, he closed this section of the public hearing.

Ms. Wheat made the motion to close the public hearing for the Schmidt Subdivision. Mr. Heater seconded the motion and it was approved unanimously.

Chairman Fatcheric then advised the applicant to obtain the letter from the County Department of Transportation regarding the driveway cuts before the Board could proceed with this application.

## **PUBLIC COMMENT**

Vicky Christo spoke about of the redevelopment of the former Raymour and Flanigan building as being proposed by BTHO,Inc. /AnCor, Inc.

## **NEW BUSINESS**

### **DICK'S SPORTING GOODS**

#### **TEMPORARY SITE PLAN**

##### **TP#048.-01-01**

Mr. John Wing, manager of Dick's Sporting Goods appeared before the Board to present a temporary site plan for the purpose of conducting a tent sale. The tent sale will begin June 24, 2005 and end July 10, 2005. The tents will be set up on June 23, 2005 and removed on July 11, 2005.

There will be two (2) tents, 10' x 20' and 20' x 40', secured by water barrels. The tents will be taken down and removed within 24 hours of the end of the tent sale. There will be deck lighting inside the tents. The sale will be staffed with one (1) employee during off peak hours and two (2) employees during peak hours. The fire doors will remain clear of any obstructions. There is a stop sign located directly in front of the store.

The hours of operation will be identical to the retail stores hours. All products will be brought inside the building at night. The applicants have provided proper insurance as requested by the property owner.

Ms. Wheat made the motion to declare the Town of Camillus Planning Board lead agency and not further requiring a coordinated review. Mr. Trombetta seconded the motion and it was approved unanimously.

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

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

Ms. Wheat made the motion to approve the temporary site plan for the Dick's Sporting Goods store located at 3529 West Genesee Street Camillus, New York, as shown on the drawings dated as received by the clerk on May 16, 2005, with the following conditions: This approval shall be valid from June 24, 2005 through July 10, 2005, free access to the fire doors and all fire lanes shall be maintained at all times, five feet of sidewalk area shall be maintained at all times, the access shall not be encroached upon in any way, all products shall be contained within the tents, the hours of operation for the tent sale shall be the same as the hours of operation for the store. It has been promised that the tents are to be taken down within 24 hours after the sale date. The Code Enforcement Officer will be directed to survey the tent sale for any recommendations or considerations needed with regard to the safety of employees and consumers. Mr. Trombetta seconded the motion and it was duly approved unanimously.

The Planning Board professionals have stated that professional fees should not be incurred on this application.

**DAVID CORRENTE – SARDO’S PIZZA  
TEMPORARY SITE PLAN  
TP#042.-09-10.1**

Mr. David Corrente, operator of Sardo’s Pizza appeared before the Board to present a temporary site plan. The applicant is proposing placing a hot dog stand within the parking lot of the property located on the corner of West Genesee Street and Hunt Avenue from present date through September 30, 2005. The proposal is for a lunchtime venue being from 10:30am – 3:00pm. The applicant has obtained approval of the proposal from the property owner.

The applicant is proposing placing the hot dog stand on the south side of the entrance to Sardo’s Pizza Shop within the parking area. The stand is a cart that is professionally manufactured, made of stainless steel on wheels and fireproof. The dimensions of the cart are 2 ft x 6 ft. There is a wood shelf for product and a menu board on the front. Propane gas fuels the grill. The cart itself will be approved by the County Health Department.

After an extensive discussion, the Board stated that there were public safety concerns within the site. As such, the Board agreed that they would only consider granting a 30-day approval in which they could review the operation prior to extending the approval.

Ms. Wheat made the motion to declare the Town of Camillus Planning Board lead agency and not further requiring a coordinated review. Mr. Trombetta seconded the motion and it was approved unanimously.

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

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

Ms. Wheat made the motion to approve the temporary site plan for the Sardo’s Pizza store for a hot dog stand located at 3800 West Genesee Street Camillus, New York, as shown on the drawings dated as received by the clerk on May 23, 2005, with the following conditions: this approval shall be valid from May 26, 2005 through June 27, 2005, receipt of a letter from Marnie’s Ice Cream Shop approving the proposal, the applicant supplying a picture of the hot dog cart and review of the temporary site plan proposal after 30 days of operation. Mr. Trombetta seconded the motion and it was approved unanimously.

**YAGER SUBDIVISION - 6618 VANBUREN ROAD  
SKETCH PLAN  
TP#010.-02-36.1**

Mr. Daniel Mathews esq. appeared before the Board on behalf of his client Mary Jane Yager to present a sketch plan for subdivision of a 28.957+/- acre parcel of land into two (2) lots. The property is located on VanBuren Road and zoned RR.

Chairman Fatcheric asked the representative if his client was selling the vacant farmland and conveying it to the adjacent landowner. Mr. Mathews stated that this was his client's intention.

Mr. Curtin advised Mr. Mathews that the property could not be subdivided as presented due to one proposed parcel being landlocked. He then stated that the proposal falls within the guidelines of a lot line realignment and instructed him to submit a new application for such as the property owner is only adjusting the eastern lot line and conveying the property to the adjacent landowner.

## **OLD BUSINESS**

### **BTHO INC./ANCOR INC. – CAMS PIZZA**

#### **SITE PLAN**

#### **TP#065.-04-13.1**

Ms. Jamie Sutphen, attorney, and Mr. Glenn Harvey of Bergmann Associates appeared before the Board on behalf of the applicant to present a revised site plan. The property is zoned C-2 and is subject to an existing legal non-conforming use. As portrayed, the new site plan will meet all code requirements.

The revised site plan portrays a new structure of approximately 7709 square feet situated east to west on the parcel. The total site coverage is estimated to be 83% and the green space approximately 17 %. The main entrance to the site will be located in alignment with a new proposed traffic signal to be constructed by Camillus Commons. The existing easement and right of way on the north of the property will remain. The north and south sides of the property will have 2-way traffic and the west side will have two lanes of one-way traffic only, which will accommodate the credit union's drive-thru teller service. As previously instructed the applicants have reviewed the car-turning radius for the southwest corner of the building and revised the plan accordingly.

As the Board is concerned with public safety, they requested the applicant review the "One-Way Do Not Enter" signs that are proposed to be located on the southwest side of the building. The Board suggested the signs be more visible, a stop sign be placed as people exist the drive-thru, striping in the area where the one-way traffic begins, and designating employee parking in the area across from the drive-thru.

The representatives stated that the east side of the building is to be constructed of brick and dryvit while the west side of the building to be constructed of solid split face blocks that will be the same color as the dryvit. There will be low brick finish under the windows and the doorways are to be brick. The lintels over the windows will match the color of the brick. Pillars are proposed to be located around the building adjacent to the sidewalk. The pillars are made of a steel support beam inside a slightly gray fiberglass tube anchored in a concrete base. The sidewalk, which is adjacent to the building is five feet wide and located on three (3) sides of the building. The doorways are 72 inches wide with double hung doors. The Board suggested the applicant eliminate the "billboard" look on the front of the building by giving depth to the architecture of the building.

The lighting the applicant is proposing is soffit can lighting which will be flush with the soffit and wall packs placed on the back wall. The wall packs will be illuminated throughout the night for security reasons. The signage lighting proposed is internally illuminated. The Board requested softer lighting; such as back lighting be used. As the photometric study was submitted during the meeting, Mr. Czerwinski stated that he will have it reviewed and comment at the next meeting.

The plan portrays a 25' rear buffer area that currently has arborvitae trees; additionally the applicant is proposing to add lilac trees. The plan also depicts 47 parking spaces, concrete curbing around the building, and granite curbing only at the front entrance. The Board has strongly urged the use of granite curbing as it withstands the climate better than concrete.

The applicant stated that all drainage is to be directed toward the northeast corner of the property. The grease trap is proposed to be located in the parking area on the south side of the property as the sanitary service is located on that side of the property.

Mr. Voss made the motion to declare the Town of Camillus Planning Board lead agency for this application. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to refer this application to SOCPA for their review. Mr. Trombetta seconded the motion and it was approved unanimously.

**WESTSHIRE SUBDIVISION – IKE DIXON RD. & SCENIC DR.  
SKETCH PLAN  
TP#023.-01-10.0**

Paul Cappuccilli and Kurt Strohman representing Camex, LLC and Ike Dixon, LLC, and Jason Katak of TDK Engineering appeared before the Board to present a sketch plan. The representatives presented a sketch plan for subdivision of an 18.91+/- parcel of land into forty-eight (48) lots. The property is located at the corner of Scenic Drive and Ike Dixon Road. The property is zoned R-3.

The developer is requesting relief using Town Law §278 that would in essence allow cluster development inclusive of more open spaces. Under Town Law §278, the maximum density cannot exceed what would normally be allowed for the specific zoning area, in this case R-3. The applicant has submitted the maximum density plan for the R-3 zoned district, which would yield fifty-nine (59) lots, the plan as submitted indicated forty-eight (48). The cluster reduces the development by 11 lots. Mr. Czerwinski stated that after review the density plan yields approximately 55 to 56 buildable lots as 2 or 3 are lost due to the topography.

The sketch plan as submitted portrays two entrances for egress and ingress. The main entrance is a boulevard entrance located on Ike Dixon Road and a second entrance would be located directly across from the Camillus Middle School entrance, which would create a four-way intersection. As the developer is proposing a sidewalk network for pedestrian activity, a connecting entrance to the Annesgrove Community is also shown on the drawing. The developer has proposed to maintain the existing hedgerow and stone fence that separate Annesgrove from the proposed subdivision. They have monitored the noise levels of the neighborhood and determined that additional buffering will not be need as the existing hedgerows on Scenic Drive are adequate.

The proposed subdivision will be marketed toward “empty nesters” and professionals. The homes will be approximately 1,700 to 2,000 square feet in size. A Homeowner’s Association will be established to be responsible for the maintenance of the “green space”, lawn maintenance, and snow removal. The Homeowner’s Association will also be responsible for the maintenance of the private drive. The property is serviced by natural gas and public water and the developer is looking into extending the sewer district.

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

## **DISCUSSION**

### **TOWN BOARD REFERRAL- Chapter 30, §1303 Special Use Permit**

The Town Board referred the following to the Planning Board for its review and recommendation:

To amend Chapter 30, Zoning, Article XIII, “Zoning Board of Appeals”, Section 1303, “Special Use Permits” to read as follows:

The Zoning Board of Appeals is authorized to grant a Special Use Permit for any of the uses listed in the Table of Land Uses (Table 1) with the designation “Z” however subject to the limitation hereinafter provided. Section 274 – (b) (3) of the Town Law and the decision of the Court of Appeals in Matter of Real Holding Corp. v. Alan Lehigh, 2 NY3d297, interpreting this section to vest in a Zoning Board of Appeals the authority to grant an area variance from any requirement set forth hereinafter, is superseded, and that authority is hereby revoked. It is expressly declared that compliance with the qualifying requirements hereinafter established is essential to the compatibility of the use proposed to be allowed by Special Permit with the other allowed uses in the zoning district in the immediate area of the proposed use.

After a brief discussion, Mr. Trombetta motioned to approve the referral from the Town Board regarding amending the Camillus Municipal Code, Chapter 30, Zoning, Article XIII, “Zoning Board of Appeals”, Section 1303, “Special Use Permits”. Ms. Wheat seconded the motion and it was not approved unanimously, therefore the Planning Board was polled:

Mr. Flaherty – Aye  
Mr. Heater – Aye  
Mr. Fittipaldi – Nay

Mr. Voss – Aye  
Ms. Wheat – Aye

Chairman Fatcheric – Aye  
Mr. Trombetta – Aye

With a vote of 6 aye and 1 nay, the motion was then approved.

## **JOHN TROMBETTA**

Mr. Trombetta notified the Board that he has been called to active duty for the United States Navy. He stated that his orders should be received shortly and that he has been notified that his activation will be until September 2005.

## **MINUTES OF THE PREVIOUS MEETING**

Ms. Wheat moved to approve the minutes of the meeting of May 9, 2005. Mr. Fittipaldi seconded the motion and it was unanimously approved.

## **CORRESPONDENCE**

A copy of the updated Planning Board member list was received.

Letters were received from the property owners of Office Max and Autozone indicating their willingness to allow their property to be used as satellite parking facilities for the Fresno's Music Festival.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A copy of the Town Board minutes from the May 10, 2005 meeting was received.

A copy of the Zoning Board of Appeals minutes from the May 3, 2005 meeting was received.

A Fact Sheet from the NYS Department of Environmental Conservation was received.

An invitation from the NYS Department of State Division of Local Government Services Quality Communities Program for Open Space and Farmland Conservation: Saving the Land for Environmental & Economic Benefit was received.

A voucher was received from The Post Standard in the amount of \$18.15 for the legal notice for the Schmidt Subdivision public hearing of which all is recoverable. Motion to approve payment was made by Mr. Heater, seconded by Mr. Trombetta and approved unanimously.

A voucher was received from Barton & Loguidice, P.C. for the month ending April 23, 2005 in the amount of \$3,711.00, \$3,461.00 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$7,925.59 for the month ending April 30, 2005, \$3,640.20 of which is recoverable from fees or paid by developers for services. Motion to approve payment was made by Mr. Trombetta, seconded by Mr. Heater, and approved unanimously.

A voucher was received from QPK Design for the period of April 13, 2005 – May 13, 2005 in the amount of \$826.96, of which all is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously.

## **COMMENTS OF THE ATTORNEY**

Mr. Curtin advised the Board that the residents of Wellington are disappointed in the curbing used within their development. As the curbing has become unsightly, it has also become a maintenance problem as the Highway Department does not have the necessary machinery to

maintain kick out curbs on a continuous basis. He suggested the Board review the situation with the Highway Superintendent and see if alternative curbing could be used within the Town.

**COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comments this evening.

**COMMENTS OF THE BOARD MEMBERS**

Mr. Trombetta stated that he will see everyone in September.

Mr. Heater commented that he hoped to see everyone at Fresno's on Wednesday evening. He also advised the Board he would not be attending the June 27, 2005 meeting.

Mr. Flaherty commented that he would like to see a different type of curbing used in the Town.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 9:57 PM. Mr. Heater seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD  
JUNE 13, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
Martin Voss  
Lynda Wheat

**NOT PRESENT**

John Trombetta

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Legnetto, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Roger Pisarek – 1<sup>st</sup> Ward Councilor  
John Williams – Fairmount Fire Dept.

Approximately 29 others

**PUBLIC COMMENT**

Lee Goetcheus, of the Westhill Homeowners Association spoke regarding the proposed Westshire Subdivision.

Jedd Rotello owner of the Westhill Golf Course voiced concerns regarding drainage and the Westshire Subdivision.

A few residents spoke regarding the redevelopment of the former Raymour and Flanigan building as being proposed by BTHO, Inc. /AnCor, Inc.

Councilor Pisarek spoke regarding the proposed Westshire Subdivision and the request for §278 Town Law relief.

**NEW BUSINESS**

**NEWPORT ROAD – WARNERS ROAD SUBDIVISION –  
PRELIMINARY PLAT  
TP#021.-02-28.1**

Mr. Michael Shafer Esq. appeared before the Board on behalf of his client Kathleen Schneider to present a preliminary plan for subdivision of a 8.06 +/- acre parcel of land into two (2) lots. The property is located on Newport Road and zoned R-3.

The proposal is to subdivide the parcel into 2 lots. Lot 1 being 1.69 +/- acres and Lot 2 being 6.37 +/- acres. Currently there is a house located on Lot 1, which has an address of 5935 Newport Road. The property is serviced by public utilities. The proposal indicates that Lot 2 is not a Residential Building Lot under Onondaga County Health Department Subdivision Regulations and therefore would not be approved by that department or the Town for residential use.

On the northern property line of Lot 2, there is a portion of an existing garage, which encroaches on the property from the adjacent property. Ms. Schneider is the owner of record for both properties. As such, Mr. Curtin suggested that the applicant realign the property line. By doing so the garage would be solely on the north parcel and there would not be an encroachment issue. Mr. Shafer stated he would speak to his client regarding the alignment of the north boundary line as to preserve marketability of both lots and believed his client would agree.

After a brief discussion, Mr. Curtin advised the Board that as Newport Road is a County road; the application would need to be referred to SOCPA and if the Board was willing to submit this evening, it should note on the referral that the north property line is subject to a lot line realignment.

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

Ms. Wheat made the motion to refer this application to SOCPA. Mr. Heater seconded the motion and it was approved unanimously.

### **OLD BUSINESS**

#### **SCHMIDT SUBDIVISION – VANBUREN & ARMSTRONG RD PRELIMINARY/FINAL PLAT TP#007.-02-11.1**

Mr. Arnold Schmidt appeared before the Board to present the preliminary plat for the proposed subdivision. The applicant is proposing to subdivide a 30 acre parcel of land into six (6) lots located on Armstrong Road and VanBuren Road. The property is zoned R-3.

The Board has received a letter from Mr. Stelter of the County Department of Transportation regarding the driveway cuts. As clarification of the letter's content was requested, Mr. Legnetto stated he spoke to Mr. Stelter regarding the driveway locations for the subdivision and that the site distance is adequate for all the driveways as proposed. Additionally, once the Board approves the subdivision, the applicant will apply for individual driveway permits that will be approved at that time.

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

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

Ms. Wheat moved to approve the preliminary plat of the Schmidt Subdivision, part of Farm Lot No. 44 Town of Camillus as prepared by Ianuzi & Romans, P.C. dated December 17, 2004. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to approve the final plat of the Schmidt Subdivision. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to assess Parkland Fees for six (6) lots in the amount of \$200.00 per lot for a total of \$1,200.00 for the Schmidt Subdivision. Mr. Flaherty seconded the motion and it was approved unanimously.

### **CAMILLUS RIDGE ASSISTED LIVING – W. GENESEE TPKE.**

#### **SITE PLAN**

##### **TP#023.-01-33.1**

Mr. James Vitale on behalf of Eastview Associates and Mr. Scott Freeman of Keplinger Freeman Associates appeared before the Board to present a site plan for a licensed adult assisted living facility that will have 46 units. The applicants have similar facilities in Radisson and Geneva. The property is zoned PRTF.

Previously, the Board requested a photometric plan be submitted. The applicant submitted a lighting sample to Barton and Loguidice, PC for review. Mr. Czerwinski stated in a memo dated June 6, 2005 that they have reviewed the lighting information provided to them on May 30, 2005. The pole spacing (approximately 150 feet), height (10 feet total) and lamps (100 watt) proposed provide low level lighting for the areas immediately surrounding the poles. Based on this information, Barton & Loguidice does not feel that a photometric plan is required for this project.

The applicant has revised the site plan to tie into the proposed public sewers, as they are due to be available in the near future for this area. The plan also revised the location of the building. The applicant moved the building southward 50 feet to accommodate a six (6)-room addition on the north side of the property. This addition would be considered in the future and will be subject to a site plan review.

The dimensional requirements for the district shall be as determined and specified by the Planning Board upon site plan approval as the property is zoned PRTF. The applicant requested the Board determine the rear yard setback. After a brief discussion, the Board determined that the minimum rear yard setback for this property is 50 feet.

The site plan had been referred to the Onondaga County Planning Board and their determination states as follows: Now therefore be it resolved, that the Onondaga County Planning Board recommend the following modification(s) to the proposed action prior to any local board approval of the proposed action:

1. The applicant must provide an engineering study to verify to the New York State Department of Transportation that the proposed development would not create additional stormwater runoff into the state's drainage system. If additional runoff is created, the applicant shall be required to submit a mitigation plan to the NYS DOT for approval and implement any mitigation required.
2. Any proposed driveway on Route 5 must meet the requirements of the NYS DOT.
3. If there are any state or federal wetlands on site, the wetland and 100 foot wetland buffer boundaries shall be delineated on the plan, and the applicant shall obtain permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in the wetlands and/or wetland buffers on site.

4. A lighting plan must be developed to ensure that no glare or spillover is allowed onto adjacent properties and the state right-of-way, and the plan must be approved by the Town Engineer.
5. The Town must consult with the Onondaga County Health Department and the Onondaga County Department of Water Environment Protection regarding potential expansion of the sanitary district to accommodate this project, as well as other projects in the surrounding area.

