

**PLANNING BOARD
JANUARY 12, 2004
7:00 P.M.**

PRESENT

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

NOT PRESENT

Raymond Wynne

STAFF PRESENT

Christian J. Danaher, Esq.
Paul Curtin, Esq. – Arrived at 9:40
William Morse, Engineer
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, Councilor

Approximately 20 others

PUBLIC HEARING

**NEWPORT MEADOWS SECTION 2 – NEWPORT ROAD
PRELIMINARY PLAT
TP# 021.-014-01.1**

The Chair opened the public hearing followed by the motion to waive the reading of the publication of this evening's public hearing made by Ms. Wheat, seconded by Mr. Flaherty and unanimously approved.

Mr. Richard Babcock appeared before the Board on behalf of the property owner, Mr. Nicholas Petrocci, to present the preliminary plat for this major subdivision. The Board has received a letter from Mr. Petrocci authorizing Mr. Babcock's representation. The application presented is for a six (6) lot subdivision.

The subject property is zoned R-2 and is approximately 23.05 acres in total. Lot 1 will be approximately 14.58 +/- acres. The proposed five (5) new lots will be 120 feet wide by 612 feet in depth with 125 foot building line setbacks from the road. Public utilities are available for all proposed lots. The property is not located in an agricultural district.

The Chair asked if anyone in the audience would like to comment on the subject of this public hearing. Being none, the Chair requested further comments from the Board.

Being no comments or questions from the Board or the audience, the Chairman requested a motion to close the public hearing. Mr. Trombetta then made a motion to close the public hearing. Mr. Flaherty seconded the motion. There was no further discussion on the motion it was approved unanimously.

**BURKE ESTATES - WHEDON ROAD
PRELIMINARY PLAT
TP#055.-01-03.0**

The Chair opened the public hearing followed by the motion to waive the reading of the publication of this evening's public hearing made by Mr. Fatcheric, seconded by Ms. Wheat and unanimously approved.

Mr. Bill Marinich, a representative of Marinich Builders, 1123 North State Street Syracuse, New York 13208, and Elise Pikarsky of L.J.R. Engineering P.C. appeared before the Board on behalf of Richard Burke. The applicant presented a preliminary plat for a four (4) lot subdivision. Currently, there is an existing one (1) story residential home located on Lot 1, which is on Glenview Parkway. The remaining three (3) lots will be building lots, each approximately 100 x 200, located on the east side of Whedon Road. The property is zoned R-3 and the lots will conform with the Town zoning requirements.

The Board has received written notification from the Town's Highway Superintendent that the proposed curb cut locations on Whedon Road for Lots 2 thru 4 are adequate. It was noted that Whedon Road is a local street therefore no additional setbacks are required.

The Chair asked if anyone in the audience would like to comment on the subject of this public hearing. Kathy MacRae, 2nd Ward Councilor, stated she is very concerned with the building up of the lots in that area as well as the drainage. She asked the Board to seriously consider how this drainage will affect the area, in particular because of the soccer fields owned by the town, at the bottom of Whedon Road and the brook. The Planning Board needs to be aware of the drainage concerns and she would like this to be on record as she has been very vocal regarding these concerns.

The Chair then requested further comments from the Board. Being no additional comments or questions from the Board or the audience, the Chairman requested a motion to close the public hearing. Mr. Trombetta then made a motion to close the public hearing. Ms. Wheat seconded the motion. There was no further discussion on the motion it was approved unanimously.

**KARASEK SUBDIVISION- VANALSTINE ROAD
PRELIMINARY PLAT
TP#006.-04-12.0**

The Chair opened the public hearing followed by the motion to waive the reading of the publication of this evening's public hearing made by Ms. Wheat, seconded by Mr. Fatcheric and unanimously approved.

Mr. Rudolph Karasek, appeared before the Board to present a preliminary plan. Approximately 4 years ago, Mr. Karasek subdivided 345 acres into 2 lots. Lot 2 is a small lot and Lot 1 is the remaining acreage from that subdivision and runs across Van Alstine Road. The applicant is proposing to subdivide two additional lots, Lot 3 and Lot 4. These are located on the

west side of Van Alstine Road and surround Lot 2. Lot 3 is approximately 16.42 acres and Lot 4 is approximately 19.11 acres. The remainder of the lot will be classified as Lot 1. The property is zoned RR and R-1. Due to the previous subdivision action, this application is considered a major subdivision. The property is located in an Agricultural District but no land is being taken out of from production.

The Chair asked if anyone in the audience would like to comment on the subject of this public hearing. Kathy MacRae, 2nd Ward Councilor stated this subdivision creates no negative impact and she supports it.

The Chair then requested comments from the Board. Being no additional comments or questions from the Board or the audience, the Chairman requested a motion to close the public hearing. Ms. Wheat then made a motion to close the public hearing. Mr. Trombetta seconded the motion. There was no further discussion on the motion it was approved unanimously.

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

MARY MCNEIL – 5631 W. GENESEE ST SITE PLAN TP#029.-01-19.0

Mary McNeil appeared before the Board to present a site plan. Ms. McNeil operates a Re/Max Realty real estate company in Dewitt and would like to open one in Camillus. The location of the proposed site is 5631 West Genesee Street and is zoned LBO.

The Applicant advised the Board that the nature of real estate is odd and the clients govern the hours of operation. The hours of operation will vary, most clients are seen by appointment however a receptionist will be employed in the office from 9:00 am to 5:00 pm Monday – Friday. The initial number of employees will be four (4); 1 receptionist and 3 agents. The main entrance will be in the front of the house with a secondary entrance in the breezeway. The site had previously been home to a piano teacher and an insurance agency.