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

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

Ms. Wheat made the motion to approve the site plan for Camillus Ridge Assisted Living as shown on the layout plan dated May 18, 2005 as prepared by Keplinger, Freeman Associates and the exterior elevations and misc. details dated May 16, 2005 as prepared by Crestuk Architecture, PC. Mr. Heater seconded the motion and it was approved unanimously.

**BTHO INC./ANCOR INC. – CAMS PIZZA  
SITE PLAN  
TP#065.-04-13.1**

Ms. Jamie Sutphen, attorney, Mr. Michael Villa and Ms. Jessica Haas of AnCor Inc. appeared before the Board on behalf of the applicant to present a revised site plan. The property is zoned C-2 and is subject to an existing legal non-conforming use. As it is presently portrayed, the new site plan will meet all code requirements.

As requested at the Planning Board meeting of May 23, 2005, the applicant has revised the site plan to address the architectural issues and site plan issues that concerned the Board. They are as follows:

- The building peaks – additions to the elevations have been made by adding standing seam roofing units that will build out and give more depth to each peak. The measurements are four (4) feet deep and 12 inches behind every peak.
- The back façade – small adjustments have been made to the datum line and drawn across the back of the building. They have also added a smooth surface block that will be painted to match the red color on the building. The datum line will match the entire building.
- Soffit lighting – the lighting located under the walkway will be vertical not horizontal.
- Exit doors – two (2) secondary emergency exit doors will be provided that will be of standard size (36 inches).
- Drainage – the applicant stated that the drainage report has been delivered to Barton & Loguidice, PC for review.
- Traffic Pattern – the applicants have added a “Do Not Enter” sign on the façade of the drive-thru teller canopy located on the south side of the property. They have also added additional striping.
- Deliveries – all deliveries will be made on the south side of the property and will be noted on the plan.

- Granite curbing – granite curbing has been added to the high impact areas of the site. Those areas are the four corners surrounding the building and the main entranceway at the traffic signal. The Board strongly urged the use of granite curbing for the entire site.
- The grease trap has been noted on the plan.
- Driving aisles – the plan depicts a 24 foot roadway on both the north and south sides of the building.
- Snow removal – the area designated for snow removal is located in the berm on the back of the property.
- Dumpster – the fencing surrounding the dumpster is proposed to be board on board and stained to match the building.

Mr. John Williams of the Fairmount Fire Department stated that the fire department is reviewing this site for emergency accessibility and would submit a report for the Board's review. In that SOCPA had not reviewed the submission as of the date of this meeting, the matter is continued to the next planning board meeting.

**WESTSHIRE SUBDIVISION – IKE DIXON RD. & SCENIC DR.  
PRELIMINARY PLAT  
TP#023.-01-10.0**

Paul Cappuccilli and Kurt Strohman representing Camex, LLC and Ike Dixon, LLC, and Jason Kantak of TDK Engineering appeared before the Board to present a preliminary plan. The representatives presented a preliminary plan for subdivision of an 18.91+/- parcel of land into forty-eight (48) lots. The property is located at the corner of Scenic Drive and Ike Dixon Road. The property is zoned R-3.

Mr. Kantak stated that the applicants are proposing to hook into the proposed public sewers for this area. He advised the Board that he has been told that approval for the municipal sewer district has been scheduled for sometime in July. He also commented regarding the residents concern about drainage in the area. He feels that the drainage in the area will be better controlled with the addition of the stormwater retention pond on this proposed subdivision.

The developer is requesting relief using Town Law §278 that would in essence allow cluster development inclusive of more open spaces. As previously stated, the cluster reduces the development by 9 buildable lots. After a brief discussion, the Board agreed that relief using Town Law §278 would apply to this development.

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

Ms. Wheat made the motion to grant relief using Town Law §278 to the Westshire Subdivision to allow for the building of forty-eight (48) lots. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to refer this application to SOCPA. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to set the public hearing for the Westshire Subdivision on July 11, 2005 at 7:00 pm. Mr. Heater seconded the motion and it was approved unanimously.

### **ANNESGROVE SECTION C AMENDED FINAL PLAT**

Mr. Brian Mahar of the Pioneer Group and Mr. Jason Katak of TDK Engineering appeared before the Board to present an amended final plan for the Annesgrove Section C subdivision.

The representatives are amending the plan to reduce the number of lots from 30 to 25. The redesign of the layout is proposed in order to address grading and roadway issues. The proposed roadway will connect the Annesgrove Subdivision to the adjacent Westshire Subdivision, creating an additional access point through the connector street. The main entrance will remain on Scenic Drive.

Mr. Curtin stated for the record that the Pioneer Group is a client of his firm. The original plan was approved prior to him being appointed as attorney to the Board and all necessary review and approvals were completed.

Mr. Curtin then stated that it was his legal opinion that this amended application would not require a SEQR and an additional public hearing would not be necessary.

The applicant was then advised that a stormwater drainage plan and constriction drawings would need to be submitted for the Board's review.

### **DISCUSSION**

#### **CAMILLUS RESTAURANT PROPERTIES – FRESNO'S TP#042.-07-11.1**

Mr. Heater stated that he has been to the Fresno's Summer Music Festival for the past 3 weeks and all has gone well. The alternative parking is running smoothly with off duty sheriff deputies directing traffic. The event seems to be a success.

The Board has received emails from Chief Winn, Tom Price and Councilor Davern. They all state that they have not received complaints and that the noise levels were well within the Town's ordinance.

### **WALMART**

Chairman Fatcheric stated that Walmart has contacted Mr. Price regarding the signage on the new building proposed at Camillus Commons. According to Mr. Price, Walmart is requesting additional signage on the front of the building. Mr. Curtin advised the Board that the application for the Walmart site plan was not and is not complete; therefore, the Planning Board still has latitude regarding the signage and development of the store.

**DIVERSIFIED**

As the Board has had no additional contact from the applicant in some time, they requested Mr. Curtin send Mr. Bianchi a letter requesting a status of the project.

**SARDO'S PIZZA**

The applicant has not submitted the required documentation to the Board for the temporary site plan approval.

**MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of May 23, 2005. Ms. Wheat seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

A copy of the Town Board minutes from the May 24, 2005 meeting was received.

A copy of the Zoning Board of Appeals minutes from the May 3, 2005 meeting was received.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A copy of the building permits that were issued during the month of May 2005 was received.

A copy of the updated Chapter 30, Zoning Ordinance was received.

**COMMENTS OF THE ATTORNEY**

Mr. Curtin advised the Board that some questions have been raised over the "Special Use Permit" procedures and a meeting will take place between Dirk Oudemool, Esq., Ron Carr, Esq., and himself. He will provide a report to the Board regarding any proposed changes that may be considered.

**COMMENTS OF THE ENGINEER**

Mr. Legnetto had no comment this evening.

**COMMENTS OF THE BOARD MEMBERS**

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 9:57 PM. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
JUNE 27, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
Martin Voss  
Lynda Wheat

**NOT PRESENT**

John Heater  
John Trombetta

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Roger Pisarek – 1<sup>st</sup> Ward Councilor  
Diane Dwire – 5<sup>th</sup> Ward Councilor  
John Friske – Water Superintendent  
Joy Flood – ZBA Vice-Chairman  
John Williams – Fairmount Fire Dept.

Approximately 15 others

**PUBLIC COMMENT**

John Friske, Superintendent of the Camillus Consolidated Water District addressed the Board regarding the property located at 112 Kasson Road. Mr. Friske stated that the Fairmount Fire Department requested him to review the existing fire hydrant located on the subject property and after careful consideration, it is his recommendation that the fire hydrant be relocated to the northwest side of the property, where it would be more accessible. In his opinion, the current fire hydrant does not serve any purpose.

Vicky Christo, Shelly Smith and Don Christo spoke in opposition of the redevelopment of the former Raymour and Flanigan building as proposed by BTHO, Inc. /AnCor, Inc.

**NEW BUSINESS**

**Timothy & Lisa Tighe – Newport Road  
Referral from the ZBA – “Special Use Permit”  
TP#021.-04-03.0**

Lisa Tighe appeared before the Board to present a site plan for the property located at 5938 Newport Road. This application is a referral from the Zoning Board of Appeals as the applicant is proposing to operate a home business and a special use permit is required per §1303 of the zoning ordinance. The applicant desires to conduct a home business entailing the designing & producing of tabletop fountains, patio fountains and garden water features to be sold from the garage of her residence. The property is zoned R-2.

The applicant has proposed to convert the garage into an all-season work area. The area would only be used to assemble the product, as manufacturing will not be done on the premises. The

home is approximately 2200 square feet and the driveway currently holds four (4) to six (6) vehicles. The applicant stated that there would be no other employees. The hours of operation would be by appointment only, Monday – Friday 12:00pm – 4:00pm and Saturday 9:00am - 4:00pm. There will be no hours on Sunday. Deliveries are made by the United States Postal Service.

The applicant stated that currently there is a garden in the front yard, which is approximately 8 ft. x 8ft. She is proposing to erect a small patio, which will have a water feature inclusive of a waterfall and possibly a sign advertising her business in that area. Currently, the applicant markets her product by displaying them at area retailers and by word of mouth.

After a brief discussion, the Board determined that they could recommend to the Zoning Board of Appeals to approve the special use permit, as the use is appropriate for the district in which it is located and there were no lighting changes to the property or use of heavy equipment proposed on the property. There are no negative findings or recommendations other than approval of the application. Chairman Fatcheric requested that Mr. Curtin draft a referral back to the Zoning Board of Appeals.

**West Genesee Athletic Club – Pottery Road  
Referral from the ZBA – “Special Use Permit”  
TP#007.-01-14.2**

Dominic Mazza, Vice-President of the West Genesee Athletic Club appeared before the Board to present a site plan for the property located at 6415 Pottery Road. This application is a referral from the Zoning Board of Appeals as the applicant is proposing to modify the special use permit previously granted by the Zoning Board of Appeals and an additional special use permit is required per §1303 of the zoning ordinance. The property is zoned R-3.

The applicant desires to modify the special use permit by providing for the placement of a 14’ x 14’ press box for play field No. 2 on the complex site. The press box is proposed to be elevated approximately 8 feet above the bleachers. The power is to be supplied to the press box by underground wiring. The lighting is proposed to be a fixture containing a 60-watt build within the press box.

After a brief discussion, the Board agreed to recommend to the Zoning Board of Appeals to approve the special use permit, as there would be no adverse impact to the surrounding neighborhood from the use designated by this application. There are no negative findings or recommendations other than approval of the application. Chairman Fatcheric requested that Mr. Curtin draft a referral back to the Zoning Board of Appeals.

**West Genesee Athletic Club – Pottery Road  
Temporary Site Plan  
TP#007.-01-14.2**

Dominic Mazza, Vice-President of the West Genesee Athletic Club appeared before the Board to present a temporary site plan for the property located at 6415 Pottery Road for the purpose of providing carnival rides. The carnival rides are proposed for September 16, 2005. They will be set up on September 15, 2005 and removed on September 17, 2005. The property is zoned R-3.

Mr. Mazza stated that West Genesee Athletic Club has contracted with Wheelock rides to provide 6 to 10 carnival rides. The carnival rides are proposed to be available for the children during a pep rally on September 16, 2005 from the hours of 4:30pm to 9:00pm. The event is to be for members of the West Genesee Athletic Club as they are not planning to advertise the event outside of the club.

Parking on site will be directed by volunteers supplied by the West Genesee Athletic Club. The club will also provide food sales through their concession stand. The site currently has adequate restroom facilities.

As the Board had numerous questions regarding the setup of the carnival rides, they suggested the applicant have a representative of Wheelock rides appear before the Board at the July 11, 2005 meeting. Mr. Mazza stated that he would contact Wheelock rides to arrange for a representative to be present at the July 11, 2005 meeting.

### **OLD BUSINESS**

#### **Westshire Subdivision – Ike Dixon Rd. & Scenic Dr. Preliminary Plat TP#023.-01-10.0**

Kurt Strohmman representing Camex, LLC and Ike Dixon, LLC, Jason Katak of TDK Engineering and Chris Fikes of Maestro Landscaping Inc. appeared before the Board to present a landscaping plan for the Westshire Subdivision.

The developer is proposing utilizing the current vegetation that runs along the south and west border of the property. In order to enhance the other areas of the property, the developer is proposing planting 159 trees. They will be of the following types: Austrian Pine, Brandywine Crabapple, Douglas Fir, Dawn Redwood, Norway Spruce, Ornamental Pear, Patmore Ash, River Birch, Red Oak, Sassafras, Sunburst Locust, Star Magnolia, Japanese Tree Lilac, Japanese Weeping Cherry, White Pine, Zelkova, and Red Sunset Maple. The Board asked who would maintain the trees and the developer stated that the Homeowner's Association would be responsible for all maintenance and replanting.

The Board found the preliminary landscaping plan to be a significant enhancement to the proposed development and encouraged their applicant to continue the process of developing the plan to include shrubs and perennials.

On a side note, Mr. Czerwinski commented that low utility lines run adjacent to Ike Dixon Road parallel to the site. As such, the utility lines will need to be addressed in the Engineer's Report.

#### **BTHO Inc./AnCor Inc. – Cam's Pizza Site Plan TP#065.-04-13.1**

Ms. Jamie Sutphen, attorney and Mr. Michael Villa of AnCor Inc. appeared before the Board on behalf of the applicant to present a revised site plan. The property is zoned C-2 and is subject to an existing legal non-conforming use. As it is presently portrayed, the new site plan will meet all code requirements.

The Fairmount Fire Department has reviewed the site plan and made the following recommendations:

1. The hydrant should be moved to the northwest corner of the building to provide better fire protection and access to the property especially since the building will not have a sprinkler system
2. The turning radiuses need to be adjusted to 26 feet in order to accommodate the fire apparatus

The applicant has revised the site plan to accommodate the fire apparatus in the rear of the site as they have proposed a 2' wide by 6' thick crusher run stone covered by 4" topsoil and seed at the northwest corner in the rear buffer area. The stone will allow fire apparatus to drive over the grassy area without sinking thus mitigating the turning radius.

In order to accommodate the fire apparatus at the main entrance island, Mr. Czerwinski suggested the use of a standard mountable curb that is sloped. A truck can drive on it and over it without damage. Mr. Williams stated that this would be acceptable to the fire department.

Ms. Sutphen questioned the relocation of the fire hydrant as it would be a last minute expense. The Board requested Mr. Friske of Camillus Consolidated Water to clarify the need and he stated that it would be more beneficial for the hydrant to be located in the northwest corner of the building as the hydrant is not easily accessible at its current location. Additionally, Mr. Williams stated that the location of the existing hydrant is not conducive to fire protection. He also commented that in the event of an emergency, the Fairmount Fire Department would use the hydrant located in the Camillus Commons, which would require them to close off Kasson Road as the existing hydrant is not easily accessible.

Mr. Czerwinski stated that the drainage report has been reviewed and found to be adequate. He stated that the buffer area is essential for drainage and it would be impractical to build a berm within the buffer due to the drainage and adding a berm would be an issue from an engineering standpoint.

The site plan had been referred to the Onondaga County Planning Board and their determination states as follows: Now therefore be it resolved, that the Onondaga County Planning Board recommend the following modification(s) to the proposed action prior to any local board approval of the proposed action:

1. The applicant must complete a traffic study to meet Onondaga County Department of Transportation requirements and submit it to the Onondaga County DOT for approval; the applicant must complete any mitigation required by this department.
2. A lighting plan must be developed to ensure that no glare or spillover is allowed onto adjacent property properties and the county right of way, and the plan must be approved by the Town Engineer.

Mr. Curtin stated that this project was incorporated within the context of the traffic study that was undertaken by Benderson Development Corporation during their course for their site plan application for the Camillus Commons project. That traffic study has been submitted and accepted by the County Department of Transportation and the Onondaga County Planning Board was aware of this but apparently forgot during the course of their review.

Mr. Flaherty made the motion to direct staff to contact SOCPA to clarify the traffic study. Mr. Voss seconded the motion and it was approved unanimously.

Mr. Czerwinski stated that the lighting plan has been reviewed and found to be acceptable.

Mr. Flaherty questioned the size of the site, as there seems to be a conflict within the documents provided. The County stated that the size of the site is 1.02 acres therefore subject to SPDES regulation and in the Engineering Report; the size is stated as .995 acres and not subject to the regulation. After a brief discussion, the Board determined that the area of land being disturbed is .995 acres of land as the land within the County right of way is not included in the calculation and the applicant does not own that land.

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

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

Mr. Flaherty made the motion to approve the site plan for the Cam's New York Pizzeria and retail space located at 112 Kasson Road Camillus, New York with the following conditions:

- 1.The curbing around the center island to be modified
- 2.The location of the fire hydrant to be relocated to the northwest corner of the property
- 3.The notes regarding the maintenance of the landscaping in the buffer area to be added to the plan

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

## **DISCUSSION**

### **Sardo's Pizza**

The applicant contacted the Clerk and requested the application be placed on hold as the hot dog cart that he was going to buy was sold to someone else.

## **MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of June 13, 2005. Mr. Fittipaldi seconded the motion and it was unanimously approved.

## **CORRESPONDENCE**

A copy of the Zoning Board of Appeals meeting minutes from June 7, 2005 was received.

An invitation from Cornell University regarding a satellite conference – “Open Space and Farmland Conservation: Saving the Land for Environmental and Economic Benefit” was received.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A voucher was received from Barton & Loguidice, P.C. for the month ending May 21, 2005 in the amount of \$2,878.65, \$2,628.65 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Voss, seconded by Ms. Wheat, and approved unanimously.

**COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comment this evening.

**COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comment this evening.

**COMMENTS OF THE BOARD MEMBERS**

With no further business to come before the Board, Mr. Fittipaldi moved to adjourn the meeting at 8:37 PM. Mr. Voss seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
JULY 11, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
Martin Voss  
Lynda Wheat

**NOT PRESENT**

John Trombetta

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Diane Dwire – 5<sup>th</sup> Ward Councilor  
Tom Dugan – 6<sup>th</sup> Ward Councilor  
Tom Price – Code Enforcement Officer  
John Williams – Fairmount Fire Dept.

Approximately 18 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance to the flag.

**PUBLIC HEARING****Westshire Subdivision**

Mr. Fittipaldi made the motion to waive the reading of the public hearing notification. Mr. Heater seconded the motion and it was approved unanimously.

The minutes for this public hearing were taken by a public stenographer and are appended to the filed minutes.

Mr. Flaherty made the motion to close the public hearing. Mr. Heater seconded the motion and it was approved unanimously.

**NEW BUSINESS****Starlight Estates****Site Plan**

**TP# 015.-04-09.6 & 015.-01-12.0**

Chad Rivers of Clough Harbour & Associates, LLP appeared before the Board on behalf of developer, Mr. Robert Rocco of S & R Custom Homes. The developer is proposing to erect a sign inclusive of a split rail fence at the main entrance of Starlight Estates.

The sign is proposed to be located on the east side of the intersection of Warners Road and Stellium Drive. The sign is to be approximately 28 square feet, made of metal with the Starlight Estates logo appearing on two sides. The logo will be raised with black letters on white

background. The sign will be illuminated with up lighting, which will most likely be comprised of two 150-watt floodlights.

Brick masonry will encompass the sign. Outlining the sign will be a 60 ft. x 30 ft. split rail fence, which will have brick masonry piers every 10 feet. Eastern white pine trees and junipers are proposed to landscape the area. Both the sign and landscaping will be maintained by the homeowners association.

Mr. Curtin advised the Board that they do not need to complete an additional SEQR as this application is consistent with the prior review and approval. This application is a detail that was reserved and he feels that unless the Board feels otherwise, the Board can operate under the basis the prior declaration.

Mr. Heater made the motion to approve the signage, fence, and landscaping plan for Starlight Estates. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Rivers stated that the developer has proposed some changes to the overall site and requested the Board review those changes. Chairman Fatcheric stated that the applicant would need to submit a formal application. At that time, the Board would schedule a work session to review the proposed changes.