The square footage of the improved property is approximately 1,200. The classification would be considered Professional and would require parking spaces at 1 space per every 150 square feet, thus the minimum parking requirement is eight (8) spaces with one(1) being handicapped. The applicant is proposing the main parking area to be located in the rear of the property with 20 parking spaces in the rear and 6 parking spaces in the front.

The access to the parking area will be an entrance on the west side of the property and an exit on the east side of the property. There will only be one curbcut, which currently exists. The width of these driving aisles will be approximately 15.8 feet. The Board did voice some concerns as to emergency vehicles having accessibility. In an LBO district, the total amount of lot coverage

cannot exceed seventy five percent of the area of the lot for buildings, accessory buildings and required parking spaces. Also, with all the additional tarvia, the drainage will need to be reviewed and possibly a catch basin to be installed.

The property is adjacent on the west to the Plainville Turkey Farm restaurant, zoned C-2, and on the east to the Weatheridge Professional Building, zoned LBO. The rear of the property is adjacent to a residential area. Due to the rear abutting a residential area, a 25 foot buffer will be required. No side buffering will be required as the adjacent properties are zoned LBO and C-2.

After extensive discussion, Chairman Pisarek advised the applicant to revise the site plan to show the actual lot coverage and square feet, green space and specify the parking and handicapped area.

**EASTVIEW ASSOCIATES – SCENIC DRIVE
SKETCH PLAN
TP#020.1-01-01.0**

Mr. John Rossi, attorney and Mr. James Vattally of Eastview Associates appeared before the Board for a sketch plan review. The applicants are proposing to subdivide a 45 ± acre parcel into two lots located on Scenic Drive. Lot 1 will be approximately 40.5± acres and Lot 2 will be approximately 4.5 acres. The property is zoned R-4.

The applicants have entered into a purchase agreement with the Church of Jesus Christ of Latter-Day Saints for the 4.5 acre parcel. They are proposing to build an adult assisted living facility on the 4.5 acre of land. Currently, the property is vacant land.

At the present time, the Church of Jesus Christ of Latter-Day Saints will retain the remaining 40.5± acres

Chairman Pisarek declared this to be a minor subdivision and advised the applicant to proceed.

**SINGING HILLS SUBDIVISION – BREED ROAD
SKETCH PLAN
TP#021.-02-13.3**

Mr. John Szczech appeared before the Board to present a sketch plan. The applicant is proposing to subdivide a 51.672 acre parcel of land located on Breed Road approximately 1,000 feet from Rolling Hills Road, creating twenty-seven (27) residential lots. The property is zoned R-1.

The applicant is proposing nine (9) lots to be less than 1 acre. Current zoning states R-1 lots need to be a minimum of one acre. Therefore, the applicant is requesting relief under Section 278 of the Town Law. It was noted that under Town Law §278 a density plan would be required and the maximum density can not exceed what would normally be allowed for the specific zoning area, in this case R-1.

There will be two (2) entrances, both located on Breed Road. The street, Snowflake Circle, will be a horseshoe shape, encompassing the entire development. In the center, in between both entrances, is a parcel of land approximately 4 to 6 acres, owned by a private party. This parcel has a home and barns located on it. Due to the possibility of Breed Road becoming a collector street in the near future, the Board requested the applicant to consider additional side yard setbacks for the lots adjacent to the road.

Mr. Danaher stated he and Mr. Curtin spoke regarding the §278 of the Town Law. They have determined that the Board can consider application of the section due to the topography and the unique configuration of the area. However, there was some concern regarding the proposed three (3) flag lots, as they are larger lots. The applicant offered to place a covenant in the deed that states that the property cannot be further subdivided.

The property will be serviced by public water and electricity and private septic systems.

Chairman Pisarek raised concerns of additional traffic. He asked, "Where the flow would be headed"? Mr. Szczech responded that it would most likely be ½ towards Rolling Hill Road and ½ toward Newport Road.

Chairman Pisarek advised the applicant that the Board was keeping the sketch plan open until Mr. Curtin reviews the §278 of the Town Law in relation to this application.

OLD BUSINESS

NEWPORT MEADOWS SECTION 2 – NEWPORT ROAD PRELIMINARY PLAT TP# 021.-014-01.1

Mr. Richard Babcock appeared before the Board on behalf of the property owner, Mr. Nicholas Petrocci, to present the preliminary plat for this major subdivision. The Board has received a letter from Mr. Petrocci authorizing Mr. Babcock's representation. The application presented is for a six (6) lot subdivision.

The subject property is zoned R-2 and is approximately 23.05 acres in total. Lot 1 will be approximately 14.58 +/- acres. The proposed five (5) new lots will be 120 feet wide by 612 feet in depth with 125 foot setbacks from the road. Public utilities are available for all proposed lots. The property is not located in an agricultural district.

Mr. Morse advised the applicant that an erosion control plan would need to be filed with the Code Enforcement Officer prior to the final plat approval or the issuance of any building permits. Also, a site development permit would be required.

Chairman Pisarek made a motion that a Negative Declaration be prepared under SEQR. Mr. Flaherty seconded the motion and it was duly approved unanimously.

Chairman Pisarek made the motion to approve the preliminary plat of the Newport Meadows, Section No. 2 subdivision Part of Farm Lot No. 79 Town of Camillus as shown on the map dated August 13, 2003, last revised December 1, 2003 as prepared by Ianuzi & Romans, P.C. with conditions as follows: a) final plat to note an erosion control plan is to be submitted at the time of issuance of the building permit and, b) all driveways to have turnarounds. Mr. Trombetta seconded the motion and it was approved unanimously.

**BURKE ESTATES - WHEDON ROAD
PRELIMINARY PLAT
TP#055.-01-03.0**

Mr. Bill Marinich, a representative of Marinich Builders, 1123 North State Street Syracuse, New York 13208, and Elise Pikarsky of L.J.R. Engineering P.C. appeared before the Board on behalf of Richard Burke. The applicant presented a preliminary plat for a four (4) lot subdivision. Currently, there is an existing one (1) story residential home located on Lot 1, which is on Glenview Parkway. The remaining three (3) lots will be building lots, each approximately 100 x 200, located on the east side of Whedon Road. The property is zoned R-3 and the lots will conform to the Town zoning requirements.

After some discussion, it was noted that drainage and erosion control plans would be required as well as the details of the connection to the existing sanitary sewers. The Board is requiring Construction Drawings to be approved prior to the final plat approval.

Mr. Flaherty made a motion that a Negative Declaration be prepared under SEQR. Ms. Wheat seconded the motion and it was duly approved unanimously.

Mr. Flaherty made the motion to approve the preliminary plat for the Burke Estates subdivision as shown on the map dated July 31, 2003, last revised December 2, 2003 as prepared by L.J.R. Engineering P.C. with conditions as follows: submission of an erosion control plan, construction drawings and sewer connections prior to final plat approval.

Mr. Flaherty moved to refer this preliminary plat to the City of Syracuse Planning in compliance with the Three-Mile limit review requirement. Ms. Wheat seconded the motion and it was approved unanimously.

**KARASEK SUBDIVISION- VANALSTINE ROAD
PRELIMINARY PLAT
TP#006.-04-12.0**

Mr. Rudolph Karasek, appeared before the Board to present a preliminary plan. Approximately 4 years ago, Mr. Karasek subdivided 345 acres into 2 lots. Lot 2 is a small lot and Lot 1 is the remaining acreage from that subdivision and runs across Van Alstine Road. The applicant is proposing to subdivide two additional lots, Lot 3 and Lot 4. These are located on the west side of Van Alstine Road and surround Lot 2. Lot 3 is approximately 16.42 acres and Lot 4 is

approximately 19.11 acres. The remainder of the lot will be classified as Lot 1. The property is zoned RR and R-1. Due to the previous subdivision action, this application is considered a major subdivision. The property is located in an Agricultural District but no land is being taken out of production.

Mr. Heater made a motion that a Negative Declaration be prepared under SEQR. Mr. Trombetta seconded the motion and it was duly approved unanimously.

Mr. Heater made the motion to the preliminary plat for the Resubdivision of Lot 1 of Rudolph Karasek, et al property, Part of Military Lot No. 53, 54, & 66, Town of Camillus as shown on the map dated April 7, 2003, last revised November 4, 2003 as prepared by Ianuzi & Romans, P.C. with conditions as follows; a) Lot 2 to be labeled on final map and b) Proposed Lot 1 must be labeled "This parcel has not been reviewed by the County Health Department for residential development". Ms. Wheat seconded the motion and it was duly approved unanimously.

**THOMPSON LANDING – THOMPSON ROAD
SKETCH PLAN
TP#019.-02-01.0**

Mr. David Simmons, a representative of Gallinger Real Estate, appeared before the Board on behalf of the property owner, Mr. Charles Welch. The representative presented a revised sketch plan for a subdivision of a 15.285-acre parcel of land into thirty-three (33) lots. Within those thirty-three lots, the developer is identifying twenty-three (23) lots that would be single family detached housing and ten (10) lots that would be single family attached housing, thus creating forty-two (42) dwelling units.

The representatives had previously presented a sketch plan for the subdivision on April 14, 2003 and December 1, 2003. At that time, the applicant was concerned with zoning and development of the property. Some alternatives were presented as to the development of the land. One alternative was using Town Law §278 that would in essence allow cluster development and would allow for more open spaces and provide for the heightened sensitivity relative to wetlands and the shoreline of the adjacent Nine-Mile Creek. The applicant has formally requested relief in the form of Town Law §278.

They are also requesting relief for the setbacks of the attached units. The attached units are proposed on Lots 6-10 and Lots 29-33 to be in the form of attached patio homes, 5 on each side. The setback requested would be on the front yard only and the applicant is requesting a 25 foot setback in lieu of the 35 feet requirement. He is also requesting the front yard setback of 25 feet on Lots 19, 20, 21, and 22.

There is a Nine Mile Creek critical area, which will require a 100-foot buffer from the creek. They have discussed the project with the Nine Mile Creek Council who have requested the developer stay off the 100-foot buffer area completely.

Per Mr. Morse, the procedure for Town Law §278 instructs the applicant to prepare a plan showing lots that meet the zoning regulations, ignoring the buffer area. The applicant uses all the land, but cannot use any of the wetland for buffering or building.

After extensive discussion, Chairman Pisarek suggested a work session be scheduled for January 20, 2004 at 8:00 p.m.

**MAESTRI MANOR – SECTION VI
AMENDED PRELIMINARY
TP#025.-03-22.1**

Mr. John Szczech appeared before the Board to present an amended preliminary plat for the Maestri Manor subdivision. The original subdivision application was to create 100 lots, Mr. Szczech is proposing to reduce that number to 33. The property is currently zoned R-2.

The existing Maestri Manor subdivision consists of Lots 1-12 and 18-28. The applicant would like to extend the road, Old Stone Lane, approximately 300 feet. He would also like to create ten (10) new lots consisting of four (4) golf course lots, two (2) additional lots on the north side of the street and four (4) lots off of Janol Drive and Oreste Drive.

Previously, the residents of Maestri Manor addressed the Board regarding concerns that the previous developer had not completed the project. Since that time, Mr. Szczech has acquired the land and rights to the lots in question.