**Kandon, LLC – Corner of Richlee Dr.  
Preliminary Plat  
TP#035.-05-29**

Patrick Donegan of Kandon, LLC appeared before the Board to present a preliminary plat application for the property located at the corner of West Genesee Street and Richlee Drive. The proposal will resubdivide the property from 3 lots to 2 lots.

Currently, construction has begun as the applicant is building a strip plaza on the site and a ground lease is in place to build a bank on the property also. The purpose of this subdivision is to separate the bank parcel from the plaza parcel. Doing so would alleviate any conflict in the future for these properties.

As both properties will share the entrance, a reciprocal easement agreement has been requested for review by the Planning Board attorney.

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

Mr. Fittipaldi made the motion to refer this application to SOCPA. Mr. Heater seconded the motion and it was approved unanimously.

**Kathleen Schneider – Newport Road  
Lot Line Realignment  
TP#021.-02-28.1**

Mr. Michael Shafer, Esq. appeared before the Board on behalf of his client Kathleen Schneider to present a lot line realignment. The Board previously suggested the applicant consider the

realignment of the property line as she is the owner of record for both properties and there is a portion of an existing garage located on the northern property line of Lot 2, which encroaches on the property from the adjacent property.

The property line has been realigned to the north and there is no longer an encroachment as the garage is now 21.99 feet from the property line.

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

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

Ms. Wheat made the motion for a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat moved to approve the lot line realignment of the Schneider Subdivision, part of Farm Lot No. 65 & 79 Town of Camillus as prepared by D.W. Hannig LS, P.C., dated June 30, 2005. Mr. Flaherty seconded the motion and it was approved unanimously.

## **OLD BUSINESS**

### **Schneider Subdivision**

#### **Preliminary Plat**

#### **TP#021.-02-28.1**

Mr. Michael Shafer, Esq. appeared before the Board on behalf of his client Kathleen Schneider to present a preliminary plan for subdivision of a 8.06 +/- acre parcel of land into two (2) lots. The property is located on Newport Road and zoned R-3.

The subdivision had been referred to the Onondaga County Planning Board and their determination states as follows: Now therefore be it resolved, that the Onondaga County Planning Board recommend the following modification(s) to the proposed action prior to any local board approval of the proposed action:

The applicant must reserve a 60-foot wide right of way on proposed Lot 2, which must meet the requirements of the Onondaga County Department of Transportation, to provide driveway access to proposed Lot 2 and road access to any future subdivision of proposed Lot 2; this right of way must be shown on the filed map.

The Board offers the following comment:

The Board recommends that the encroachment of Lot 2 by the adjacent parcel to the north be corrected.

Mr. Curtin suggested that the Board consider overriding SOCPA's recommendation. He stated that reserving a 60 foot right of way creates an undue hardship on the applicant at this time. He also requested that if it was the Board's wishes to override the decision, that the Board authorize him to communicate directly with SOCPA regarding the Board's contrary action.

Mr. Fittipaldi made the motion to override the County's recommendation and to authorize Mr. Curtin to communicate directly with SOCPA. Mr. Heater seconded the motion. The Board was then polled:

Ms. Wheat – Aye  
Mr. Flaherty – Aye  
Mr. Heater – Aye

Mr. Voss – Aye  
Mr. Fatcheric – Aye  
Mr. Fittipaldi – Aye

The motion was approved unanimously.

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

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

Ms. Wheat moved to approve the preliminary plat of the Schneider Subdivision, part of Farm Lot No. 65 & 79 Town of Camillus as prepared by D.W. Hannig LS, P.C., dated May 4, 2005 last revised June 28, 2005. Mr. Heater seconded the motion and it was approved unanimously

Ms. Wheat moved to approve the final plat of the Schneider Subdivision, part of Farm Lot No. 65 & 79 Town of Camillus subject to receipt and review of final maps by staff. Mr. Flaherty seconded the motion and it was approved unanimously.

**West Genesee Athletic Club – Pottery Road  
Temporary Site Plan  
TP#007.-01-14.2**

Dominic Mazza, Vice-President of the West Genesee Athletic Club and Cory Ward of Wheelock Rides appeared before the Board to present a temporary site plan for the property located at 6415 Pottery Road for the purpose of providing carnival rides. The carnival rides are proposed for September 16, 2005. They will be set up on September 15, 2005 and removed on September 17, 2005. The property is zoned R-3.

Mr. Ward stated that West Genesee Athletic Club has contracted with Wheelock to provide 6 to 8 carnival rides. Wheelock will provide 10 to 20 employees. In addition to the rides, Wheelock will provide food sales and games. The food sales will be items that the West Genesee Athletic Club concession stand does not provide. Health permits will be obtained through the County.

The carnival rides are proposed to be available for the children during a pep rally on September 16, 2005 from the hours of 4:30pm to 9:00pm. All rides are to be trailer rides with outriggers that are inspected by NYS. There will be no tie downs or water barrels. Power will be supplied by two diesel fueled generators and the wiring will be above ground which is state regulated. Lighting will be provided on the rides only. Mr. Mazza stated that the new field lights should be operational, as the athletic club would like to show them off.

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

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

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

Ms. Wheat made the motion to approve the temporary site plan for the West Genesee Athletic Club for carnival rides to be conducted on September 16, 2005 from 4:30pm – 9:00pm. Mr. Heater seconded the motion and it was approved unanimously.

**Westshire Subdivision – Ike Dixon Road and Scenic Drive  
Preliminary Plat  
TP#023.-01-10.0**

Chairman Fatcheric stated that the Board would be taking no action on this application this evening. The Board will review the comments received from the public hearing and the applicant will submit a foundation-planting plan and updated landscaping plan.

Chairman Fatcheric requested Mr. Curtin to respond to SOCPA regarding the Planning Board's decision on §278 for this application.

**REFERRALS:**

**Town Board referral to consider amending Chapter 30, Zoning, on the properties located at 5302 West Genesee Street TM#035.-05-22.0 from LBO to C-2, 5304 West Genesee Street TM#035.-04-23.1 from C-1 to C-2 and 101 Vanida Drive TM#035.-05-21.0 from R-3 to C-2.**

After a brief discussion, the Planning Board was in agreement to support the Town Board's recommendation for zone change. Chairman Fatcheric requested Mr. Curtin to draft the referral to the Town Board.

**Town Board referral to consider amending Chapter 30, Zoning, on the property located at 5308 West Genesee Street TM#035.-05-24.0 from R-3 to C-1.**

After a brief discussion, the Planning Board was in agreement to support the Town Board's recommendation for zone change. Chairman Fatcheric requested Mr. Curtin to draft the referral to the Town Board.

**DISCUSSION**

There were no items of discussion for this meeting.

**MINUTES OF THE PREVIOUS MEETING**

Mr. Fittipaldi moved to approve the minutes of the meeting of June 27, 2005. Ms. Wheat seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A copy of the list of building permits for the month of June 2005 was received.

A copy of the Town Law §278 was received.

A memo was received from Dirk Oudemool regarding the proposed zone change located at 5308 West Genesee Street.

A copy of the SEQR flowchart was received.

An invitation was received to the Town of Camillus annual employee picnic.

A submittal from Lee Gutches regarding the Westshire Subdivision was received.

A voucher was received from Hummel's Office Plus in the amount of \$13.95 for microcassettes. Motion to approve payment was made by Mr. Heater, seconded by Ms. Wheat, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$1,525.00 for the month ending May 31, 2005, \$425.00 of which is recoverable from fees or paid by developers for services. Motion to approve payment was made by Mr. Voss, seconded by Ms. Wheat, and approved unanimously.

A voucher was received from Camillus Business Forms, Inc in the amount of \$34.50 for John Fatcheric's business cards. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Voss and approved unanimously.

#### **COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comment this evening.

#### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comment this evening.

#### **COMMENTS OF THE BOARD MEMBERS**

Mr. Flaherty inquired as to the status of an application within the Town of VanBuren that is adjacent to the Town of Camillus. Mr. Czerwinski stated that to his knowledge, the application has been abandoned.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:43 PM. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
JULY 25, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
Martin Voss  
Lynda Wheat

**NOT PRESENT**

John Trombetta

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

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

Approximately 10 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance to the flag.

**NEW BUSINESS**

**Camillus Elks – Newport Road  
Site Plan for Special Use referral from ZBA  
TP#006.-01-25.0**

Mr. Walter Buchner appeared before the Board on behalf of the Camillus Elk's Club to present a site plan for the property located at 6117 Newport Road. As required by §1303 of the Zoning Ordinance, this application has been referred to the Planning Board by the Zoning Board of Appeals as the applicant is proposing to modify a previously issued special use permit.

Mr. Flaherty and Mr. Fittipaldi identified themselves as members of the Camillus Elk's Club and requested to be recused from discussion and voting for this application.

The applicants are proposing to construct an 18' x 24' pavilion, which will cover an existing outdoor barbeque pit and concrete pad. This will allow year round use, specifically during inclement weather. The pavilion is to be constructed of a wood frames corrugated roof, having no walls and painted to match the remainder of the site improvements. Currently, there is a 34' x 12' concrete pad surrounding the barbeque pit and any water runoff will drain onto the adjacent gravel.

After a brief discussion, the Board determined that the proposed modifications, which affect the existing site plan, are not significant and it is the Board's judgment that it will not have an

adverse impact on the applicant and its use of the subject property or the property of the surrounding neighbors. Chairman Fatcheric requested Mr. Curtin draft a response to the ZBA.

**Steven Dann, d/b/a Pacino's Pizzeria - 3508 West Genesee Street**  
**Site Plan for Special Use referral from ZBA**  
**TP# 047.-05-21.0**

Mr. Steven Dann appeared before the Board to present a site plan for the property located at 3508 West Genesee Street. As required per §1303 of the Zoning Ordinance, this application has been referred by the Zoning Board of Appeals to the Planning Board as the applicant is proposing to establish a pizzeria shop and a special use permit is required.

The pizzeria is proposed to be located in the Gifford Plaza at 3508 West Genesee Street. The property is zoned C-1. The pizzeria will cater primarily to take out and delivery service but will have limited seating available, being approximately 4 booths. The applicant will be leasing approximately 2350 square feet and will have 3 to 4 employees. The employees will utilize the rear parking area. An interior floor plan has not been prepared nor has the exhaust system been detailed. The applicant stated that there will be no change to the facade of the building and there will be no change to the current traffic configuration of the parking lot.

After a brief discussion, the Board in its review of the application found that certain critical information was not presently available and therefore could not render an advisory opinion to the ZBA. The applicant was advised to provide a copy of the existing site plan for the property, a parking striping plan for the property, photos of the elevation of the building (front & back), a rough plan for the inside detailing the prep area, storage area and restrooms, inclusive of dimensions, the details of the exhaust system, and the dumpster information. The Board requested Mr. Curtin draft a response to the ZBA.

**Bank of America – 5300 West Genesee Street**  
**Temporary Site Plan**  
**TP#066.-01-10.1**

Mr. James Churchill of Scheid Architectural appeared on behalf of Bank of America to present a temporary site plan. The purpose for the temporary site plan is to replace the banks existing facility during the renovations of Camillus Commons. The site of the temporary structure is to be located 769' west and 355.5' south of the intersection of West Genesee Street and Kasson Road. This would place the structure to the south of the existing Denny's and west of Bon-Ton.

The proposal is to locate a 1400 square foot modular building composed of two sections; each section is 12' x 70'. The exterior of the structure is sided with 7/16" vertical "Smart Panel" painted tan in color. The structure is to be delivered on August 16, 2005 and the temporary site be will vacated no later than June 15, 2006. The building will provide for a temporary full service banking facility while the new branch is being constructed, within Camillus Commons.

The bank would have six employees and a drive-thru service. The parking area would be paved, curbed, and striped with 37 parking spots, 2 being designated for handicapped. A handicapped access ramp will be constructed for accessibility.

After a brief discussion, the Board advised the applicant that the site plan that was approved for Camillus Commons on April 11, 2005 did not include the bank proposal. As such, the Board agreed that Benderson Development should apply for the permanent site plan prior to the temporary site plan approval.

The Board advised the applicant to submit more details regarding site lighting, snow storage, elevation, drainage, and traffic control. The Board will continue the application.

Mr. Curtin then advised the Board that this application would not need to be referred to County Planning as this application falls within the short form SEQR as it conforms and complies with uses already approved in this district and is replacing an existing facility temporarily that is already there and all environmental issues have already been reviewed by this board.

### **OLD BUSINESS**

#### **Westshire Subdivision – Ike Dixon Road and Scenic Drive Preliminary Plat TP#023.-01-10.0**

Paul Cappuccilli and Kurt Strohman representing Camex, LLC and Ike Dixon, LLC, and Jason Kantak of TDK Engineering appeared before the Board to present a preliminary plan. The representatives presented a preliminary plan for subdivision of an 18.91+/- parcel of land into forty-eight (48) lots. The property is located at the corner of Scenic Drive and Ike Dixon Road. The property is zoned R-3.

Previously the Board requested the applicant submit a foundation-planting plan and updated landscaping plan. The applicant has submitted a revised enhanced landscaping plan, which details 18 new planting areas and over 542 plants. As requested by the neighbors, the applicant has added plantings to the northern border of the property.

The foundation plans for the residences include brick paver walkways with flowing design plantings. The Board requested the developer consider building homes with side load garages on the four interior corner lots.

Mr. Czerwinski stated that the construction drawings have been received and are in the process of being reviewed.

On behalf of the Board, Mr. Curtin drafted a response to the Onondaga County Planning Board, which stated:

The Board respectfully receives your comments with regard to the utilization of Town Law Section 278, but disagrees with the interpretation lent to it by SOCPA. The parcel in question is contiguous to Annesgrove, which was developed under the auspices of Section 278 of the Town Law in a “new urbanism” setting. The property in question serves as an extension of the Annesgrove project and it is the Board’s intention to compliment Annesgrove and not otherwise detract from it.

Secondly, it is the unanimous resolve of the Planning Board of the Town of Camillus to adopt and employ Section 278 of the Town Law in order to create and maintain landscaped common areas for the benefit of the residences and the Town itself. It was the unanimous resolve of the

Planning Board to approve the implementation of Town Law Section 278 in order to create and maintain open space that would be unique to this project and serve as an example of forward strategic land planning.

It is for those reasons that the Planning Board of the Town of Camillus unanimously overrode the recommendations and/or resolutions provided by SOCPA in connection with this application.

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

Ms. Wheat made the motion for a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat moved to approve the preliminary plat of the Westshire Subdivision, Town of Camillus as prepared by TDK Engineering Associates, P.C., dated May 2005 incorporated with the landscaping planting plan dated July 25, 2005 and foundation planting plan dated July 25, 2005 and subject to the formation of a homeowners association. A copy of the homeowner's association plan is to be filed with the Planning Board Clerk upon filing with NYS Department of Law. Mr. Fittipaldi seconded the motion and it was approved unanimously

### **REFERRALS:**

**Town Board referral to consider amending Chapter 30, Zoning, on the properties located at Winchell Road TM#010.-02-13.1, from RR to R-3.**

After a brief discussion, the Board stated that the property immediately to the east of the subject parcel is currently zoned R-3 and with the availability of sanitary sewers in that area, future development of the subject property should be consistent with present zoning in the immediate area. The Planning Board therefore unanimously recommended that the Town Board consider this application in a favorable manner. The Board requested Mr. Curtin draft a response to the Town Board.

### **DISCUSSION**

**Camillus Restaurant Properties – Fresno's  
TP#042.-07-11.1**

The Board after reviewing the correspondence received from Councilman Davern, unanimously agreed that they would like Mr. Benz to appear before the Planning Board at its regular scheduled meeting of August 15, 2005 to discuss the problems that have been identified, ie: illegal parking and the lack of police presence at the Fresno's Summer Music Festival.

### **MINUTES OF THE PREVIOUS MEETING**

Ms. Wheat moved to approve the minutes of the meeting of July 11, 2005. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

A submittal from Lee Gutchess regarding the Westshire Subdivision was received.

A copy of the Zoning Board of Appeals minutes from the July 5, 2005 meeting was received.

A copy of the Town Board minutes from the June 28, 2005 meeting was received.

A Fact Sheet from the NYS Department of Environmental Conservation was received.

Copies of the emails received from Councilman Davern regarding Fresno's Music Festival.

A voucher was received from Barton & Loguidice, P.C. for the month ending June 25, 2005 in the amount of \$2,743.00, \$2,493.00 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater, seconded by Ms. Wheat, and approved unanimously.

A voucher was received from John Drury in the amount of \$177.00 for stenographer services for the July 11, 2005 Westshire Subdivision public hearing all of which is recoverable. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater and approved unanimously.

**COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comment this evening.

**COMMENTS OF THE ENGINEER**

Mr. Czerwinski updated the Board about a site plan application with the Town of VanBuren. The application is to build an indoor/outdoor motocross course and a hotel on Walters Road that currently houses a paintball park.

**COMMENTS OF THE BOARD MEMBERS**

Mr. Voss stated that he would not be attending the August 15, 2005 meeting.

With no further business to come before the Board, Mr. Fittipaldi moved to adjourn the meeting at 9:04 PM. Mr. Voss seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
AUGUST 15, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
Lynda Wheat

**NOT PRESENT**

John Trombetta  
Martin Voss

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Roger Pisarek, 1<sup>st</sup> Ward Councilor  
Kathy MacRae, 2<sup>nd</sup> Ward Councilor  
Bill Davern, 3<sup>rd</sup> Ward Councilor  
John Williams, Fairmount Fire Dept.

Approximately 11 others

Chairman Fatcheric called the meeting to order at 7:14 PM, followed by the Pledge of Allegiance.

**DISCUSSION****Camillus Restaurant Properties – Fresno’s  
TP#042.-07-11.1**

Mr. Carl Benz appeared at the request of the Board to review the temporary site plan approval for Fresno’s Camillus Music Festival. Previously, the Board had received complaints regarding illegal parking and the lack of police presence.

Councilor Davern was granted a request to address the Board and stated that the complaints have been minimal. In fact, he commended Mr. Benz as he has worked proactively to address all complaints. According to Mr. Davern, all items of concern have been rectified satisfactorily and no additional complaints have been received.

Mr. Benz commented that since the initial complaint he has employed two sheriff deputies to direct traffic every Wednesday evening. Additionally, Byrne Dairy had complained that vehicles were parking in their parking lot. Fresno’s have begun to page the owner of the vehicle, if the vehicle is not moved it will then be towed.

Mr. Heater stated that he has not seen any problems on the occasions he has been there. Ms. Wheat has spoken to the neighbors and the sheriff deputies and has not been made aware of any continuing problems.

Chairman Fatcheric stated that he appreciated Mr. Benz coming before the Board due to the sensitivity of this event and its impact upon the surrounding area.

### **NEW BUSINESS**

#### **Mark Re & Nancy Pasquale – Fireside Lane**

##### **Lot Line Realignment**

##### **TP#028.-05-5.1 & 028.-05-04.0**

Mr. Mark Re and Ms. Nancy Pasquale of 109 Fireside Lane appeared before the Board to present a lot line realignment. The applicants are proposing to purchase a 16' x 342' portion of land from the adjacent property owners, located at 111 Fireside Lane. The applicants stated that they have always maintained the property. Both properties are zoned R-2 and will conform to current zoning regulations.

Mr. Curtin stated that originally the properties were part of different sections of the Pioneer Farms Subdivision. Lot 97 was filed with Section No. 4 of the Pioneer Farms Subdivision and Lot 42 was filed with Section 3 of the Pioneer Farms Subdivision. For that purpose, he suggested the Board request an amended filed subdivision map for this application.

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

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

Mr. Fittipaldi made the motion for a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat moved to approve the lot line realignment dated August 1, 2005, Drawing No. 5-G-1\*C\* as drawn by Douglas R. Lehr subject to the recorded deed of conveyance and a new filed amended subdivision map for the lots in question. Mr. Fittipaldi seconded the motion and it was approved unanimously.