The new lots, specifically Lot 17, Lot 16, and Lot 15 will have entrances off the hammerhead located on Old Stone Lane. Lot 16 and Lot 17 will be flag lots and both will have a right of way with a covenant that the property owners would need to relinquish the land needed upon road construction.

There is currently a hammerhead on Old Stone Lane and concern was raised regarding the school buses having to turn around on hammerheads. After some discussion, the Board requested a letter be sent to both West Genesee School District and Marcellus School District asking if there are any concerns for school bus turning around in hammerheads. It was also requested that the highway superintendent be consulted regarding this concern.

Lot 29 has a sanitary sewer easement located on it. The Board requested Mr. Szczech to review the area and determine if there is adequate coverage for a potential community septic system.

This preliminary plan creates an overall significant reduction in density to the Maestri Manor subdivision.

All traffic will enter and exit on Old Stone Lane and the road does exceed town specifications without an alternate means for egress and ingress. The Board would need to consider a waiver recognizing the need for a waiver of that requirement and determine if in fact these modifications would change the prior decisions on SEQR relative to traffic and traffic matters. If it

does not, then the SEQR findings will not need to be amended notwithstanding that there is a change in the ultimate configuration of the road network.

With the significant decrease in density to the north of Old Stone Lane and to the west Chairman Pisarek offered an opinion that the traffic will not be a negative impact and that the overall reduction in density is not an adverse affect to the SEQR findings of the previous approvals. The overall preliminary plan went from a 100 lot subdivision to a 33 lot subdivision.

The Board noted that the lands to the west of this site are not being developed at the current time. Previously, there had been applications to develop those lands however; Mr. Curtin stated that there had been issues raised regarding the primary access point and density that have not been resolved.

Chairman Pisarek made the motion to approve the waiver of Old Stone Lane to terminate with a hammerhead based on the fact that the lands to the west are not being developed in the foreseeable future. Ms. Wheat seconded the motion and it was duly approved unanimously.

Chairman Pisarek then made the motion to approve the amended preliminary plat for the Maestri Manor subdivision dated January 7, 2004 with the requirements that the calculations and location for community septic system is on the final drawings and the relocation of the hammerhead and the extension of the roadway that affect Lots 15, 16, & 17. Mr. Trombetta seconded the motion and it was duly approved.

DISCUSSIONS

Mr. Szczech requested the Board revisit the Singing Hills Subdivision due to the arrival of Mr. Curtin. The Board requested the sketch plan to remain open until Mr. Szczech provides a density plan.

It was requested of the clerk to contact Gary Gasporini in regard to the Hidden Knolls subdivision, to schedule a work session for January 20, 2004 at 6:30 p.m.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of December 15, 2003. The motion was seconded by Mr. Trombetta and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

The Town Board meeting minutes from December 23, 2003.

A voucher received for the Onondaga County Planning Federation in the amount of \$170.00 for the seminar. Motion to approve payment was made by Mr. Pisarek, seconded by Mr. Fatcheric and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$650.00 of which \$50.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Heater and approved unanimously.

A voucher was received from the Post Standard in the amount \$52.91 for the public hearings for Newport Meadows Section 2, Burke Estates and the Karasek Subdivision. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin extended Happy New Year greetings to all.

COMMENTS OF THE ENGINEER

Mr. Morse – No comments this evening.

Mr. Czerwinski - No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Ms. Wheat extended Happy New Year greetings to all.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:54 p.m. on a motion by Mr. Flaherty and seconded by Mr. Fatcheric.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD – WORK SESSION
JANUARY 20, 2004
6:30 P.M.

PRESENT

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

NOT PRESENT

Raymond Wynne

STAFF PRESENT

Paul Curtin, Esq.

**GUESTS & MEMBERS
OF THE PUBLIC**

**HIDDEN KNOLLS, PHASE V
APPLICATION OF GARY GASPARINI**

The first matter discussed was the potential Application of Gary Gasparini for the subdivision of what has been known as Phase V of Hidden Knolls. The property is approximately 130 acres in total size, 55 acres being in the Town of Camillus and 75 acres being in the Town of Onondaga. Mr. Gasparini recently acquired the land from Solvay Bank and is presently building his own home on this site. He desires to subdivide the property into as many lots as may be practicable, however, he also desires to maintain the property in a rural setting. Initially he discussed the utilization of private roads, however, after further consideration he seemed to agree that this was not going to be acceptable for a variety of reasons. Additionally, he did not want to install sewers, however, after further discussion he acknowledged that County Health may require tie in to the existing sewer mains and County Health may not allow private systems to be maintained on this property.

The Board discussed the potential of annexation of the property at which time Mr. Gasparini did advise that he had requested that the Town Board initiate that proceeding, however, because of the time involved and the potential complexity, he also requested that the Application be withdrawn. The Board discussed the implementation of private drives for the benefit of far fewer lots than he was originally considering (that being approximately 43). The Planning Board also suggested that existing roads that had been stubbed to the property line somehow be connected and thereafter private driveways tied into that road network for the benefit of large estate lots that could be subdivided on this property.

Mr. Gasparini seemed pleased with the input from the Planning Board and agreed to consult both with County Health relative to the septic issues and discuss a potential lot layout with the Surveyor. Mr. Gasparini is a landscaper by trade and continued to emphasize during the course of our conversation that he has a strong desire to maintain this setting “as rural as possible”.

**THOMPSON'S LANDING – CHARLES WELCH
TP# 019-02-010 – SKETCH PLAN REVIEW**

Mr. Robert Allen, attorney representing the Application for Thompson's Landing appeared before the Board and discussed modifications to the plan that had been submitted. The total density proposed would be 38 total dwelling units of which sixteen (16) would be in a duplex style presentation and 22 would be free standing, single family homes. The 16 duplex units would require zero lot line variances for side yard and potentially front and/or rear yard variances depending upon the outcome of this Application. More focus was directed to Lots 19, 20, 21 and 22 which would require ten (10) foot front yard variances in order to accommodate the present scheme that was under consideration during the course of the meeting.

Representatives of the Nine Mile Creek Environmental Protection Association were present and expressed concerns relative to development proximate to the Creek and access by pedestrians and vehicles which would potentially disturb the ecoculture of the creek. After further discussion it was suggestion that more land be employed for green space between lots 19 through 22 and Nine Mile Creek and if that was to be considered by the Applicant additional variances would be considered by the Board under the auspices of Town Law 278. The Board seemed satisfied with this recommendation and Mr. Allen will take it back to his clients and work on a new plan. As well, Paul Czerwinski will confirm the density plan so that the total dwelling units proposed can be confirmed for purposes of this Application.

Respectfully submitted.

Paul J. Curtin, Jr., Esq.
Planning Board Attorney

**PLANNING BOARD
JANUARY 26, 2004
7:00 P.M.**

PRESENT

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

NOT PRESENT

Raymond Wynne

STAFF PRESENT

Paul Curtin, Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, Councilor
Diane Dwire, Councilor—Arrived at 8:10

Approximately 12 other

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

**BERNADINE KOWALSKI – 6553 VAN BUREN ROAD
SKETCH PLAN
TP#007.-02-31.0**

Mr. Hal Romans, Land Surveyor, appeared before the Board on behalf of the property owner, Bernadine Kowalski, and presented a sketch plan. The proposal is to create two (2) lots, Lot 1 being approximately 1.1± acres and Lot 2 being approximately 3.4 ± acres. The total existing parcel is approximately 4.5± acres. The property is located on the west side of VanBuren Road just north of Dunn Street. The property is zoned R-3.

There is an existing house and driveway servicing Lot 1. The property is serviced by public water and septic.

The applicant is proposing to build a single family house and separate garage on Lot 2. The driveway cut would be on Dunn Street. The property would be serviced by public water and a private septic system.

There is an old shed located on Lot 2 that will remain. The shed has no electrical or plumbing services.

Mr. Romans was advised that the water line is located on the east side of Dunn Street. To confirm the location of the water line, Mr. Roman has sent a copy of the plan to Camillus Consolidated Water for their review.

After some discussion, it was noted that a portion of Woodward Street is not improved and abuts the proposed Lot 2.

Mr. Curtin advised the Board and the applicant that there is an opportunity for the contiguous property owners of Lot 189 and Lot 188 to petition the Town for the abandonment of the portion of Woodward Street under Town Law and Highway Law. Therefore each owner would obtain an additional 20 feet to the centerline of the road.

Mr. Heater made the motion that this application be classified as an unlisted action, that a short form EAF would be appropriate for submission by the applicant and that the petition does not require a coordinated review. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek advised the applicant to obtain the following information:

- 1) A letter of consent is needed from Bernadine Kowalski as Alex Grigorchuk signed the application.
- 2) A letter from Mark Pigula, Town of Camillus Highway Superintendent approving the site distance and location of the driveway on Dunn Road for Lot 2.
- 3) Show the location of the driveway on the plan.

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

OLD BUSINESS

ROBERT THOMPSON – THOMPSON ROAD PRELIMINARY PLAT TP#019.-01-11.1

Mr. Robert Thompson and Ms. Joyce Stanton appeared before the Board to present a preliminary plan for a subdivision of a 142± acre parcel, located on Thompson Road. The proposal is for a two (2) lot subdivision. Lot 1 will be approximately 138 ± acres and Lot 2 will be approximately 5.2 acres. The current zoning is R-2.

Previously, the Board suggested the applicant provide the following for the preliminary plat review; a map showing the entire parcel of 142 acres including all buildings, and the water lines to each home and building.

The applicant has supplied the map of the farm inclusive of all 142 acres and the location of existing water lines. It was concurred that the property lines are acceptable as proposed. An easement for the garage located at 6014 Thompson Road has been shown on the plan.

Mr. Curtin stated that the existing garage is physically within the county's right of way and without the easement there would not be adequate parking to service the property located at 6014 Thompson Road. Therefore, a parcel of land, approximately 15 x 70, solely for the purpose of parking was carved out for the benefit of 6014 Thompson Road creating a sufficient area to park outside of the county's right of way.

Mr. Curtin also stated that he and Steve Sehnert, Land Surveyor, spoke regarding the sideyard setbacks. It was agreed that the property line located between the pole barn located on Lot 1 and the garage located on Lot 2 does not need to be centered.

After reviewing the above, the Board determined that the applicant had addressed all previous concerns and issues. The Chair advised the applicant to have the following revisions made to the preliminary plat map:

1. The name of the map to be changed to the Robert Thompson Subdivision.
2. Label map as preliminary plat.
3. Label Lot 1 and Lot 2. Lot 2 being the newly subdivided lot.
4. USGS data to be included on the map.

Mr. Heater then made the motion to approve the preliminary plat of the Robert Thompson Subdivision as shown on the map dated January 16, 2004 as prepared by Stephen Sehnert Land Surveyor, subject to the following four (4) conditions:

1. The name of the map to be changed to the Robert Thompson Subdivision.
2. Label map as preliminary plat.
3. Label Lot 1 and Lot 2. Lot 2 being the newly subdivided lot.
4. USGS data to be included on the map.