#### **Szczzech – Winchell Road**

##### **Sketch Plan**

##### **TP#010.-02-13.1**

Mr. John Szczzech appeared before the Board to present a sketch plan. The applicant is proposing to subdivide a 28+/- acre parcel of land located on Winchell Road. The property is zoned R-2.

The applicant is proposing to subdivide the parcel into 45 residential lots, 5 of which will be flag lots. The entrance will be off Winchell Road, north of Golden Meadows Way. The property will be serviced by public utilities

The applicant inquired as to if Winchell Road is an arterial road or collector street. The inquiry was made to determine if the Board would request a double front yard setback for the lots along Winchell Road. If the Board would require the double setback, the applicant has requested a waiver of the requirement on Lot 45 and Lot 1.

In that a creek flows through the property, the applicant is proposing to back up as many lots as possible to the creek in order to protect the creek and the existing hedgerows. As the creek is an unnamed creek, Mr. Szczech stated that it is not registered with the DEC however; there are Army Corps of Engineers wetlands. Mr. Czerwinski stated that the wetlands would need to be delineated and afterward the determination of buffering can be decided. Mr. Szczech is anticipating having the lands delineated in the fall.

The developer offered that the subdivision would be similar to the Golden Meadows Subdivision. He stated that Ryan Homes and Zeck Builders would be building the residential homes and most likely, the property would not be developed until 2007. He also stated that he has been approached by the Fedrizzi's, who are adjacent property owners. They have requested to purchase a buffer area of approximately 40 feet. In order to comply with current zoning requirements, he would only be able to sell 15 feet of Lot 44 and Lot 45.

After a brief discussion, the Board agreed that they were not enthused by the use of the flag lots or the density at the only entrance to the subdivision, specifically 15 lots have their driveway cut within the main entry of the subdivision.

Mr. Heater motioned to close the sketch plan application. Ms. Wheat seconded the motion and it was approved unanimously.

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

### **OLD BUSINESS**

#### **Richlee Drive Subdivision - Kandon LLC – West Genesee St & Richlee Dr Preliminary Plat/Final Plat TP#035.-05-27**

The applicant notified the clerk that they would not be attending this evenings meeting.

The subdivision had been referred to the Onondaga County Planning Board and their determination states as follows: "Now therefore be it resolved, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board."

As both properties will share the entrance, a reciprocal easement agreement has been requested for review by the Planning Board attorney.

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

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

Ms. Wheat moved to approve the preliminary plat of the Richlee Drive Subdivision, resubdivision of part of Farm Lot No. 35 into new lots No. 1 & 2, Town of Camillus as prepared by Douglas R. Lehr, dated April 4, 2005 subject to receipt and review of the reciprocal easement agreement by the Planning Board's attorney. Mr. Heater seconded the motion and it was approved unanimously

Ms. Wheat moved to approve the final plat of the Richlee Drive Subdivision, resubdivision of part of Farm Lot No. 35 into new lots No. 1 & 2, Town of Camillus subject to receipt and review of final maps and reciprocal easement agreement by staff. Mr. Fittipaldi seconded the motion and it was approved unanimously.

**Steven Dann, d/b/a Pacino's Pizzeria - 3508 West Genesee Street**  
**Site Plan for Special Use referral from ZBA**  
**TP# 047.-05-21.0**

Mr. Steven Dann appeared before the Board to present a site plan for the property located at 3508 West Genesee Street. As required per §1303 of the Zoning Ordinance, this application has been referred by the Zoning Board of Appeals to the Planning Board as the applicant is proposing to establish a pizzeria shop and a special use permit is required.

Previously the Board in its review of the application found that certain critical information was not available and could not render an advisory opinion to the ZBA. The applicant was advised to provide a copy of the existing site plan for the property, a parking striping plan for the property, photos of the elevation of the building (front & back), a rough plan for the inside detailing the prep area, storage area and restrooms, inclusive of dimensions, the details of the exhaust system, and the dumpster information. The applicant has submitted the requested information.

The applicant supplied a rough plan for the inside of the establishment. Based on the submittal, the total area to be rented is approximately 2,350 square feet. The entire complex is 9,944 square feet. Of the 2,235 square feet, approximately 1,560 square feet will be allocated to cook/storage area and 790 square feet will be public area. The peak of the roof is 26 feet and the applicant is proposing to place the exhaust fan in the rear of the building.

Mr. Czerwinski and Mr. Curtin reviewed the parking requirements per the municipal code. In order to comply with the current parking requirements, it was determined that 51 spaces would be required for the Professional Services currently located within the plaza. It was estimated that the entire site had 68 parking spaces, which would leave 17 spaces available for this intended use. Assuming that the above calculations are correct and that this application is a referral from the Zoning Board of Appeals, Mr. Curtin advised the Board that more accurate calculations as to the parking differential is needed. Under normal circumstances, because of the classification of this application, parking requirements would be "x" and as this use is being introduced with the existing uses of the facility the total parking requirements would be "y", therefore "x" and "y" need to be determined. However, an additional twist is the correlation of parking to the area that has to do with onsite consumption of food and beverage, not off-site. In this case, onsite consumption is limited. After an extensive discussion regarding the parking requirements, the Board determined that the applicant may not have adequate parking spaces available per the town code, however for the use proposed they were in agreement that it would be enough.

Mr. Curtin recommended that the Board consider a recommendation to the ZBA that would state, “with regard to the special unique circumstances of this application, a waiver or variance should be made part of the consideration for Special Use Permit as the impact of this establishment, and its requirements for parking are not as significant as a regular restaurant’s would be”. In order for Mr. Curtin to draft a recommendation on behalf of the Board to submit to the ZBA, total parking requirements need to be determined.

Ms. Wheat made the motion to recommend the Planning Board Engineer provide the details requested by the Planning Board Attorney in order to draft a positive recommendation subject to additional consideration to the ZBA. This response would request a parking waiver and a waiver of the strict application of parking as the Board does not feel that this use creates special or unique circumstances that would adversely affect the site. Future re-tenanting of the retail center may be impacted as a result of this application. The draft of the positive recommendation would be subject to review by the Chairman of the Planning Board. Mr Heater seconded the motion and it was unanimously approved.

**Bank of America – 5300 West Genesee Street  
Temporary Site Plan  
TP#066.-01-10.1**

Mr. James Churchill of Scheid Architectural appeared on behalf of Bank of America to present a temporary site plan. The purpose for the temporary site plan is to replace the banks existing facility during the renovations of Camillus Commons. The site of the temporary structure is to be located 769’ west and 355.5’ south of the intersection of West Genesee Street and Kasson Road. This would place the structure to the south of the existing Denny’s and west of Bon-Ton.

Previously the Board requested more details regarding site lighting, snow storage, elevation, drainage, and traffic control. Mr. Czerwinski reviewed the site lighting and stated that it complies with the original plan. The applicant stated that Benderson Development is responsible for the snow removal; the bank is responsible for the plowing of the parking area. Ms. Wheat requested landscaping planters be added to the site.

An application for the permanent bank structure has not been received. Mr. Curtin advised the Board they may consider an approval with an outside date of no later than August 1, 2006 at which time all operations on this temporary site must cease and desist. This could be a condition of a proposed resolution.

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

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

Ms. Wheat made the motion for a negative declaration under SEQR. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat moved to approve the temporary site plan for Bank of America Temporary Camillus Branch as prepared by Scheid Architectural dated June 29, 2005, last revised July 31, 2005 subject to the Planning Board’s Engineer reviewing the temporary landscaping plan and the

duration of the approval not exceeding August 1, 2006. Mr. Flaherty seconded the motion and it was approved unanimously.

### **Annesgrove Section C Amended Final Plat**

The applicant requested a continuance until August 29, 2005.

#### **REFERRALS:**

**Town Board referral to consider amending Chapter 30, Zoning, on the properties located at 97 Northwood Way TM#020.-05-01.2 and 5700 West Genesee Street TM#020.-05-01.1, from POD to R3.**

Mr. Curtin advised the Board that Mr. Fowler is currently a client of his and he has represented him in contract negotiations regarding the purchase of the subject property. Mr. Curtin wanted to make this disclosure as he has previously made this disclosure to the Town Board. Mr. Curtin stated that it is at the discretion of the Board to ask him to excuse himself from further discussions having to do with this application. Chairman Fatcheric stated that this item was not going to be discussed this evening, but at a meeting with as full of a Board as possible.

The property is zoned POD and Medical Center West is located on the property. Mr. Fowler has proposed to rezone the property to R-3, which would allow for residential housing that is consistent with what is surrounding the area. The applicant will request a Section 278 application of Town Law. That would allow for clustering to relieve the side yard, front yard, and rear yard setbacks to create greater buffer between the existing residential homes as well as the proposed new residential homes and the existing POD medical office. The proposal as submitted indicated approximately 30 lots with a homeowners association to oversee maintenance.

Mr. Fittipaldi made the motion to recommend back to the Town Board a positive recommendation for the zone change and to authorize Mr. Curtin to draft the response. Ms. Wheat seconded the motion and it was approved unanimously.

#### **DISCUSSION**

Chairman Fatcheric requested Mr. Curtin to draft a letter to Daniel Bianchi of Diversified requesting a status of his ongoing application. The Board also requested that Mr. Bianchi appear at the next meeting to provide an update.

#### **MINUTES OF THE PREVIOUS MEETING**

Mr. Fittipaldi moved to approve the minutes of the meeting of July 25, 2005. Mr. Flaherty seconded the motion and it was unanimously approved.

#### **CORRESPONDENCE**

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A copy of the list of building permits for the month of July 2005 was received.

A memo from the Central New York Regional Planning & Development Board was received.

A copy of the updated revisions to the Town of Camillus Zoning Ordinance, Chapter 30 was received.

A copy of the Zoning Board of Appeals meeting minutes from August 2, 2005 was received.

A voucher was received from QPK Design for professional services rendered for the period of June 13, 2005 to July 31, 2005 in the amount of \$67.67, of which all is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously.

A voucher was received from The Post Standard in the amount of \$18.98 for the legal notice for the July 11, 2005 Westshire Subdivision public hearing all of which is recoverable. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously.

#### **COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comment this evening.

#### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comment this evening.

#### **COMMENTS OF THE BOARD MEMBERS**

The Board requested copies of the Town of Camillus Municipal Code Chapter 30, Zoning, Chapter 39, Subdivision Regulations and the lighting guideline be made available at the meetings.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 9:00 PM. Mr. Heater seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
AUGUST 29, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
Martin Voss  
Lynda Wheat

**NOT PRESENT**

John Trombetta

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Diane Dwire, 5<sup>th</sup> Ward Councilor  
John Williams – Fairmount Fire

Approximately 3 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

**NEW BUSINESS**

There was no new business before the Board.

**OLD BUSINESS**

**Annesgrove Section C  
Amended Final Plat**

Mr. Jason Katak from TDK Engineering appeared before the Board to present an amended final plat for the Annesgrove Section C Subdivision.

The original plan has been amended as follows:

- The access point located on Scenic Drive has been revised to include a center aisle to provide an area for more landscaping. The road will extend farther to the north, providing an additional access for those lots.
- The number of lots have been decreased from 30 lots to 25 lots.

Mr. Czerwinski stated that the construction drawings have been reviewed and approved.

Mr. Curtin advised the Board that an additional SEQR review and determination for this application would not be necessary as the original application after a thorough review had a greater density and a negative declaration was issued by the Board.

Ms. Wheat made the motion to approve the Annesgrove Section C amended final plat. Mr. Fittipaldi seconded the motion and it was approved unanimously.

### **DISCUSSION**

#### **Diversified – Daniel Bianchi Airport Road TP#011.-01-05.0**

Mr. Curtin stated that he received a facsimile from Mr. Bianchi's attorney advising him that his client was not able to be present as requested at the meeting due to him being out of town on business. He requested that his appearance be noted for the regularly scheduled meeting of September 26, 2005. Additionally he noted that he is only using the subject parcel for parking, he has not made any modifications or improvements to it.

The Board authorized Mr. Curtin to respond to the facsimile and notify the applicant that he will be placed on the September 26, 2005 Planning Board agenda.

#### **Westside Storage – Boxcar Lane Site Plan Extension TP#015.-04-07.4 & 015.-04-07.5**

Mr. Bruce Pollack, owner of Westside Storage appeared before the Board to request an extension for the site plan that had been approved in September 2003. Previously, an extension had been granted that expired June 20, 2005.

Mr. Pollack stated that three of the four approved buildings have been built. It is his plan to construct the final building and have it ready for occupancy prior to the end of the year.

Mr. Czerwinski stated that there does not seem to be any drainage problems and the trees along Milton Avenue have begun to mature.

Mr. Flaherty moved to approve the extension of the Westside Storage site plan approval for six months from June 20, 2005 with the expiration date of December 20, 2005.

#### **Steven Dann, d/b/a Pacino's Pizzeria - 3508 West Genesee Street Site Plan for Special Use referral from ZBA TP# 047.-05-21.0**

Mr. Czerwinski supplied a memo to Mr. Curtin outlining the parking requirements for the proposed Pacino's Pizzeria located at 3508 West Genesee Street. The memo stated, "The information provided by the applicant indicates that the pizzeria would include 2350 square feet (sf) of floor space. Based on the proposed floor plan provided, it appears that approximately 1350 sf of the pizzeria would be utilized for preparation or serving of food. At 1 space for every 60 sf of floor space utilized for the preparation or serving food, the pizzeria would require 23 parking spaces.

The remainder of the plaza includes 7594 sf of floor space. At a rate of 1 space for every 150 sf for personal or professional services, the remainder of the plaza requires 51 spaces.

The total number of parking spaces required for the plaza with the inclusion of the proposed pizzeria will be 74. Based upon on the drawings provided and a field visit to the site, it was determined that there are a total of 68 existing spaces available on site. This application would therefore require a variance for 6 spaces.”

Based on the above information, the Planning Board offered the following response to the ZBA: The Planning Board does not see any public health, site, safety, or welfare issues presented. No lighting, drainage or other issues have been raised because neither the elevation nor configuration of site is changing. The footprint of the entire site plan is exactly as it is. From an engineering standpoint, it seems to function well and nothing that the applicant is doing is going to adversely affect the property. The Planning Board does not see anything that is averse to granting this special use permit however, in the scope of the review the Board identified a necessity of this applicant to apply for a variance in parking. The Board has identified the number of parking spaces available and has determined the parking requirements needed for the balance of the existing uses. In so doing, the Board has determined that the site is 6 parking spaces short, therefore a variance would be required.

Additionally, because of the way the code is crafted, if this applicant could somehow be able to reconfigure some of the interior space so it would not be measured to the extent it is now, he may be able to reduce the requirement of the variance. One way to reduce the degree would be by using more of the rear of the demised premises for storage and walling it off accordingly. The Board instructed Mr. Curtin to draft the response to the ZBA.

### **GENERAL DISCUSSION**

Chairman Fatcheric advised the Board that he is looking into getting a laptop computer with GIS capability. He stated that funds are available in the Planning Board’s budget and they would be moving forward to purchase the laptop and a projector.

Chairman Fatcheric advised the Board that the annual Planning Board Federation Conference was taking place October 9, 2005 thru October 12, 2005 in Saratoga, NY. The registration deadline is September 16, 2005. He asked that the Board members contact himself or the clerk if planning to attend.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of August 15, 2005. Ms. Wheat seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

A copy of the Starlight Estates chronological timeline was received.

A copy of the Barton & Loguidice letter approving the Westshire Construction drawings was received.

A copy of the Barton & Loguidice letter approving the Annesgrove Section C Subdivision Construction drawings was received.

A copy of the letter from Paul Czerwinski regarding the available parking vs. the required parking for Pacino's Pizza was received.

A copy of the letter Mr. Curtin sent to Mr. Bianchi of Diversified was received.

A memo from Supervisor Coogan regarding the annual Planning Board Federation conference was received.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A voucher was received from Barton & Loguidice, P.C. for the month ending May 21, 2005 for \$2,511.34, \$2,261.34 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. for \$4,500.00 for the months of June and July 2005, \$1,175.00 of which is recoverable from fees or paid by developers for services. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Heater, and approved unanimously.

#### **COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comment this evening.

#### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comment this evening.

#### **COMMENTS OF THE BOARD MEMBERS**

Mr. Heater stated that he would not be attending the meeting of September 12, 2005.

With no further business to come before the Board, Ms. Wheat moved to adjourn the meeting at 7:52 PM. Mr. Heater seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
SEPTEMBER 12, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Trombetta  
Martin Voss  
Lynda Wheat

**NOT PRESENT**

John Heater

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Tom Price, Code Enforcement Officer  
John Williams – Fairmount Fire

Approximately 3 others

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

**NEW BUSINESS**

**Kandon LLC – 5310 West Genesee St  
Site Plan  
TP#035.-05-25.1**

Mr. Art Kanerviko of Kandon, LLC appeared before the Board to present a site plan. The applicant is proposing to build a retail strip center on the property located at 5310 West Genesee Street which is zoned C-1.

The applicant is proposing to erect a building of approximately 5,400 square feet, which will accommodate up to three (3) retail tenants and be very similar to the project currently under construction at the corner of West Genesee Street and Kasson Road. The materials being proposed for the building are a brick façade with colored heat ionized metal windows with plate glass on the front. The structure is proposed to have a pitched roof with architectural shingles, sconce lighting, and a 5 foot sidewalk along the front of the building under the overhang. The plan identifies 31 parking spaces, six of which are located in the rear of the site. Current zoning requires 27 parking spaces.

After a brief review of the site plan, the Board advised the applicant that per current zoning regulations, the driving aisle located on the west side of the property does not conform as driving aisles need to be 24 feet wide; dumpsters are required to be fenced and disabled parking spaces need to be identified. The Board also advised the applicant that the overhang of the building on the east side of the property encroaches over the adjoining property, as there is a zero side yard setback. Additionally, the Board requested that the elevations of the building be revisited and

suggested the use of cupolas in order to blend with the neighborhood. They also strongly recommended the use of granite curbing along the front islands on the radiuses and suggested the applicant consider additional green space in lieu of the first three parking spaces on the west side of the site as well as labeling the rear six parking spaces as “employee parking only”. The applicant agreed to take the Boards comments under consideration and will resubmit a revised plan for further review.

**Maestri Manor Extension  
Sketch Plan  
TP#025.-03-29.0**

Mr. John Szczech appeared before the Board to present a sketch plan. The applicant is proposing to subdivide a 90.2 ± acre parcel of land located at the end of Old Stone Lane, north of Howlett Hill Road and west of the Tuscarora Golf Club. The property is zoned R-2.

The applicant is proposing to subdivide the parcel into two (2) residential lots, both of which will be flag lots. The proposal indicates Lot 1 to be 70.0± acres and Lot 2 to be 20.2± acres. The plan indicates that both entrances will be off Old Stone Lane at the end of the hammerhead. The property will be serviced by private septic systems and public water.

After a brief discussion, the Board requested the Highway Superintendent review the use, size and location of the hammerhead and provide comment.

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

Ms. Wheat made the motion to refer this application to SOCPA. Mr. Trombetta seconded the motion and it was approved unanimously.

**OLD BUSINESS**

**Golden Meadows Section 3  
Final Plat  
TP#010.-05-27.1**

Mr. John Szczech appeared before the Board to present a final plat for the Golden Meadows Section 3 Subdivision. The applicant is proposing 23 residential lots for this section of the subdivision.

Mr. Szczech stated that the utilities have been installed, Golden Meadows Way and Goldenrod Lane have been extended to service the subdivision, the sub base of these roadways have been installed, and that the roadways should be paved by the end of the week.

Mr. Trombetta referred to the subdivision guideline regarding the stipulation that trees are planted every 50 feet within a new subdivision and inquired as to who oversees the regulation of this guideline. Mr. Szczech stated that each property has covenants stating that within the first year of occupancy, the owner is obligated to plant one tree. Mr. Curtin inquired as to who enforces this covenant. After a brief discussion, Mr. Szczech stated that he, as the architectural

control committee would be the responsible enforcement agency. Mr. Curtin requested a copy of the signed covenants for Golden Meadows Section 3 Subdivision.

Ms. Wheat made the motion to approve the Golden Meadows Section 3 Subdivision final plat as shown on the maps drawn by David S. Love, P.L.S., dated August 23, 2005. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to assess Parkland Fees for twenty three (23) lots in the amount of \$200.00 per lot for a total of \$4,600.00 for the Golden Meadows Section 3 Subdivision. Mr. Flaherty seconded the motion and it was approved unanimously.

### **Pioneer Farms Section 7D**

#### **Final Plat**

#### **TP#027.-03-11.2**

Mr. Raymond Lubber appeared before the Board to present the final plat for the Pioneer Farms Section D subdivision. The applicant is proposing four (4) lots, Lot 29, Lot 30, Lot 17, and Lot 18 for this section of the subdivision.

The applicant read the following into the record:  
Ladies and Gentlemen:

Please accept this letter as our request for final approval of four lots as per map by A. Christopherson dated Aug. 31, 2005 to be designated Section 7D Pioneer Farms.

The lots on Weybridge had the utilities installed with Section 7B. The lots on the east end of Starksboro had the storm sewer installed with Section 7A and the sanitary and water installed with Section 7C. Both installations were inspected by the Town Engineer. The DEC will require us to install storm drainage treatment after the earth moving is completed, the ground seeded and mulched and the silt pond removed.

The historical review of this south section of Pioneer Farms shows a preliminary approval was granted May 14, 1962. On August 26, 1986, the Planning Board approved a second preliminary plan with the present road layout. The revised preliminary was approved on May 22, 1988m at which time the final plot for Section 7A was also approved. At that meeting it was agreed that park land would not be required due to the fact that preliminary approval predated the requirement. The amended preliminary plan showing two minor lot side yard changes and a grade change on Starksboro Drive was approved on February 14, 2000.

May we have your earliest possible approval of Section 7D. We thank you in advance for your attention in this matter.

Very truly yours,

Hazelwood Development Co., Inc.  
Raymond G. Lubber, President

Mr. Czerwinski stated that the storm water management report has not been received for review but he has been notified that the applicant would be using a sand filtration system.

Mr. Fittipaldi made the motion to approve the Pioneer Farms Section 7D Subdivision subject to the review of the stormwater management report by the engineer. Ms. Wheat seconded the motion and it was approved unanimously.

## **DISCUSSION**

### **Camillus Commons TP#066.-01-10.0**

The Board has received correspondence from Teresa Bakner, Esq. on behalf of Benderson Development Corp. requesting an extension to their site plan, which was originally approved on April 11, 2005. The letter states, "While substantial construction has commenced on many of the buildings, all of the approved buildings and infrastructure have not been completed. Therefore this letter is to request that the Planning Board, in accordance with Section 1206 of the Town of Camillus Zoning Code, grant a six month extension for the project".

Ms. Wheat made the motion to grant the Camillus Commons a six (6) month extension from October 11, 2005 until April 11, 2006 for the completion of construction as per their site plan. Mr. Flaherty seconded the motion and it was approved unanimously.

Chairman Fatcheric stated that there had been some concern regarding the striping on the entrance to the Camillus Commons at the Vanida Drive entrance and that he had contacted Mr. Czerwinski to review the plans. Mr. Czerwinski stated that he reviewed the site and the developer has painted a "stop line and the word STOP" on the entrance from West Genesee Street into the Camillus Commons which creates a stacking problem. He has reviewed the approved site plan and determined that the stop line was not included, therefore Chairman Fatcheric requested Mr. Price to contact the developer to remedy the situation.

Chairman Fatcheric informed the Board that the Code Enforcement office had received an application requesting a variance for signage from Walmart. Under a CP zoning district, the Planning Board has jurisdiction over the signage. He has been notified that they are requesting excessive signage and he is requesting the Board review the original site plan approval and all correspondence received from Carlie Hanson regarding the original proposed signage in order to be proactive in the application process.

Mr. Flaherty commented that the fence located between the Camillus Commons property and the West Genesee School District property does not resemble what had been proposed. He stated that although the fence is board on board, the posts are showing on the school districts side. In his opinion, the "bad" side is facing the school property and a variance was not granted. Mr. Price stated that he would review the contract drawings and respond accordingly.

Chairman Fatcheric made an inquiry as to the road improvements for Camillus Commons, specifically the traffic signals on West Genesee Street at Knowell Road and Kasson Road directly across from the proposed Cam's Pizzeria. He asked if the traffic signals would be installed prior to the retailers opening. Mr. Czerwinski stated that the road improvements are almost approved and should be operational by the fall. Additionally, he stated that Lowe's and Walmart could not receive Certificate of Occupancy's until the improvements (including traffic signals) are complete.

**Steven Dann, d/b/a Pacino's Pizzeria - 3508 West Genesee Street  
Site Plan for Special Use referral from ZBA  
TP# 047.-05-21.0**

Chairman Fatcheric commented that the ZBA held this application open until its October 4, 2005 meeting due to not receiving the final recommendation from the Planning Board. Mr. Curtin was then requested to draft the final recommendation for the Board's review.

**Camillus Restaurant Properties – Fresno's  
TP#042.-07-11.1**

Chairman Fatcheric stated that the Fresno's Summer Music Festival has ended and suggested that the Board update their records to include the final resolution. Mr. Curtin was then requested to draft the final resolution for the Board's review.

**General Discussion**

Chairman Fatcheric asked the Board if any members were interested in attending the New York Planning Federation 2005 conference in Saratoga Springs. Mr. Trombetta stated that he was interested in attending October 9<sup>th</sup> and 10<sup>th</sup>.

Chairman Fatcheric asked the Board if they felt the worksheets were helpful and wanted them to be included in the Board's packets. The Board was in agreement that they were helpful and requested that they be included in the initial review application package.

**MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of August 29, 2005. Ms. Wheat seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

A copy of the Town Board minutes from August 23, 2005 was received.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

A copy of the list of building permits issued for the month of August 2005 was received.

A copy of the FACT sheet from the DEC was received.

**COMMENTS OF THE ATTORNEY**

Mr. Curtin stated that he and Mr. Oudemool have spoken regarding SEQR. Specifically when the Town Board reviews an application for zone change, they declare themselves as lead agency and Mr. Oudemool feels that this review includes all aspects of the zone change including the

ultimate intended use. In their review, the Town Board reviews the traffic, drainage and various impacts on utilities and the environment and then as lead agency renders a declaration. The Planning Board will begin to be supplied copies of the Town Board minutes, resolutions, and SEQR review. Mr. Curtin stated that under SEQR, there would still be two separate and distinct applications and although the Town Board may have declared a negative declaration conceptually, a new plan may raise other issues that the Town Board may not have already considered. In those situations, it is his opinion that the Planning Board should review SEQR once again as a part of the Board's normal process.

#### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comment this evening.

#### **COMMENTS OF THE BOARD MEMBERS**

Mr. Trombetta commented that it was good to be back.

Ms. Wheat stated that she would not be attending the meeting of September 26, 2005.

Mr. Price commented that he has not been neglecting Ms. Wheat's inquiries regarding Pete Kitts and Valvoline Instant Oil. He stated the black smoke from Valvoline was most likely an oil burner that they have and Pete Kitts is on his list to review.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:52 PM. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
SEPTEMBER 26, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
John Trombetta  
Martin Voss

**NOT PRESENT**

Lynda Wheat

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Dirk Oudemool, Esq.  
Diane Dwire, Counselor  
John Williams – Fairmount Fire

Approximately 3 others

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

**NEW BUSINESS**

**West Genesee Land Company LLC – Paul Fowler  
Sketch Plan  
TP#020.-05-01.2 & 020.-05-01.1**

Mr. David Hannig, land surveyor appeared before the Board on behalf of West Genesee Land Company, LLC to present a sketch plan for subdivision of a 25.51± acre parcel of land into thirty-four (34) lots. As a result of a zone change that was approved by the Town Board on September 13, 2005, the property is now zoned R-3 and located directly behind Medical Center West, south of West Way and west of Sylvan Way.

Chairman Fatcheric stated for the record that Mr. Curtin, counsel for the Planning Board, has recused himself from this application as he represents Mr. Fowler. Therefore, Mr. Oudemool will be counsel for the Planning Board on this application.

The developer proposes using Town Law §278, which would allow a cluster development as well as the development of open spaces. Under Town Law §278, the maximum density cannot exceed what would normally be allowed for the specific zoning area, in this case R-3. The applicant has submitted the maximum density plan for the R-3 zoned district, which would yield thirty-eight (38) lots, the plan as submitted indicated thirty-four (34). The cluster reduces the development by 4 lots. Mr. Czerwinski stated that after review the density plan yields approximately 36 buildable lots as 2 lots, Lot 24 and Lot 27 are questionable building lots.

The sketch plan as submitted portrays one entrance for egress and ingress which is to be located on Sylvan Way, specifically on Lot 63. The entrance will not align exactly with Northfield Way, there will be a slight jog however it will appear to align and will otherwise be servicable.

The proposed subdivision will be marketed to “empty nesters”. A Homeowner’s Association will be established which will be responsible for the maintenance of the “green space”, lawn maintenance, and snow removal. Restrictive covenants will be placed on all properties and be enforced and governed through a Board of Directors. The Planning Board requested a copy of the restrictive covenants. The property will be serviced by public utilities.

The developer is looking for flexibility within the confines of this subdivision. They would like to have control over the size and setbacks of each lot. This would enable them to determine the size and setback at the time the lot is sold. Chairman Fatcheric stated that although the developer has alluded to the setbacks, they need to stay within the confines of R-3 zoning even though they are applying for relief under the Town Law §278. Additionally the developer indicated that a 10-foot right of way would be located between each property lot for access to common areas and walking trails.

The Board notified the applicant that the §278 regulations state that common areas designated for recreation or other public benefit need to be shown and the purpose needs to be stated. Therefore, the Board is requesting the applicant submit a plan, as well as an aerial photo, so they can determine the nature and scope of the areas that the applicant is requesting to protect and preserve.

Mr. Oudemool stated that an application for a 3-lot subdivision is needed as the application before the Board is one parcel. This is originally one parcel and at the end, it will be three parcels, Lot 1 Medical Center West, Lot 2 this application and Lot 3 the storage building. Procedurally the application to approve a three (3)-lot subdivision should be the initial application and thereafter Lot 2 can be further subdivided. As the developers are contract purchasers, the application will need to be signed by the owners of the property.

After some discussion, Mr. Oudemool clarified that the applicant did not want the Board to approve this subdivision with building lot lines, they would like the Board to grant an approval within certain specified guidelines. Once a lot is sold, the Code Enforcement office would determine the minimum size of the lot and the lot lines. He stated that this is not something that the Town of Camillus has done and the Town Board would be more comfortable with the Planning Board regulating the lot size. In so doing what the developer is proposing would take architectural control away from the town and public.

Mr. Oudemool stated that procedurally, an application for a three lot subdivision signed by the property owner needs to be received.

Chairman Fatcheric stated that the sketch plan would remain open and as a work session was requested, the Board agreed that one should be scheduled in the near future.

**Joe Buffa – Off Warners Towpath  
Site Plan  
TP#005.-03-07.2**

Mr. Joseph Buffa, owner of Superior Waste Removal appeared before the Board to present a site plan. The proposal is to erect a building and create an area, which would house his fleet of garbage trucks. The property is zoned Industrial.

The site is located adjacent to the Warners Towpath on a parcel of land approximately 16.5 acres. Currently, the property is considered landlocked as accessibility is through the old Warners towpath however, the town will be installing a roadway along the towpath this fall. Mr. Czerwinski stated that the road would be installed adjacent to the towpath creating a rightaway of 60 feet from the towpath. Due to the proposed road installation, the front yard setback for this parcel would be 75 feet from the new property line.

The applicant is proposing to erect a 40 ft. x 60 ft. X style quonset hut, which is all steel and would have a concrete floor. The center peak of the building is 19.1943 ft. The building would be large enough to house seven (7) of the ten (10) garbage trucks. The remaining garbage trucks would be housed in the rear of the building, in an area enclosed by a fence. Light maintenance of vehicles, such as oil changes, tune-ups, and exterior vehicle washing would be done on the property. The oil would be contained and disposed of off site. There would be no signage on the site. As there are currently no utilities on the property, the property would need to be serviced by well and an approved septic system.

Currently the property is in disarray as there is a large woodpile, abandoned vehicles, a tire bin of approximately 110 industrial sized tires, and a building that need to be removed from the property. The applicant stated that clean up on the property will begin as soon as he becomes owner. He stated that the abandoned vehicles would be moved within two weeks of the closing on the property. He has obtained an estimate for the removal of the woodpile, which is in excess of \$75,000.00 and now is looking for an alternative removal source. He also stated that he will begin removal of the tire bin, but the process will be long as the cost to dispose of them properly is in excess of \$500.00 per tire. Approval by the DEC is not required as there are no wetlands located on the property. Mr. Buffa stated that Phase 1 Environmental report has been completed. The Board requested a copy to be supplied.

Chairman Fatcheric asked if this application would need to be referred to SOCPA as the canal is a state property but the towpath is a town property. Mr. Curtin stated that Board may not be required to refer this to SOCPA and as there are criteria that need to be reviewed. He will research them and submit his findings at the next meeting.

Mr. Buffa was advised to submit a site plan drawn to scale inclusive of the exact location of the proposed building and parking areas, the location of the entrance inclusive of drainage elevations, the location of the tire bins and rental building and the lighting plan.

**OLD BUSINESS****Maestri Manor Extension  
Preliminary Plat  
TP#025.-03-29.0**

Mr. John Szczech appeared before the Board to present a preliminary plat of Maestri Manor Extension. As requested at the previous meeting, the applicant has submitted a letter from the Town Highway Superintendent authorizing use of the hammerhead at the end of Old Stone Lane and a map that shows the USGS elevations at the hammerhead.

Chairman Fatcheric stated that in his opinion, from a land planning perspective, the hammerhead should be extended due to the substantial size of the parcels. If ever a time in the future, either parcel were to be further subdivided, the only entry would be from Old Stone Lane, which would not be adequate.

After a brief discussion, Mr. Curtin suggested that the applicant may want to provide the town an area that would be a right of way and easement for the potential elimination and relocation of the hammerhead in the event of future development. Mr. Szczech concurred with Mr. Curtin and agreed to provide the easement.

Chairman Fatcheric stated that the Board was unable to make any decision this evening as this application is before SOCPA September 27, 2005.

**DISCUSSION****Diversified – Daniel Bianchi Airport Road  
TP#011.-01-05.0**

The applicant failed to appear. Chairman Fatcheric stated that this application has been before the Board for a year in November, has had two (2) code citations and needs to be resolved.

Mr. Curtin recommended the Board authorize him to notify Mr. Bianchi that the Board is taking this application off of the active agenda as he has failed to appear on several occasions and any further consideration would need to be made by new application. The Board requested the Code Enforcement department be copied.

**General Discussion****Starlight Estates**

Chairman Fatcheric stated that Mr. Rocco has requested a work session and has submitted a site plan for review. It does not appear that the applicant has made any compromise to the plan since the last work session as the proposal indicates an additional 13 patio homes (26 dwelling units), a new recreation center, changes in the commercial area and decreases the residential homes by 13, thus increasing density.

After a brief discussion, Mr. Curtin advised the Board this application is governed under a PUD, which was a zoning change that allows for a variety of uses, which were clearly delineated at the

time of application and specified in the Town Board's resolution. Those uses were the basis for the maximum density the site would reasonably allow using R-3 standards as the criteria not only for density but also setbacks. The allocation of units previously approved by the Town Board creates balance within the community inclusive of commercial area.

After an extensive discussion, the Board authorized Mr. Curtin to correspond with the applicants engineer notifying that the plans received and reviewed by staff, reported to the Board, it is the Board's resolve to not schedule a work session before there is significant movement on the plan.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of September 12, 2005. Mr. Fittipaldi seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

A copy of the updates made to the Town of Camillus Municipal Code Chapter 30 was received.

A copy of the map to the entrance of Camillus Commons from Vanida Drive was received.

A copy of the correspondence from John Szczech to the residents of Golden Meadows regarding the planting of trees was received.

A copy of the downsized S-2 map of Starlight Estates was received.

A copy of a letter regarding the corner of Onondaga Road and Silverlace Terrace was received.

A voucher was received from Barton & Loguidice, P.C. for the month ending August 27, 2005 for \$4,364.86, \$4,114.86 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Voss, seconded by Mr. Trombetta, and approved unanimously.

A voucher was received from New York Planning Federation for John Trombetta's one-day conference registration in the amount of \$85.00. Motion to approve payment was made by Mr. Heater, seconded by Mr. Flaherty, and approved unanimously.

### **COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comment this evening.

### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski stated that Jreck Subs was open for business and that the Fairmount Free Methodist Church located on Onondaga Road has planted arborvitae trees along Silverlace Terrace. He also stated that an agreement has been reached to reinstall the entrance wall to Silverlace and that it should be completed by this winter.

**COMMENTS OF THE BOARD MEMBERS**

Mr. Fittipaldi asked if the covenants being proposed by developers could be enforced by Town Law through the Code Enforcement office. Mr. Curtin stated that the Town does not want to be in that situation as it would be more policing than enforcing.

Mr. Flaherty commented that as a requirement of the site plan approval, Jreck Subs was to repair or replace the fence along the south side of the property and as of this date, it has not been done. After a brief discussion, Ms. Dwire commented that she and Mr. Oudemool had requested the applicant delay that improvement. Mr. Curtin requested Ms. Dwire ask Mr. Oudemool provide copies of correspondence so that the Planning Board would be up to date on pending matters affecting the site plan.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 9:02 PM. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
OCTOBER 12, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
John Trombetta  
Lynda Wheat  
Martin Voss

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Legnetto, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

John Williams – Fairmount Fire

Approximately 6 others

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

**NEW BUSINESS**

**Mary Jane Yager- Van Buren Road  
Lot Line Realignment  
TP#010.-02-36.1**

Ms. Mary Jane Yager appeared before the Board to request a lot line realignment. The applicant has conveyed a 19.498± parcel of land to the adjacent property owner, Jamie Rinaldi. The applicant has provided a copy of the recorded deed of conveyance. The property is located on VanBuren Road and zoned RR.

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

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

Mr. Fittipaldi made the motion for a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat moved to approve the lot line realignment dated August 21, 2004, redated February 10, 2005, as drawn by Maltby Surveying and Mapping. Mr. Trombetta seconded the motion and it was approved unanimously.

## **OLD BUSINESS**

### **Maestri Manor Extension Preliminary Plat TP#025.-03-29.0**

Mr. John Szczech appeared before the Board to present a preliminary plat of Maestri Manor Extension. As requested at the previous meeting, the applicant has agreed to provide the town an area that would be a right of way and easement for the potential elimination and relocation of the hammerhead in the event of future development.

The subdivision had been referred to the Onondaga County Planning Board and their determination states as follows: Now therefore be it resolved, that the Onondaga County Planning Board recommend the following modifications to the proposed action prior to local board approval of the proposed action:

1. Access to any future subdivision of these lots shall be from Old Stone Lane. No direct access will be granted to Howlett Hill Road due to lack of adequate site distance and safety concerns.
2. Any future subdivision of either parcel would require reevaluation of on-site wastewater plans by the Onondaga County Department of Health.

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

Mr. Fittipaldi made the motion for a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to approve the preliminary plat of the Maestri Manor Extension, Part of Military Lot 100, Town of Camillus, dated August 16, 2005. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to approve the final plat of the Maestri Manor Extension, Part of Military Lot 100, Town of Camillus, dated September 28, 2005. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Flaherty made the motion to waive parkland fees for this minor subdivision. Mr. Trombetta seconded the motion and it was approved unanimously.

## **DISCUSSION**

### **Five Points Development, LLC Walgreens – Hinsdale Road Extension of Site Plan TP# 040.-11-12 & TP# 040.-11-13.1**

The Board received a letter from Dunn and Sgromo Engineers requesting an extension to the site plan approval that was issued on March 17, 2005. The letter states that “Although substantial progress has not been made at that site, the development team has been working diligently toward a construction commencement date of November 2005.”