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

Chairman Pisarek made the motion to declare this application a minor subdivision and waive the public hearing. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Heater made the motion that this application be classified as an unlisted action, and that a Negative Declaration be prepared under SEQR. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to refer this application to SOCPA upon receipt of the revised maps including the four (4) requested conditions. Mr. Fatcheric seconded the motion and it was approved unanimously.

**NEWPORT MEADOWS SECTION 2 – NEWPORT ROAD
FINAL PLAT
TP# 021.-04-01.1**

Mr. Richard Babcock appeared before the Board on behalf of the property owner, Mr. Nicholas Petrocci, to present the final plat for this major subdivision. The Board has received a

letter from Mr. Petrocci authorizing Mr. Babcock's representation. The application presented is for a six (6) lot subdivision.

The subject property is zoned R-2 and is approximately 23.05 acres in total. Lot 1 will be approximately 14.58 +/- acres. The proposed five (5) new lots will be 120 feet wide by 612 feet in depth with 125 foot setbacks from the road. Public utilities are available for all proposed lots. The property is not located in an agricultural district.

Previously, Mr. Morse advised the applicant that an erosion control plan would need to be filed with the Code Enforcement Officer prior to the final plat approval or the issuance of any building permits. Also, a site development permit would be required. Chairman Pisarek spoke to Mr. Morse this afternoon and was notified both items have been completed.

Therefore, Chairman Pisarek made the motion to approve the final plat of the Newport Meadows, Section No. 2 Subdivision, Part of Farm Lot No. 79 Town of Camillus as shown on the map dated August 13, 2003, last revised January 21, 2004 as prepared by Ianuzi & Romans, P.C. with no conditions. Mr. Trombetta seconded the motion and it was approved unanimously.

**SINGING HILLS SUBDIVISION – BREED ROAD
SKETCH PLAN
TP#021.-02-13.3**

Mr. John Szczech appeared before the Board to present a sketch plan. The applicant is proposing to subdivide a 51.672 acre parcel of land located on Breed Road approximately 1,000 feet from Rolling Hills Road, creating twenty-seven (27) residential lots. The property is zoned R-1.

The applicant is proposing nine (9) lots to be less than 1 acre, which are Lots No. 1, 2, 3, 8, 9, 10, 22, 23, and 24. Current zoning states R-1 lots need to be a minimum of one acre. Therefore, the applicant is requesting relief under Section 278 of the Town Law. It was noted that under Town Law §278 a density plan would be required and the maximum density can not exceed what would normally be allowed for the specific zoning area, in this case R-1. All lots will conform to R-1 setbacks and yard requirements.

There will be two (2) entrances, both located on Breed Road. The street, Snowflake Circle, will be a horseshoe shape servicing the entire development. In the center, in between both entrances, is a parcel of land approximately 4 to 6 acres, owned by a private party. This parcel has a home and barns located on it. Due to the possibility of Breed Road becoming a collector street in the near future, the developer has increased the side yard setback of Lots 1, 10, 11, and 24 to 75 feet, as they are adjacent to Breed Road.

The Board has reviewed the density plan for this subdivision. The plan as submitted shows the maximum of 38 proposed lots. Mr. Czerwinski has determined that 2 lots, Lot 16 and Lot 37, would be unbuildable. Therefore, it was requested that the record reflect that there are 36 buildable lots and the developer is proposing 27 lots.

Due to Snowflake Circle being 2400 feet in length, the request for a block length waiver is requested.

Chairman Pisarek made the motion to approve the granting of the relief of Town Law § 278 for the Singing Hills Subdivision based on the review of the density plan as submitted by the applicant showing the maximum density of 38 proposed lots. Upon review by the engineer, possibly 2 lots, Lot 16 and Lot 37, would not be buildable reducing density to 36 lots in total. The proposal by the applicant is for the development of 27 building lots which should reduce the impact of the project on the area to the existing land and reducing the impact of new traffic in the area. Mr. Trombetta seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to approve the waiver of the block length based upon the fact that it is a dual access horseshoe shape, has more than adequate distance between the two entrances and will not inhibit emergency vehicles from entering or exiting the area. Mr. Flaherty seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion that the Town of Camillus Planning Board be declared the lead agency for the coordinated review of the Singing Hills Subdivision. Mr. Trombetta seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion that a full environmental impact form be required for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

It was requested that the standard notification be sent to the school district, the fire district and the Highway Superintendent for approval.

Chairman Pisarek made the motion to close sketch plan. Ms. Wheat seconded the motion and it was approved unanimously.

DISCUSSIONS

STARLIGHT TERRACE SIGNAGE –

Chairman Pisarek stated that Robert Rocco representing “Starlight Terrace” had been before the Board for approval of a PUD, and since then is requesting from the Board approval to place a sign to advertise the sale of lots, constant with the PUD regulations. It is the Planning Board’s responsibility to provide review and approval for this application.

Mr. Rocco had submitted a proposed sign design. The proposed sign is composed of two (2) 4 x 8 sheets, which are 32 square feet each. It is made of wood, painted with no illumination. The proposed location is shown on the additional drawing. The signage also provides for an additional panel to be hung below each primary panel.

After some discussion, the Board determined that the sign exceeds 32 square feet as there is an additional hanging sign stating “Opening in the Spring of ’04 and that the proposed sign is two

(2) signs. The Board also found inconsistencies in the name; the Board believes the approval was for Starlight Terrace vs. Starlight Estates. If Mr. Rocco desires this type of sign, the Planning Board cannot grant the approval without a variance. He would have to make application to the Zoning Board of Appeals for relief.