Mr. Flaherty made the motion to extend the site plan approval for Point Five Development, LLC – Walgreens until March 16, 2006. Mr. Voss seconded the motion and it was approved unanimously.

### **Four Winds Tract**

Mr. Richard Burell contactor for the applicant appeared before the Board as referred by the Code Enforcement Department. In 1987, the Town Board by Resolution No. 225 approved the Four Winds Subdivision with the condition of “The two lots between drainage areas be approved by the Town Engineer and the Planning Board and that drainage easement will be outlined by the Town Engineer and the Engineer for the Subdivision”.

In a memo to the Board, Mr. Price stated that he was unaware of the purpose for the review and approval, although it may be related to the 20’ wide drainage easement on the southerly property line and possibly the driveway access.

After an extensive discussion, the Board stated that the review and approval was due to the flood plain. The applicant submitted an engineering report on the flood plain for the Board’s review.

The Board requested the applicant provide a site development plan inclusive of the location of the improvements with proper setbacks and the location of the septic system. The Board continued this application until the meeting of October 24, 2005.

### **Walmart - Signage**

On April 4, 2005, Carlie Hanson from QPK Design drafted a memo regarding sign review for the Camillus Commons site plan. In that review the Wal-Mart signage was addressed.

The memo states:

#### **”Wal-Mart**

Wal-Mart signage has not been indicated on such a summary. In reviewing their elevation, they appear to have three categories:

#### **A) Main building identification:**

- 1) “Wal-Mart Super Center” (at front of store)
- 2) (2) “Always” (this might be considered as their logo)
- 3) “Wal-Mart” shown on the back of the store this is not visible to public, but may be required for deliveries.

#### **B) Signs identifying separate sections of their store or directional**

- 1) “Garden Center”
- 2) “Tire & Lube Express”
- 3) “Pharmacy”
- 4) “Optical”
- 5) “Food Center”
- 6) “Wal-Mart drive thru Pharmacy” (on the side of the store)
- 7) “Wal-Mart Tire & Lube Express” (on the side of the store)
- 8) (2) “Lube Express” (over garage doors on the side of the store)
- 9) (3) Tires” (over garage doors on the side of the store)

**C) General Advertising signs**

1. “Low Prices”
  2. “Bakery”
  3. “Deli”
  4. “1 hour Photo”
  5. “Meat”
  6. “Produce”
  7. “We Sell for Less”
- The number of signs requested and total SF seems excessive. The board might consider requesting the signs listed under the general advertising category be deleted. Main building identification and signs identifying separate sections of the store seem appropriate.”

After reviewing the memo, and after an extensive discussion, the Board concurred with the recommendations and added to them. The Board’s recommendations are as follows:

**A) Main building identification:**

<b>Name of Sign</b>	<b>Planning Board Recommendation</b>
Wal-Mart Super Center” (at front of store)	Recommend
2) “Always” (this might be considered as their logo)	Not Recommended
Wal-Mart” shown on the back of the store this is not visible to public, but may be required for deliveries.	Recommend

**B) Signs identifying separate sections of their store or directional**

<b>Name of Sign</b>	<b>Planning Board Recommendation</b>
Garden Center	Recommend
Tire & Lube Express	Recommend but need to reduce scale
Pharmacy	Not Recommended
Optical	Not Recommended
Food Center	Recommended
Wal-Mart drive thru Pharmacy” (on the side of the store)	Recommended
Wal-Mart Tire & Lube Express” (on the side of the store)	Recommended

(2) “Lube Express” (over garage doors on the side of the store)	Recommended
(3) Tires” (over garage doors on the side of the store)	Recommended

### C) General Advertising signs

<b>Name of Sign</b>	<b>Planning Board Recommendation</b>
Low Prices	Not Recommended
Bakery	Not Recommended
Deli	Not Recommended
1 hour Photo	Not Recommended
Meat	Not Recommended
Produce	Not Recommended
We Sell for Less	Not Recommended

Mr. Curtin suggested the Board request the applicant to propose different signage in lieu of “Always”.

The Board requested Mr. Curtin draft a response to the applicant advising of the Board’s recommendations.

### **REFERRALS**

#### **Town Board Referral Zone Change – 5308 West Genesee Street TP#035.-05-24.0 R-3 to C-2**

Chairman Fatcheric notified the Board that the Town Board passed a resolution on September 27, 2005 to change the zoning on the properties located at 5302 West Genesee St, 5304 West Genesee St. and 101 Vanida Dr. to C-2. The proposed zone change would provide for identical zoning from 5310 West Genesee Street to the corner of Vanida Drive.

After an extensive discussion, Mr. Fittipaldi made the motion to recommend back to the Town Board a positive recommendation for the zone change of the property located at 5308 West Genesee Street from a R-3 to a C-2. Mr. Voss seconded the motion and it was was not approved

unanimously. The Board was then polled; 5 yes and 2 no's. The recommendation was then approved.

**Town Board Referral**  
**Zone Change – 5310 West Genesee Street**  
**TP#035.-05-25.1**  
**C-1 to C-2**

As stated previously, Chairman Fatcheric notified the Board that the Town Board passed a resolution on September 27, 2005 to change the zoning on the properties located at 5302 West Genesee St., 5304 West Genesee St. and 101 Vanida Dr. to C-2. The proposed zone change would provide for identical zoning from 5310 West Genesee Street to the corner of Vanida Drive.

Mr. Voss made the motion to recommend back to the Town Board a positive recommendation for the zone change on the property located at 5310 West Genesee Street from a C-1 to C-2. Mr. Fittipaldi seconded the motion and it was not approved unanimously. The Board was then polled; 5 yes and 2 no's. The recommendation was then approved.

**MINUTES OF THE PREVIOUS MEETING**

Mr. Trombetta moved to approve the minutes of the meeting of September 26, 2005. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

A copy of a letter from Hazelwood Development Company Inc. to Ron Ryan – Code Enforcement Office in the Town of Onondaga regarding a request of an extension of the “Grading & Filling Permit” was received.

An email from Paul Czerwinski regarding minor revisions to Cam's Pizzeria site plans was received.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

Correspondence was received from Barton & Loguidice, PC regarding the Golden Meadows Section 3 subdivision.

A copy of the list of building permits issued for the month of September 2005 was received.

A copy of the Town Board minutes from September 13, 2005 and September 27, 2005 were received.

A voucher was received from John Trombetta for \$186.54 for mileage and toll reimbursement incurred for attendance at the New York Planning Federation 2005 conference in Saratoga, NY. Motion to approve payment was made by Ms. Wheat seconded by Mr. Heater, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. for \$1,753.00 for the period of August 15, 2005 through September 16, 2005, \$550.00 of which is recoverable from fees or paid by developers for services. Motion to approve payment was made by Mr. Heater, seconded by Ms. Wheat, and approved unanimously.

A voucher was received from Barton & Loguidice, P.C. for the month ending September 24, 2005 for \$4,785.60, \$4,535.60 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Flaherty, and approved unanimously.

### **COMMENTS OF THE ATTORNEY**

Mr. Curtin updated the Board regarding Starlight Estates. He stated that a new application and plan would be submitted for the Board's review. He encouraged the Board members to visit the site and become familiar with it.

### **COMMENTS OF THE ENGINEER**

Mr. Legnetto stated that he is hopeful that the Town will make the developer of Starlight Estates accountable for items of concern with the project and have him address those prior to approving any new plans.

### **COMMENTS OF THE BOARD MEMBERS**

Mr. Flaherty asked if the Town Board was made aware of the situation with Mr. Rocco and Starlight Estates. Mr. Legnetto stated that they were cc'd on the letter. Mr. Flaherty also commented that Benderson Development has not installed all the stop signs nor corrected all the stop lines at Camillus Commons. Chairman Fatcheric requested a note be forwarded to Mr. Czerwinski so he could follow up.

Ms. Wheat stated that Fairmount Creek is a mess. Chairman Fatcheric suggested she contacted the Code Enforcement Office to issue a violation.

Mr. Trombetta stated he attended the NYS Planning Federation Conference in Saratoga. He gave a brief synopsis of the conference and submitted materials for the Board to review.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:49 PM. Mr. Heater seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
OCTOBER 24, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
John Trombetta  
Lynda Wheat  
Martin Voss

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

John Williams – Fairmount Fire  
Dirk Oudemool, Esq.

Approximately 10 others

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

**NEW BUSINESS**

**Genesee Heights – Paul Fowler  
Preliminary Plat  
TP#020.-05-01.2 & 020.-05-01.1**

Mr. Dave Hannig appeared before the Board on behalf of the applicants to present a Preliminary plat of a minor subdivision. The applicants are proposing to subdivide the Medical Center West property into three (3) lots, Lot 1 for the Medical Center, Lot 2 for the proposed R-3 development and Lot 3 for the outparcel building.

Chairman Fatcheric stated that the Board has a few items of concern, which are:

- The proposal indicates that parking spaces are to be reduced on the current Lot 1 (the Medical Center). As this changes the approved site plan of Medical Center West, an amended site plan for the Medical Center will be required to clarify the number of parking spaces to be provided on the site.
- Clarification of the subdivision's name is necessary, as there are a few applications in progress for the same property. Mr. Oudemool suggested the minor subdivision be named the Med West subdivision and Mr. Hannig stated that the major subdivision is to be called Genesee Heights.
- The location map needs to be included on the proposed subdivision plan.

The applicant has been instructed to complete the appropriate applications, as the Board recommended beginning with a sketch plan application. Mr. Oudemool advised the Board that

this minor subdivision application would need to be referred to the County Planning Board for advisement.

Ms. Wheat then made the motion to close sketch plan. Mr. Trombetta seconded the motion and it was approved unanimously.

Chairman Fatcheric stated that the work session has been scheduled for Thursday October 27, 2005 at 6:00 pm to discuss the proposed major subdivision.

### **OLD BUSINESS**

There was no old business before the Board.

### **DISCUSSION**

#### **Wal-Mart – Signage**

Mr. Curtin advised the Board he had been in contact with the applicant's representatives. In response to the Board's previous recommendations made at the October 12, 2005 meeting, the following letter was received:

Dear Mr. Curtin,

Per our conversation, I am resubmitting the Wal-Mart signage package in response to the October 12, 2005 meeting. We are in agreement with all of the Board's recommendations except for the reduction in size of the "Tire & Lube Express" and the deletion of the "Low Prices" signage.

The proposed size of the "Tire & Lube Express" sign enhances public safety and convenience by properly directing customers to the facility's entrance, and will assist in reducing traffic congestion and confusion. Additionally, the "Tire & Lube Express" sign size is consistent with the "Food Center" and "Garden Center" signs. As an alternative to "Low Prices", we would like to propose "Retail Center" in its place.

If you have any further comments or questions, please call me at 918-587-8602 ext 257.

Sincerely,

Marnie Phelps  
Signage Coordinator  
Scott & Goble Architects

After a brief discussion, the Board agreed that the approval would include all signage visible from the street and no other signage, including incidental promotional signs would be allowed without approval from the Planning Board. The Board determined that the following would be acceptable:

- "Wal-Mart Super Center" (at front of store)
- "Wal-Mart" shown on the back of the store to public, but may be required for deliveries.

- “Garden Center”
- “Tire & Lube Express”
- “Food Center”
- “Retail Center”
- “Wal-Mart drive thru Pharmacy” (on the side of the store)
- “Wal-Mart Tire & Lube Express” (on the side of the store)
- (2) “Lube Express” (over garage doors on the side of the store)
- (3) “Tires” (over garage doors on the side of the store)

Mr. Flaherty made the motion to approve the signage for Wal-mart Supercenter, Camillus, NY Store Number 2581-02 Job Number: 0220038 dated August 25, 2005 submitted with the applicants’ letter dated October 18, 2005. The approval includes all signage visible from the street and no other signage would be allowed without approval from the Planning Board. Ms. Wheat seconded the motion and it was approved unanimously.

#### **Four Winds Tract – Request per Code Enforcement**

The applicant has prepared a site plan for Lot 6 of the Four Winds Tract as prepared by Cottrell Land Surveyors, P.C. dated October 13, 2003. The plan depicts the proposed dwelling inclusive of property line setbacks, the floodplain line and the location of the shed presently located on the Lot. The site does conform and comply with the existing R-3 zoning requirements.

After a brief discussion, the Board determined that this review was a result of a referral from Code Enforcement due to the constraints imposed by the Town Board in its prior subdivision approval. The applicant has addressed all criteria needed and the Planning Board has found it to be acceptable.

Ms. Wheat then made the motion to approve the site plan for the Four Winds Tract, Lot 6 as depicted on the Lot 6 – Four Winds Tract map as prepared by Cottrell Land Surveyors, P.C. dated October 13, 2003. Mr. Trombetta seconded the motion and it was approved unanimously.

#### **ORGANIZATIONAL**

Ms. Wheat made the motion to enter Executive Session at 7:42 pm to discuss a personnel issue. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to return to regular session at 8:09 pm. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat moved to appoint Ann C. Clancy as Clerk to the Planning Board. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Flaherty moved to appoint Paul Czerwinski of Barton and Loguidice as Planning Board Engineer, and retain the ability to appoint other engineering firms as engineers on a project-by-project basis. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Flaherty moved to appoint Paul J. Curtin Jr. of Shulman, Curtin, Grundner and Regan, P.C as Planning Board Attorney at the prevailing Town rates. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Voss moved to reappoint Richard Flaherty as Vice-Chairman of the Planning Board. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Chairman Fatcheric stated that the Planning Board is making the following recommendations to the Town Board.

Mr. Trombetta recommended the reappointment of Richard Flaherty for a seven-year term expiring December 31, 2012. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Flaherty recommended the reappointment of John A. Fatcheric II as Chairman of the Planning Board. Mr. Voss seconded the motion and it was approved unanimously.

Chairman Fatcheric asked for clarification of the Town Board resolution regarding the term of Chairman, specifically if his term began when he took over for Mr. Pisarek. Mr. Curtin stated that he was only completing Mr. Pisarek's term and that in such the remaining 2005 year did not count as a part of his three consecutive terms.

Chairman Fatcheric requested clarification regarding projects still being reviewed by the previous Planning Board engineer. Mr. Czerwinski stated that in early 2005, he, Chairman Pisarek and Mr. Morse had a meeting and determined which projects would be completed by whom. He will supply a copy of the findings to the Board.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Fittipaldi moved to approve the minutes of the meeting of October 12, 2005. Mr. Voss seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

A copy of a letter from Barton & Loguidice, P.C. to W-M Engineers regarding the Pioneer Farms Section 7D Subdivision was received.

A copy of a letter from Barton & Loguidice, P.C. to Mr. Fatcheric regarding the Golden Meadows Section 3 Final Plat was received.

A copy of a letter from Paul J. Curtin Jr. to Marnie Phelps of Scott & Goble Architects regarding the signage of Walmart in Camillus Commons was received.

A copy of the Town Board minutes from October 11, 2005 was received.

A voucher was received from The Prime Hotel & Conference Center in the amount of \$140.00 for John Trombetta's hotel accommodations for attendance at the New York Planning Federation Conference in Saratoga. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Heater, and approved unanimously.

**COMMENTS OF THE ATTORNEY**

Mr. Curtin stated that he has spoken to Mr. Bianchi's attorney regarding the Diversified site plan. Mr. Curtin reiterated that no activity would be tolerated on the site due to the site being environmentally sensitive and within close proximity to Nine Mile Creek. The net result of the conversation was that the attorney stated Mr. Bianchi would most likely be looking for an alternative site for his business purposes, but was very appreciative of the Planning Board efforts.

**COMMENTS OF THE ENGINEER**

Mr. Czerwinski stated that Barton & Loguidice has submitted an offering to the Town of Camillus to provide application assistance for the New York State Department of State Quality Communalities Program Grant. The Grant money could be used for the purpose of completing a new corridor study or updating the master plan. The Town Board is to vote on the subject at their meeting of October 25, 2005.

**COMMENTS OF THE BOARD MEMBERS**

Mr. Trombetta commented that Applebee's Restaurant opened officially today and he welcomed them to the community.

Mr. Flaherty inquired as to the final plan for the Vanida Drive entry for Camillus Commons. He stated that the School District's Transportation Department has voiced concerns regarding the traffic control for the corner adjacent to the fence. Mr. Czerwinski stated that the school district had approved the plans but possibly a meeting could be set up between Benderson Development Corp., the school district, and himself to discuss any additional concerns.

Mr. Heater commented that Duke's Plumbing has planted trees along Belle Isle Road to buffer their parking area as required in their approval.

Mr. Fittipaldi commented that he attended a charity benefit for the Camillus Town Shop at Applebee's Restaurant on Saturday. He was surprised to learn that Applebee's has hired over 120 people to work in their Camillus location.

Mr. Voss commented that the trees planted at Alliance Bank seem smaller than what the Planning Board approved and the detention basin seems to be holding more water than it should. Mr. Czerwinski stated that he would review the plans, visit the site and report back to the Board.

Chairman Fatcheric reminded the Board that a work session has been scheduled for Thursday October 27, 2005 at 6:00 PM for Genesee Heights.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:42 PM. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
NOVEMBER 14, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
John Trombetta  
Lynda Wheat  
Martin Voss

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

John Williams – Fairmount Fire  
Dirk Oudemool, Esq.

Approximately 10 others

Chairman Fatcheric called the meeting to order at 7:06 PM, followed by the Pledge of Allegiance.

**NEW BUSINESS**

**Med West  
Revised Site Plan  
TP#020.-05-01.2 & TP#020.-05-01.1**

Mr. Dave Hannig appeared before the Board to present a revised site plan for Med West. The property is located at 5700 West Genesee Street and zoned POD.

The applicant is proposing the revised site plan as Dr. Neulander, the property owner has applied to subdivide the property. The revised site plan indicates the elimination of 47 parking spaces from the northwest corner of the existing parking area and 50 proposed parking spaces to be added at the southeast area of the parking lot if needed. After eliminating the parking spaces, there would be 460 spaces remaining. Mr. Hannig stated that eliminating the parking spaces would not affect the Med Center site as they were used for snow storage.

As the site is zoned POD, the Planning Board shall establish the number of parking spaces required. On a historic note, in 1996, the POD was approved with 446 parking spaces.

After a brief discussion, Mr. Fittipaldi stated that the neighbors on Sylvan Way have voiced concerns regarding people missing the medical center entrance and using Sylvan Way as a turn around as they do not see the signage from West Genesee Street. As such, the Board determined the signage of the property should be revisited and addressed, as it is not adequate. Mr. Fowler stated he would speak to Dr. Neulander regarding the signage.

The site plan depicts a sanitary sewer easement on the north of the property. As no topography is shown on the site plan, Mr. Oudemool expressed concern regarding the drainage and requested

it be shown on the plan. Additionally, concern was expressed regarding the proposed parking adjacent to West Genesee Street as Mr. Oudemool feels this could be too close to the highway. He requested the applicant review the site for an alternative proposed area.

After some discussion, the Board determined that the application remain open as they requested the applicant to supply additional information pertaining to the site. The requested information is as follows:

- The drainage to be reviewed by the engineer
- The alternative proposed parking areas to be reviewed by the engineer
- The signage of the site be reviewed and addressed

## **OLD BUSINESS**

### **Med West Subdivision (Minor)**

#### **Final Plan**

#### **TP#020.-05-01.2 & 020.-05-01.1**

Mr. Dave Hannig appeared before the Board on behalf of the applicants to present a Final plat of a minor subdivision. The applicants are proposing to subdivide the Medical Center West property into three (3) lots, Lot 1 for the Medical Center, Lot 2 for the proposed R-3 development and Lot 3 for the outparcel building.

As the applicants are subdividing the Med Center West property, Mr. Oudemool stated that a final map that does not include the Sylvan Way property is needed as well as a fully executed final plat application.