MAESTRI MANOR –

Mr. Curtin advised that he spoke to Mr. Oudemool regarding this application. Mr. Oudemool is requesting additional clarification of the waiver for Old Stone Lane, as he was unclear as to what waiver was being granted. The waiver for the length of Old Stone Lane needs to be clarified. The second item had to do with the abandonment of Bonet Way.

Additionally, the Town Board is concerned regarding some of the homes in this subdivision having the benefit of dry sewers in existence. Some of the homes that will be built may not have dry sewers. The reason the Town Board brought this up is that they are possibly disposed to the potential of a community system if in fact all the septic systems start to fail. They feel a community system is a positive thing.

The developer has agreed to the sanitary sewer easements but would not install the dry sewers. County Health will allow the developer to put private septic systems in and they will not require the Community System. The Town Board is considering requesting both. The reasoning behind this is if the systems start to fail on the smaller existing lots, the property owners may not have the opportunity to install another raised bed system or another acceptable system that is with county health. There would not be room on the parcels. That will precipitate a requirement that a sewer district be formed in which these properties would be included. The infrastructure to tie them into existing dry sewers to activate that and have discharge taken to the community bed is going to be a requirement. The Town Board is concerned that some of these homes will not have dry sewers to tie into the community system. They will have the benefit of the easements however there will be infrastructure costs.

Three (3) options available for the infrastructure costs, they are:

1. Require the cost be incurred by the developer so that the infrastructure is in place as is already for the existing homes.
2. Have the ability to create a district at some point in time in the future to anticipate the failures of systems and have the costs of that additional infrastructure be born by some of the owners who do not presently have the infrastructure.
3. Impose the burden on the homeowners whose sanitary systems are failing and each tie into the infrastructure.

Mr. Szczech is proposing that the property owners who do not have the dry sewers at the time that the district is formed, use a pump system and then discharge into the last manhole at end of Old Stone Lane. According to Mr. Szczech, this system would be affordable.

After extensive discussion and due to the intensity of the dry sewer dilemma, the Board has decided to table this issue, as they would like additional time to review the matter before advising the Town Board of their recommendations.

Chairman Pisarek then made the recommendation to the Town Board to consider the abandonment of "Bonet Way" located in the Maestri Manor Subdivision, based on the following considerations:

1. Driveway access for Lots 18, 19 and 20 will be from Old Stone Lane;
2. Lots 19 and 20 are being sold by the Developer with one (1) single family home to be constructed on them; and
3. The lands to the north of "Bonet Way" are to be acquired by a single owner thus the improved road (Bonet Way) will be used by the owner of the northerly lands as a private driveway only for his benefit.
4. The Planning Board further recommends that the fee title of "Bonet Way", subject to easements, be incorporated as a part of the northerly parcel which is presently identified as Tax Parcel #025-03-22.1.

Ms. Wheat seconded the motion and it was approved unanimously.

MINUTES OF THE PREVIOUS MEETING

Chairman Pisarek made the motion to approve the waiver of the length of Old Stone Lane to exceed town standards and terminate in a hammerhead based on the fact that the lands to the west are not being developed in the foreseeable future as to be shown on the final plat.

Chairman Pisarek then made the motion to amend the minutes as stated above. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat then moved to approve the minutes of the meeting of January 12, 2004 to include the amendment per same. The motion was seconded by Mr. Heater and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A letter was received from Mary McNeil withdrawing the site plan application for 5631 West Genesee Street.

A letter was received from John Szczech requesting a waiver of the block length for Maestri Manor Section 6.

A voucher received from W-M Engineers in the amount of \$ 4,865.68 of which \$4,133.21 is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat and seconded by Mr. Heater and approved unanimously.

The Zoning Board of Appeals meeting minutes from January 6, 2004 were received.

The Town Board meeting minutes from January 13, 2004 were received.

Letters of response regarding hammerheads were received from the Transportation Directors of both West Genesee Central School District and Marcellus Central Schools.

A memo was received from Paul Czerwinski regarding Thompson Landing.

The Special meeting minutes from January 20, 2004 were received.

COMMENTS OF THE ATTORNEY

Mr. Curtin spoke with Mr. Oudemool regarding Maestri Manor. The Town's public works committee is meeting in the very immediate future to discuss the dry sewers. They have requested some guidance from the Planning Board. Mr. Curtin stated that no matter what decision/recommendation the Planning Board made, Mr. Czerwinski would need to be involved in that decision/recommendation as he needs to present it to the Town Board.

COMMENTS OF THE ENGINEER

Mr. Czerwinski stated that the engineering for Maestri Manor is not that complicated. There are 3 or 4 ways of dealing with the problem; sewers, pumping it, community systems, or new systems. The legal implications and ramifications and what liability the Town may take on by either including the dry sewer or not including the dry sewers would be the major concern. If at some point in time, these all catastrophically fail at the same time, which the likelihood is not great but again, uncertain, the Town will have to step in potentially and do something. Mr. Szczech is attempting to accommodate the concerns of the Town and the property owners and the Board will need to see if this is the best approach for the town.

COMMENTS OF THE BOARD MEMBERS

Chairman Pisarek mentioned that Nine Mile Creek Conservation Council has retained Mr. Morse from W-M Engineers for representation.

With no further business to come before the Board, the Chairman adjourned the meeting at 9:50 p.m. on a motion by Ms. Wheat and seconded by Mr. Fatcheric.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
FEBRUARY 9, 2004
7:00 P.M.**

PRESENT

Roger Pisarek, Chairman
John Fatcheric
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, Councilor
Dirk Oudemool, Esq.
Tom Price, Code Enforcement Officer

Approximately 12 others

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Tom Price, Code Enforcement Officer, wished to speak regarding the Town Board's referral amending Chapter 30, Zoning, specifically the special use permit. He noted his position might not be popular for it, but feels compelled to state, "This is the wrong way to go about doing this". What is before the Board is to allow a use by "special use permit", which is not uncommon, but his concerns are as follows:

- 1) "Use", in this case is an illegal use, as he believes it to be. The property in question is a commercial use within a residential zone and has existed in the location for quite some time.
- 2) The Town Board is trying to find way to allow this use in this location. Properly he feels that the property needs a zone change or attempt issuance of a "Use Variance".
- 3) He feels that the Board is using this as a tool to put something in place that really may not be appropriate for the location.