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

Ms. Wheat motioned to refer the Med West Subdivision to SOCPA. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat motioned to assess legal and engineering professional fees in the amount of \$2,000.00. Mr. Flaherty seconded the motion and it was approved unanimously.

### **Pointe West – (Major Subdivision)**

#### **Sketch Plan Review**

#### **TP#020.-05-01.2 & 020.-05-01.1**

Mr. David Hannig, land surveyor appeared before the Board on behalf of West Genesee Land Company, LLC to present a sketch plan for subdivision of a 25.51± acre parcel of land into thirty-four (34) lots. The property is zoned R-3.

The developer proposes using Town Law §278, which would allow a cluster development as well as the development of open spaces. Under Town Law §278, the maximum density cannot exceed what would normally be allowed for the specific zoning area, in this case R-3. The applicant has previously submitted the maximum density plan for the R-3 zoned district, which would yield thirty-eight (38) lots, the plan as submitted indicated thirty-four (34). The cluster

reduces the development by 4 lots. Mr. Czerwinski stated that after review the density plan yields approximately 36 buildable lots as 2 lots, Lot 24 and Lot 27 are questionable building lots.

The developer restated his request for flexibility within the confines of this subdivision to maintain control over the size and setbacks of each lot until the time the lot is sold, the plan shows no lot lines. After a brief discussion, Mr. Oudemool stated he has issues regarding the Board not having control over the lot size. Additionally, Mr. Oudemool stated that he cannot support the idea that the Planning Board does not approve the final lot configuration as his research indicates that the Planning Board is the only authority to approve a Lot. Existing New York State Law states that until a lot is approved, a building permit cannot be issued. Although he understands the flexibility the developer is requesting, under the existing NYS Law he does not feel this can be done legally. Additionally, New York State Law clearly states that the developer is not to market a property until a final plat has been filed within the County Clerk's Office. The developer stated that he has done this type of subdivision within other municipalities and therefore will obtain legal verification for Mr. Oudemool.

Mr. Oudemool stated that the Planning Board could approve a preliminary plat that shows the maximum number of units the developer is proposing and the approximate location of them. When it comes down to them sighting a building on a specific area and they come up with a plot of land that goes with that building, he feels that the Board should come up with an expedited process for the applicant to approve the lot.

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

## **NEW BUSINESS**

### **Singing Hills Lot 16 & 26 Amended Final Plat**

Mr. John Szczech appeared before the Board to present an amended final plat for the Singing Hills Subdivision. The applicant is proposing to adjust the property lines of Lot 16 and Lot 26 for easier driveway access of Lot 26. All lots will remain conforming.

Ms. Wheat motioned to approve the Amended Final Plan of the Singing Hills, Part of Military Lot 65 Town of Camillus, as prepared by Survey Systems. Mr. Flaherty seconded the motion and it was approved unanimously.

### **First Ukrainian Pentecostal Church Site Plan TP#015.-04-09.1**

Mr. Bogdan Pototsky, member of the Board of Directors for the First Ukrainian Pentecostal Church appeared before the Board to present a site plan. The applicant is proposing to add an additional 75 parking spaces, lighting in the parking area and a path walkway from the parking area to the main building. The property is located at 3875 Warners Road and zoned PUD.

The applicant stated that the current membership of the church is approximately 500. As the congregation grows and the ages of the youth increase, more drive themselves to church services.

Currently, the church uses the main building and two of the secondary structures located on the site. Building E is used as a school and Building D is used for youth meetings. The three remaining secondary structures are closed but could be used in the future.

In that the Sunday services are in the morning and evening, the church has proposed to install six new parking area lights, three in the existing parking area and three in the proposed parking area. They are also proposing a 5 ft. blacktopped walkway between the proposed parking area and the main building.

After a brief discussion, the Board requested the applicant supply additional information pertaining to the site. The requested information is as follows:

- The actual capacity of the sanctuary
- The exact number of parking spaces currently on the site
- The proposed parking spaces need to be scaled to the proper dimensions
- The topographical information to determine if the site has adequate drainage
- The location map to be supplied on the site plan
- The specifications of the lighting fixtures and luminaries

Mr. Curtin advised the Board that this application would not need to be referred to County Planning.

**Advance Auto Parts  
Site Plan  
TP#047.-05-22.1**

Mr. Leonard Montreal of Montreal Construction and Mr. Mark Sanco of Advance Auto Parts appeared before the Board to present a site plan for the property located at 3510 West Genesee Street and zoned C-2.

Advance Auto Parts is proposing to relocate the existing main entry doors to the center of the building as they are remodeling the interior of the store to serve the consumer proactively. The entry would be vestibule doors that swing in both directions. The applicant is proposing to brick the old entranceway with matching brick, if the matching brick is not available, they will then paint the building.

They are proposing to disturb the parking area as little as possible. The walkway in front of the new entry will need to be removed and replaced with a new concrete walkway to match the existing floor elevation. The applicant has allocated 51 parking spaces, 3 designated for disabled parking. Mr. Czerwinski stated that the applicant could not count 1 parking space due to an existing sign being located in middle of it. The site portrays 50 parking spots, which still meets current parking requirements for this site.

During a brief discussion it was noted that due to future development within the area, the West Genesee Streetscape Corridor would most likely be continued to the Town line in the foreseeable future. That being said, it is a possibility that the parking area would need to be reconfigured in order to accommodate the streetscape corridor inclusive of the sidewalks and streetlights.

Mr. Curtin advised that there is concern about the redevelopment of the West Genesee Street Corridor and as the applicant is before the Board, it has the ability to review the site and make recommendations that may go slightly beyond the scope of the application. The Board requested that the applicant engage in dialogue to see what can be done to enhance the performance of the site and at a point in time enable it to be adaptively modified in order to integrate it with the future streetscape requirements.

The applicant stated that Advance Auto Parts would have no objection to modify the parking to integrate the streetscape corridor as long as they were not losing many parking spaces. They also requested a letter be sent to Advance Auto Parts advising of the above and of the agreement to the changes.

Mr. Czerwinski stated that after reviewing the dimensions of the parking area, it appears that there is adequate room for the implement of a streetscape corridor without losing any parking.

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

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

Mr. Flaherty made the motion for a negative declaration under SEQR. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to approve the exterior elevation site changes for Advance Auto Parts as prepared on the map prepared by Edwin I. Harrington III Architect, P.C., dated for Planning Board meeting of November 14, 2005. The approval is granted with consent of the applicant to reserve jurisdiction to further review the site plan questions that the Board has brought up with regard to the West Genesee Streetscape Corridor. Mr. Heater seconded the motion and it was approved unanimously.

### **Kowalski Subdivision Amended Final**

Mr. Nick Ianuzi appeared before the Board to present an amended final plat of the Kowalski Subdivision. Mr. Ianuzi stated that there was a slight mathematical error along Lot 2 and Lot 3 and the southern boundary lines.

Chairman Fatcheric stated that a new SEQR would not be required as it was already addressed.

Ms. Wheat motioned to approve the Amended Final Plan of the Kowalski Subdivision, Part of Lot No. 56 Town of Camillus dated February 6, 2004, last revised November 11, 2005, as prepared by Ianuzi & Romans, P.C. Mr. Heater seconded the motion and it was approved unanimously.

## **DISCUSSION**

Ms. Wheat motioned to approve the 2006 Planning Board meeting schedule as follows: 7:00 PM on the second and fourth Mondays (with the exceptions as noted with \*) being January 9 and 23; February 13 and 27; March 13 and 27; April 10 and 24; May 8 and 22; June 12 and 26; July 10 and 24; August 14 and 28; September 11 and 25; October 11(\*) and 23; November 13 and 27; December 11 and 27(\*). Mr. Flaherty seconded the motion and it was approved unanimously.

## **MINUTES OF THE PREVIOUS MEETING**

Mr. Fittipaldi moved to approve the minutes of the meeting of October 24, 2005. Mr. Flaherty seconded the motion and it was unanimously approved.

## **CORRESPONDENCE**

An invitation to the “Zoning and Planning Breakfast Briefing – Visual Impact Analysis” was received. Mr. Heater, Mr. Fittipaldi, and Chairman Fatcheric expressed interest in attending.

A copy of the Town Board minutes from October 25, 2005 was received.

An invitation to the Town of Camillus annual Christmas party was received.

A copy of the list of building permits issued for the month of October 2005 was received.

A letter from the State DOT was received regarding the Camillus Ridge site located on West Genesee Turnpike.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. for \$1,250.00 for the month of September 2005, \$150.00 of which is recoverable from fees or paid by developers for services. Motion to approve payment was made by Mr. Voss, seconded by Mr. Trombetta, and approved unanimously.

A voucher was received from the New York Planning Federation for \$75.00 for the Planning Board membership dues for 8 members. Motion to approve payment was made by Mr. Heater, seconded by Ms. Wheat, and approved unanimously.

A purchase order was received from Dell Computers for a Notebook and projector to be leased for 24 months for \$800.00 1<sup>st</sup> payment and \$106.73 24 months FMV. Motion to approve the payment of the purchase order was made by Ms. Wheat, seconded by Mr. Fittipaldi, and approved unanimously.

A timesheet was received from the Comptrollers office for the Planning Board member’s year-end paychecks. Motion to approve payment was made by Mr. Heater, seconded by Ms. Wheat, and approved unanimously.

## **COMMENTS OF THE ATTORNEY**

Mr. Curtin commented that Mr. Price has contacted him regarding the Walgreens site plan located at Hinsdale Road and West Genesee Street. He updated the Board that to his knowledge, Cole Muffler is in the process of being bought out of their lease and construction should commence prior to the end of the year.

### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski commented that a meeting has been scheduled for Friday November 18, 2005 between Benderson Development, the West Genesee School District and himself to discuss the traffic patterns at the Camillus Commons entrance located at Vanida Drive.

He also commented that the Town Board has authorized Barton & Loguidice, P.C. to apply for a \$35,000.00 Planning Grant that could be used for the Comprehensive Plan/Master Plan for the Town. As the Village of Camillus is committed to this project, they have agreed to pay 25% of the fees to write the grant. As such, the project will encompass the area from Hinsdale Road, west along West Genesee Street, through to the west end of the village.

### **COMMENTS OF THE FIRE DEPARTMENT**

Mr. Williams commented that Fairmount Fire Department recently purchased a new aerial truck, which has the ability to carry ten firefighters. He stated that this will be a benefit to the community, as it will aid in the fire protection service provided by the department.

### **COMMENTS OF THE BOARD MEMBERS**

Ms. Wheat commented that the parking lot in Camillus Commons by P&C is a mess and inquired as to when Benderson Development would complete it. Mr. Czerwinski stated Benderson Development has been working diligently with the DOT and they hope to have it completed within the next few weeks.

Mr. Trombetta commented that it appears Pine Grove Country Club is doing some work by 9-Mile Creek and inquired to the nature of such. Mr. Czerwinski stated that as he was not aware of anything, he would investigate.

Mr. Flaherty inquired as to when we shall see the road improvements on Kasson Road and also on West Genesee Street. Mr. Czerwinski stated that Benderson Development has been working diligently with the DOT. They are hopeful to have temporary road improvements completed prior to the end of the year and finalize the road improvements by mid-spring of 2006.

Mr. Voss inquired if there was any information to substantiate rumors regarding Target and Kohl's retail stores coming to Camillus. The Board was not aware of any information regarding those retailers.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 9:24 PM. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
NOVEMBER 28, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
John Trombetta  
Lynda Wheat  
Martin Voss

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

John Williams – Fairmount Fire

Approximately 6 others

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

**NEW BUSINESS**

**Niagara Mohawk – National Grid  
Site Plan  
TP#017.-05-61.0**

The applicant notified the clerk that they would like to reschedule their appearance due to a conflict.

Chairman Fatcheric stated that during the pre-meeting this application was discussed and the Board determined that it was incomplete per the Town's Zoning Regulations, Chapter 30, Section 1205 - Site Plan Review. As such, the Board is requesting a letter be drafted to the applicant outlining site requirements.

Mr. Trombetta motioned to authorize council to draft such a letter to the applicant. Mr. Flaherty seconded the motion and it was approved unanimously.

**OLD BUSINESS**

There was no old business before the Board.

**REFERRAL**

**Starlight Estates  
Amend PUD  
Referred by Town Board**

Mr. Tom Loturco of Clough Harbor and Associates appeared before the Board on behalf of his clients, Robert and Sherry Rocco to present an Amended Plan to the Starlight Estates PUD.

The proposal is to eliminate 16 single-family homes, add 13 patio units, increasing them to 26 dwelling units, add a community center, and create additional green space. The applicant stated that the housing market is dictating a need for more patio homes and that is the reason for this request to change the PUD. The applicant believes that the proposed changes are minimal as the original PUD was approved with 11.14 acres of open area, and the gross density was 2.52 dwelling units per acre and the proposal indicates 14.29 acres of open area and 2.63 dwelling units per acre. He also stated that the additional open space being created by the deletion of Lots 21, 22, and 23 would enhance a buffer area between the single-family homes and the patio homes.

Mr. Heater stated that within the original PUD approval, approximately 25% of the dwelling units would be single-family homes, 32% patio homes, and 43% apartments. The proposed indicates approximately 17% of the dwelling units would be single-family homes, which is less than 1 in 5, 42% patio homes, and 42% apartments. As the numbers dictate, he feels this is a substantially large change.

As the applicant proposed a significant buffer area between the single-family residences and the patio homes, Chairman Fatcheric believes that there is a misunderstanding as to what a Planned Unit Development should accomplish. A Planned Unit Development is a development that enhances a balance of all of the homes and all services within the project; be it patio homes, residential homes, apartments, and/or commercial areas. The placement of a buffer between any of the entities does not necessarily enhance the purpose of the Planned Unit Development. Additionally, all "green space" areas need to be defined as to the usage and purpose.

As the applicant could not supply the Board with any specific details of the Community Center other than an approximate square footage, the site issues could not adequately be addressed; therefore, they requested the applicant provide additional information.

Previous approval of the Starlight Estates PUD states that all buildable lots for single-family homes had been contracted for sale. After a brief discussion, the applicant stated that there are no contracted lots for single-family homes in Phase 2 of Starlight Estates. All of the lots located in Section 2, Phase 2 were sold at one time but have been reclaimed by Mr. & Mrs. Rocco. Mr. Curtin stated that the Board would require verification that the Lots in Phase 2 are released through termination of contract and waiver or release documents.

Chairman Fatcheric inquired if Mr. Loturco had been informed of any of the comments that the Board made during a work session in August 2005. The reason for this inquiry was due to numerous repetitive requests from the Board of the applicant. Mr. Loturco stated that Mr. Trasher had briefly informed him of some items earlier in the day.

Mr. Fittipaldi stated the following:

- The Community Center is a good idea but all facts inclusive of uses, need to be provided to the Board

- The parkland at the top of Pegasus Circle will not benefit all residents of the development due to its location
- Access to the adjacent land to the north of the development needs to be allowed, possibly through a hammerhead near Lot 15 and 16.

Although Starlight Estates is a beneficial development within the Town of Camillus, he feels that the above items need to be addressed to complete the project adequately.

Mr. Czerwinski stated that the curb cuts on Aries Way have increased twofold and as such, he expressed concern regarding the first driveway on the right hand side. He feels that egress and ingress for that driveway could be an issue due to the close proximity to Warners Road. It was stated that the development might fair better with single-family homes on Aries Way.

Mr. Curtin referred both the applicant and the Board to the Zoning Ordinance §502 entitled Planned Unit Development (PUD) District. As it states the following:

Purpose -- It is the purpose of the Planned Unit Development District to provide flexible land use and design regulations so that sites or portions thereof may be developed within the Town incorporating a variety of residential types and nonresidential uses and which contains both individual building sites and common property which are planned and developed as a unit. Where planned unit development is deemed appropriate through the rezoning of land to a Planned Unit Development District by the Town Board, the uses and the dimensional specifications elsewhere in this chapter are herein replaced by an approval process in which an approved plan becomes the basis for continuing land use controls. The district may be established in any area of the Town where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of this district.

In order to carry out the foregoing, Planned Unit Developments shall promote and accomplish the following:

1. Provide a choice of environments, housing types, lot sizes and community facilities available within a planned neighborhood;
2. Provide more usable open space and recreation areas and to conserve natural resources and outstanding landscape features;
3. Provide for more conveniently located accessory commercial and service areas;
4. Allow orderly transition from rural to urban uses through creative use of land and related physical development;
5. Utilize land more efficiently by creating less extensive networks of utilities and streets;
6. Create a land use and development pattern consistent with the goals, objectives and policies of the Town Comprehensive Plan;
7. Create more desirable living, shopping and working environments than would be possible without applying the provisions of this Section.

That said, Mr. Curtin suggested to the applicant that if the lots being taken out of production on Pegasus Circle are to be used for community purposes, they need to specify how that is going to be done. He also advised the applicant to provide an amendment to the initial offering plan in addition to an amended zone change application as the name of the applicant should state Starlight Estates LLC.

Mr. Curtin stated that there is a net change in density of 10 units due to the decrease of single-family homes by 16 and increase the patio homes by 26. Originally, there was an overall density plan that was predicated on an R-3 zoning. As the Board has concern regarding the number of additional curb cuts on Aries Way and the proximity of some of the units close to Warners Road and as the applicants have been given an opportunity to consider a reduction of the number of units being requested, Mr. Curtin stated that in his opinion, it would be a good place to start. Doing so would bring the project a little closer in line to what had previously been considered by both the Town Board and the Planning Board.

Mr. Curtin also stated that if the recommendation is positive, on an incremental basis starting with the community building, it would only be conceptual because the Board has not seen any detailed information. As such the application would have to go back to site plan and depending on the usage, the Board would need to make sure that it functions properly and that there is adequate parking. The usage of the site directly affects the quality of life in that area and as one of the key aspects of the original approval, there were some recreational components to this property that were integrated to the plan and the difficult topography was taken into consideration.

Therefore, after an extensive discussion, the Board requested Mr. Curtin to correspond with the applicant and articulate the comments expressed by the Board. Mr. Curtin stated that he would prepare a bolded point memo to the applicant outlining such.

## **DISCUSSION**

### **Advance Auto Parts**

Chairman Fatcheric stated that there had been some discussion regarding notifying Advance Auto Parts Corporate Home Office about agreeing to the streetscape corridor. He requested Mr. Curtin advise the Board on how to proceed.

After a brief discussion, Mr. Curtin suggested that the Board advise Advance Auto Parts Corporate Office the following:

- 1) The Planning Board, with the consent of the applicant, has been the Planning Board to exchange jurisdiction relative to collateral site issues and a requirement may be the reconfiguration of the parking area.
- 2) In so doing, make them aware that there is a potential for the streetscape extension to include their property and that any reconfiguration to their parking would benefit their situation. That may require at some point in time some financial contribution to the Town for in its efforts to visually enhance the West Genesee Street Corridor, although we cannot quantify that at this time.

Chairman Fatcheric requested Mr. Curtin draft the letter to Advance Auto Parts.

## **Cams Pizzeria**

Chairman Fatcheric stated that he, Mr. Curtin and other Town Officials had received numerous telephone calls from the Christo's and Connie Forestiere regarding the Cams Pizzeria site on Saturday. He asked Mr. Curtin to inform the Board what transpired.

Mr. Curtin commented that he spoke with Mr. Christo this morning, November 28, 2005. He stated that Mr. Christo implied that there were some conflicting stories as to what was transpiring at the Cams Pizzeria site in terms of what was represented to him and others. Mr. Christo said that the alternate access and egress were being provided through Ms. Forestiere's property and that he was advised by AnCor Inc. that there was some type of agreement between them but when he spoke to Ms. Forestiere, she advised him that that was not the case. Mr. Christo also stated that he had spoken to John Fatcheric and the Town's Code Enforcement Officer. As Mr. Curtin conferred with Mr. Price, he was advised that our Code Enforcement Officer spoke with Mr. Cristo and advised him that impeding a private right of way and easement that is not a Town function to oversee, it is a function between the two property owners to work out. If they cannot, the Town does not have a position as it is a private right of way and easement in which the work is being conducted on and over. Mr. Christo continued to state that he felt as though he was given assurances along the way that the Town was going to look out for his interests. That being said, Mr. Curtin stated that he has not spoken to any of the individuals nor has he visited the site. He has not had a chance to speak with Ms. Forestiere to find out what if any agreements there may be by and between AnCor Inc. and herself for the use of her property. He thinks that information needs to be verified so that the Board has a collective understanding.

Mr. Curtin also commented that he did point out to Mr. Christo that it was for reasons such as this that he was encouraged early on in the process to work more cooperatively with AnCor, Inc., so that these types of issues could have been resolved early on directly by themselves. Unfortunately, Mr. Christo did not understand what he meant and Mr. Curtin tried to encourage him to think back to the various meetings that they had and the talks regarding the nature and extent of the easement and the right of way and how even though it was there it could be crafted a little better for his benefit. He ended the conversation stating that he would talk to the Planning Board and Mr. Price, the Code Enforcement Officer. Possibly, they could try to ascertain what if anything could or should be done to oversee this, moving into the future, bearing in mind this is a temporary situation that will, as the project progresses, be alienated by the nature of the construction process.

Mr. Curtin suggested that the Planning Board contact Mr. Price to deal with some of these items pertaining to the public safety of Mr. Christo's tenants. Mr. Curtin stated that the Board should not intervene, as it has no jurisdiction, over private rights of way.

## **Alternative Planning Board Member**

Previously, the Town Board had discussed appointing an alternative Planning Board member in order to assure that the Planning Board had as close to a full quorum as possible. As the Town is growing and changing, they feel, it is important to have an alternate in case of illness or other commitments that hinder a member from attending a meeting. Chairman Fatcheric stated that

Supervisor Coogan has notified him that this is still their intention and the Board should expect to see that implemented within the next year.

### **Resolutions**

Chairman Fatcheric requested from Mr. Curtin a status of the final resolutions for the following:

- Fresno's – Camillus Restaurant Properties
- Walmart – Signage
- Four Winds Subdivision
- Advance Auto Parts

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of November 14, 2005. Mr. Voss seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

Updates to the Chapter 30, Zoning Regulations were received.

A copy of a letter from Mr. Oudemool to Mr. Hannig was received regarding the Genesee Heights Subdivision.

A voucher was received from Bond, Schoeneck & King, PLLC in the amount of \$60.00 for the attendance of John Fatcheric, Donald Fittipaldi and John Heater at the Visual Impact Analysis Breakfast Briefing. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Flaherty and unanimously approved.

A voucher was received from Bond, Schoeneck & King, PLLC in the amount of \$20.00 for the attendance of Richard Flaherty at the Visual Impact Analysis Breakfast Briefing. Motion to approve payment was made by Mr. Trombetta, seconded by Mr. Heater, and unanimously approved.

### **COMMENTS OF THE ATTORNEY**

Mr. Curtin had no comments this evening.

### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski stated that he and Mr. Flaherty had met with the West Genesee School District's Transportation Director regarding concerns at the intersection at Vanida Drive. They visited the site, identified concerns, and agreed upon the following adjustments:

- The stop sign as you exit from the school property near the left hand turn into Bon-ton entrance will be removed and a no left hand turn sign will be installed.
- The in-bound stop bars which were painted over will be sandblasted off so they will be permanently removed

- The island location ending near the fence will be extended out approximately one car length beyond the end of the fence so that it will line up very closely to the curb on the inbound lane allowing more sight distance.

All items have been passed on verbally to the Benderson Development people on site and will be followed up with a letter.

Mr. Fittipaldi inquired whether the fence issue had been rectified. Mr. Czerwinski stated that to his knowledge it has not been resolved.

Additionally, Mr. Czerwinski stated there had been a meeting with the County DOT regarding Kasson Road. FRA has finally submitted an acceptable striping plan for Kasson Road. As the weather is supposed to be nice, Kasson Road should be striped by the end of the week. Also, Cam's Pizzeria has a glitch in their survey as it indicates that there may not be enough room to install the full streetscape plan as proposed in front of their property. They are trying to gather the information to reconcile the issue and he believes it to only a number issue.

#### **COMMENTS OF THE FIRE DEPARTMENT**

Mr. Williams wished the Board a Happy Holiday.

#### **COMMENTS OF THE BOARD MEMBERS**

Mr. Flaherty asked if the traffic signals on West Genesee Street have been re-timed. Mr. Czerwinski did not think so but would get back to him on it.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:37 PM. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
DECEMBER 12, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
John Trombetta  
Lynda Wheat  
Martin Voss

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

2 others

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

**NEW BUSINESS**

**Niagara Mohawk – National Grid  
Site Plan  
TP#017.-05-61.0**

The applicant failed to appear.

**OLD BUSINESS**

There was no old business before the Board.

**ANNOUNCEMENT**

Chairman Fatcheric announced that Councilor Tom Dugan will be recognized for his service to the Town at the Town Board meeting tomorrow. Supervisor Coogan has extended an invitation to all to attend.

**MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of November 28, 2005. Mr. Heater seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

A referral from SOCPA regarding the Medical Center West minor subdivision was received and recommended that the application be disapproved. The Board also received a memo from Dirk Oudemool in response to the recommendation, explaining that the County failed to thoroughly

read the description of the project and based their comments on the fact that they did not see any access to Lot 2 from Sylvan Way. In his memo, he suggested that the Board override the County's comments.

A memo was received from Tom Price, Code Enforcement Officer, regarding the site plan application of National Grid. He requested that the Board suggest the applicant strategically place green tree plantings on the site to soften the unsightliness of the yard as viewed by the Route 5 bypass.

A copy of the email from F.O.C.U.S. Greater Syracuse regarding upcoming events and meeting dates was received.

Copies of the following final resolutions were received from Mr. Curtin:

- Fresno's – Camillus Restaurant Properties
- Walmart – Signage
- Four Winds Subdivision
- Advance Auto Parts

A memo from Barton & Loguidice was received regarding the Cam's Pizzeria entrance location.

A copy of a letter was received from Mr. Curtin to Clough Harbour outlining the Board's concern regarding Starlight Estates.

Five referrals were received from the Zoning Board of Appeals for Special Use Permits.

An updated Town employee list was received.

Correspondence from the Onondaga County Planning Federation regarding the 2006 Training Conference was received.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. for \$1,651.50 for the month of October 2005, \$751.50 of which is recoverable from fees or paid by developers for services. Motion to approve payment was made by Mr. Voss, seconded by Mr. Trombetta, and approved unanimously.

#### **COMMENTS OF THE ATTORNEY**

Mr. Curtin commented that he had been contacted by a realtor who represents one of the builders in Starlight Estates and they have taken issue with some of the representations Mr. Rocco has made to the Board. Mr. Curtin has encouraged this person to have representation at the next Planning Board meeting so that if any representations are made by Mr. Rocco or his representatives regarding Phase 2 or Section 2, they can speak directly to the Board. He has also made Mr. Loturco aware of the concern.

#### **COMMENTS OF THE ENGINEER**

Mr. Czerwinski stated that he had two brief comments. The first is that Barton & Loguidice has submitted the grant application for the updated or revisions to the Master Plan Corridor Study on West Genesee Street from Hinsdale Road through the Village of Camillus. Secondly, the Town Board has approached the businesses on the west side of Kasson Road regarding reducing the number of curb cuts and consolidating the driveways by creating an access drive to all the parking lots from the corner of West Genesee Street to the right of way just north of Cam's Pizzeria. The Town is hopeful to see this development commence within the first quarter of 2006.

### **COMMENTS OF THE BOARD MEMBERS**

Mr. Voss stated that he and Mr. Fittipaldi inspected the Cam's property after the meeting of November 28, 2005. The right of way was indeed a mess but has since been repaved with blacktop and looks much better.

Mr. Fittipaldi commented that the Cam's property is moving right along. He also feels that the proposed parallel access will benefit and satisfy all the small businesses along Kasson Road.

Mr. Heater stated that the rebuilding of Advance Auto has begun.

Mr. Flaherty stated that he and Mrs. Christo had a conversation regarding a rumor that five businesses will be located at the Cam's Pizzeria site. Mr. Flaherty inquired whether there was any basis to the rumor. Mr. Curtin responded that even if this was the case, the Planning Board approval does not restrict the number of occupants, potential tenants, or the size of the premises that they might otherwise occupy. The Board would become involved if there were an elevation change to the building or a modification to the site. The parking that was shown on the approved site plan is adequate for the total gross floor area that was depicted exclusive of mechanicals etc.

Mr. Flaherty also requested the Engineer relate to the Board when it is advisable for developers to use concrete gutters or molded curbing in residential developments. He has also requested that the Highway Superintendent notify the Board of the preference of curbing to be used by the Town; and relative to the merits of those various types of drainage control, the cost. Mr. Czerwinski stated that the major impacts are aesthetics, parking and drainage as those are the considerations taken when looking at whether to curb the gutters. He advised Mr. Flaherty that he would gather the requested information.

Mr. Trombetta stated that he would not be attending the meeting of December 28, 2005.

Ms. Wheat commented that the storage facility on Boxcar Lane is advertising outside storage and believes that it is not an approved use for the site. Ms. Wheat was instructed to contact the Code Enforcement Office. She also stated that the traffic signal at the corner of Milton Avenue and Hinsdale Road is not working properly and requested the clerk and the engineer contact the appropriate County DOT departments.

With no further business to come before the Board, Mr. Fittipaldi moved to adjourn the meeting at 7:37 PM. Mr. Heater seconded the motion and it was approved unanimously.

Respectfully submitted:  
Ann C. Clancy, Clerk

**TOWN OF CAMILLUS  
PLANNING BOARD  
DECEMBER 28, 2005  
7:00 PM**

**PRESENT**

John Fatcheric, Chairman  
Richard Flaherty, Vice Chairman  
Don Fittipaldi  
John Heater  
Lynda Wheat  
Martin Voss

**ABSENT**

John Trombetta

**STAFF PRESENT**

Paul J. Curtin Jr., Esq.  
Paul Czerwinski, Engineer

**GUESTS & MEMBERS  
OF THE PUBLIC**

Kathy MacRae, 2<sup>nd</sup> Ward Counselor  
Joy Flood, Vice-Chair of the ZBA  
Tom Price, Code Enforcement Officer  
John Williams, Fairmount Fire

Chairman Fatcheric called the meeting to order at 7:07 PM, followed by the Pledge of Allegiance.

**NEW BUSINESS**

**Mark DiGennaro / Lori Lyons – Parsons Road  
Lot Line Realignment  
TP#065.-01-23.1 & 064.-01-06.0**

Mr. DiGennaro of 224 Parsons Road appeared before the Board to present a lot line realignment. The applicant is proposing to purchase a triangular shaped portion of land, being 10.56 feet at the street line, from the adjacent property owner, located at 222 Parsons Road. The applicant stated that the driveway servicing his property is located in part on his neighbors property. Both properties are zoned R-3 and if approved, will conform to current zoning regulations.

Mr. Fittipaldi commented that there is a clerical error on the copy of the proposed warranty deed presented to the Board. The address listed for Mr. DiGennaro is 244 Parsons Road; the correct address should read 224 Parsons Road.

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

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

Ms. Wheat made the motion for a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Fittipaldi moved to approve the lot line realignment dated April 13, 2005, File Number 3039.001 as drawn by Ianuzi & Romans, P.C. subject to the recorded deed of conveyance and a corrected recorded warranty deed to be submitted. Ms. Wheat seconded the motion and it was approved unanimously.

### **OLD BUSINESS**

There was no old business before the Board.

### **REFERRALS**

#### **Lamar Advertising – 4938 – 4950 W. Genesee St Site Plan for Special Use Permit TP#041.-01-61.2**

Mr. Mike Bishoff, Regional Real Estate Manager for Lamar Advertising appeared before the Board to present a site plan for special use permit to erect two billboards on the property located at 4938 - 4950 West Genesee Street. The property is zoned LBO.

The applicant is proposing to remove three (3) 11' x 40' sign faces and nine (9) 12' x 25' sign faces from the property and rebuild three (3) single-pole structures with two (2) 10' x 23' illuminated sign faces each in accordance with all applicable zoning regulations.

Mr. Voss asked if there would be any disruption on West Genesee Street during the demolition or construction. Mr. Bishoff stated that it would take approximately 2 or 3 days to remove the existing sign faces and supporting structures and there would be no disruptions to West Genesee Street.

As Chapter 30 §1303 (F) (2) states that a Special Permit for a Billboard may be granted only if it complies with the following provisions; one being that the billboard is at least 1000' away from any residence, public or private school, park or place of worship measured on a straight line from proposed billboard to such building. That being stated, Mr. Flaherty inquired if it was at least 1000' from the house on the top of the hill. Mr. Bishoff stated that he did not have that information but would provide it to the Board.

After a brief discussion, the Board requested the applicant supply a photometric study in addition to supplying the specifications from the manufacturer for the lighting fixture, as they are concerned with light spillage. They also requested the applicant to supply a landscaping plan.

Chairman Fatcheric directed Mr. Curtin to correspond with the Zoning Board of Appeals Chairman to advise that there are some site-specific issues. The Planning Board needs clarification of those issues prior to issuing a complete recommendation back to the ZBA.

#### **Lamar Advertising – 3688 Milton Ave Site Plan for Special Use Permit TP#017.-04-48.3**

Mr. Mike Bishoff, Regional Real Estate Manager for Lamar Advertising appeared before the Board to present a site plan for special use permit to erect a billboard on the property located at 3688 Milton Avenue. The property is zoned C-3.

The applicant is proposing to erect one steel, single-pole structure, with two 11' x 40' illuminated sign faces on the vacant property adjacent to the Home Depot plaza. The structure is to face Route 5 and the signage should not be visible from Milton Avenue. The applicant stated that the sign would not encroach the right of way on the adjacent highway. As there has been some discussion with the Town Board regarding cosmetically "dressing up" the property; it has been suggested that a 6 ft. tall privacy fence be installed around the base of the structure. The applicant stated that the site is also to be landscaped to make it aesthetically pleasing.

After a brief discussion, the Board requested the applicant supply a photometric study in addition to supplying the specifications from the manufacturer for the lighting fixture, as they are concerned with light spillage. They also requested the applicant to supply a landscaping plan.

Chairman Fatcheric directed Mr. Curtin to correspond with the Zoning Board of Appeals Chairman to advise that there are some site-specific issues. The Planning Board needs clarification of those issues prior to issuing a complete recommendation back to the ZBA.

**Lamar Advertising – 3996 Box Car Lane**  
**Site Plan for Special Use Permit**  
**TP#015.-04-07.1**

Mr. Mike Bishoff, Regional Real Estate Manager for Lamar Advertising appeared before the Board to present a site plan for special use permit to erect a billboard on the property located at 3996 Box Car Lane. The property is zoned C-4.

The applicant is proposing to erect two steel, single-pole structures, with two 11' x 40' illuminated sign faces. Both structures are to face Route 5 and neither will encroach onto the right of way of the adjacent highway.

After a brief discussion, the Board requested the applicant supply a photometric study in addition to supplying the specifications from the manufacturer for the lighting fixture, as they are concerned with light spillage. They also requested the applicant to supply a landscaping plan.

Chairman Fatcheric directed Mr. Curtin to correspond with the Zoning Board of Appeals Chairman to advise that there are some site-specific issues. The Planning Board needs clarification of those issues prior to issuing a complete recommendation back to the ZBA.

**Syracuse Utilities Inc. – 5882 Devoe Road**  
**Site Plan for Special Use Permit**  
**TP#019.-01-10.0**

The applicant notified the clerk that they would like to reschedule their appearance.

**Reggie Palmer – Ruby Road  
Site Plan for Special Use Permit  
TP#008.-04-18.1**

Mr. Reggie Palmer appeared before the Board to present a site plan for a special use permit to conduct a vehicle dismantler business. The property located at 3205 Ruby Road in the Garden Terrace Tract and zoned industrial.

Mr. Palmer stated that the vehicle dismantler business is proposed to be a 24-hour operation. The inventory would be itemized through a book of registry and stored in trailers located on the site, some of which are drivable. All dismantling is to be conducted on an open concrete pad. The applicant stated he might erect a portable carport that would be used as to shelter him from the elements.

Mr. Williams stated that the property is located in the Warner's fire district. He has been notified that they use compressed air foam effectively to fight fires; therefore, if there was an issue, the fire department should be able to more than adequately take care of this type of business.

In addition to conducting vehicle dismantling, the applicant is requesting to erect a 6 ft. fence that will encompass the property. The proposed fence would be constructed of wood, situated 1 ft. off the ground, and stained with a clear coat.

Mr. Curtin stated that this is a referral from the Zoning Board of Appeals for a special use permit. Based on the plans provided, he requested that applicant embellish them slightly for the record in terms of the following details:

- 1) the location of the primary access point
- 2) if there is to be any on-site lighting
- 3) the location and description of the storage facilities
- 4) the location of the concrete pad and impervious surfaces
- 5) the location of the existing vegetation on the property

He stated that the above information should be detailed on the plan and a narrative submitted to describe the stockade fence inclusive of the specifications and provide clarification of the mechanics of the vehicle dismantler business in order for the Board and the ZBA to fully understand just how these activities should take place.

As this is a controversial application, Councilor MacRae requested the Planning Board hold a public hearing for this application. Chairman Fatcheric stated that as this application is a referral from the ZBA, the ZBA would be conducting the public hearing. At that time, all parties wishing to speak regarding this application would be heard.

After a brief discussion, the Board instructed Mr. Curtin to send a memorandum to the applicant advising how the plan can be modified to include all details and correspond with the Zoning Board of Appeals to request a continuance, as there are some site-specific issues, prior to issuing a complete recommendation.

## **DISCUSSION**

Chairman Fatcheric commented that as presented this evening, the Planning Board would continue to use the notebook and projector for presentations. He asked for the Board's comments. Mr. Flaherty's only suggestion was the use of an infrared laser as there were no other comments from the Board members.

## **MINUTES OF THE PREVIOUS MEETING**

Mr. Flaherty moved to approve the minutes of the meeting of December 12, 2005. Mr. Voss seconded the motion and it was unanimously approved.

## **CORRESPONDENCE**

A copy of the Town Board meeting minutes from December 13, 2005 was received.

A copy of the legal notice of meetings scheduled for the Town of Camillus in 2006 was received.

A copy of the meeting schedule for the Onondaga County Planning Board was received.

A voucher was received from Barton & Loguidice, P.C. for the month ending November 25, 2005 for \$2,293.13, \$ 2,043.13 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. for \$1,450.00 for the month of November 2005, \$500.00 of which is recoverable from fees or paid by developers for services. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Fittipaldi, and approved unanimously.

A voucher was received from Dell Financial Services for \$875.00, which is for the initial payment of the rental of the notebook and projector. Motion to approve payment was made by Mr. Voss, seconded by Mr. Heater, and approved unanimously.

## **COMMENTS OF THE ATTORNEY**

Mr. Curtin suggested that the Board adopt using uniformed resolutions for SEQR, Subdivisions, and Site Plans. He is recommending this for consideration, as there would be more substance and detail to the resolutions.

Mr. Flaherty stated that he felt it would be a prudent change as it would standardize the resolutions.

## **COMMENTS OF THE ENGINEER**

Mr. Czerwinski had no comments this evening.

## **COMMENTS OF THE BOARD MEMBERS**

Mr. Fittipaldi inquired if any of the Board members were attending the annual training conference in January 2006. Mr. Voss, Chairman Fatcheric, Mr. Heater, and Mr. Flaherty expressed interest.

Mr. Flaherty inquired if any additional information had been received from Benderson Development regarding the Bank of America site plan. The Board has not received any information however, Mr. Curtin reminded the Board that a time constraint had been placed on the applicant.

Ms. Wheat inquired if there would be adequate funds available in the educational budget for her to attend the Planning Federation Conference in New York City in February 2006. Chairman Fatcheric stated that funds are available.

With no further business to come before the Board, Mr. Fittipaldi moved to adjourn the meeting at 9:23 PM. Mr. Heater seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

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