Mr. Price went on to say that although the property does have the landfill on one side, the majority of property in the area is residential. The Board thanked Mr. Price for his comments.

NEW BUSINESS

**REFERRAL FROM THE TOWN BOARD
RE: CHAPTER 30 ZONING
AMEND §1303 TO PERMIT CONTRACTOR SERVICES BY SPECIAL PERMIT**

To consider amending the Camillus Municipal Code, Chapter 30, Zoning, §1303 to permit Contractor Services by Special Permit as follows:

1. Amend “Storage and Disposal Land Uses” by repealing p.31
2. Amend “Storage and Disposal Land Uses” by adding the following:

New P31. CONTRACTOR’S SERVICES – Includes the business of construction, remodeling, repairing and/or landscaping of buildings, structures and lots and which stores out of doors building supplies and contractor’s equipment. This activity requires a Special Use Permit if conducted in a residential district. (See §1303 (D)).

3. Amend §1303 by adding:
 - D. In addition to the findings required in subdivision A, a Special Use Permit for Contractor’s Services in a residential district, may only be granted if:
 - i. The lot is at least 4 acres and located on Belle Isle Road.
 - ii. All supplies, contractors equipment and commercial vehicles stored or parked out-of-doors shall be screened by a device specified in §1001 (B) and buffered as required by §1002 (A) and such storage yard may be located no closer than 100 feet away from the street fronting the lot.
 - iii. A condition is imposed that only light duty equipment is allowed to be stored or garaged on the lot and that heavy duty equipment such as excavators, earth movers, graders, large dozers, pavers, rollers and similar large sized equipment are prohibited from the lot.
 - iv. Fabrication, assembly and the sale of goods shall be prohibited and office activities shall be limited to business administration.
4. Amend the “Table of Land Uses by Zoning District” and allow upon approval of the ZBA in all residential districts and allow as a matter of right in C-3, C-4, C-5 and Industrial Districts.

Mr. Oudemool stated that there has been no objection from the neighborhood. The Town Board has taken into consideration the character of the neighborhood and the compatibility of the neighborhood with the proposal. Councilor MacRae has held an informational meeting at which the

residents of Belle Isle Road stated they are in favor of this "Special Use Permit" as they do not want a zone change.

Mr. Oudemool continued to say that "euclid zoning" is traditional zoning and use variances are abused therefore the Town Board feels it needs to start the practice of impact zoning, thus creating transitional districts. Therefore, this amendment to §1303 of the Zoning Ordinance is the correct and proper action. The criteria is very clear, this is not a matter of right but a two fold referral process. The special use is issued only by permit.

After extensive discussion, Chairman Pisarek made the motion for the recommendation of the adoption of the amendment to the ordinance as drafted including the ability of the Zoning Board of Appeals to retain the ability to review the approved Special Use Permits on an incremental basis to be determined by the approving Board at the time of initial approval. Mr. Flaherty seconded the motion and it was approved unanimously

**PIONEER FARMS SECTION 7
LOT LINE REALIGNMENT
TP#028.1-01-01.0**

Raymond Luber and Larry Luber appeared before the Board to present a lot line realignment application on a section of Pioneer Farms Section 7. This application follows the subdivision regulations of section 39.27.

Mr. Curtin disclosed that he has a pre-existing relationship with the applicants.

The application needs to be corrected, as the current zoning is R-2.

The applicants are requesting to merge the existing Lots 1, 2, and 3 to create the new Lot 2 and Lot 3. Lot 2 will be approximately 2± acres and Lot 3 will be 33,000± square feet. The applicants feel the marketability of the lots will increase upon the merger.

Mr. Curtin advised the Board that this application is modifying the final plat of an already approved subdivision. He also requested that the record reflect that a SEQR is not required for this application as one was previously completed for the original application for subdivision. The reduction of density does not create the need for a new application.

Chairman Pisarek made the motion to amend the final plat approval for the Pioneer Farms Section 7B on farm lot 90, which allows the merging and redefinition of Lot 1 in with the final piece to the north and the realignment of the lot line between Lot 2 and Lot 3 in the revised plan as shown by the developer. Mr. Flaherty seconded the motion and it was approved unanimously.

OLD BUSINESS

**HUDSON SUBDIVISION – WINCHELL ROAD
PRELIMINARY PLAN
TP#010.-02-13.0**

Mr. Robert Allen, attorney, appeared before the Board representing the Hudson family, the property owners, to present a preliminary plan for a subdivision of a 32 acre parcel, located on Winchell Road. The proposal is for a two (2) lot subdivision for the purpose of selling the existing single family home and 4 barns. Lot 1 will consist of approximately 28± acres and Lot 2 will consist of approximately 4 acres. The existing house and barns are located on Lot 2. The property is zoned R-R and is located in an Agricultural District.

Previously, Chairman Pisarek advised the applicant to submit a preliminary plat application, to include site location and location of the leach field. The applicant has submitted most of the requested information however, the Board is still in need of the location map and the USGS topography to be on the final plat.

Mr. Heater moved to approved the preliminary plat of the Hudson subdivision map dated December 18, 2003, revised February 5, 2004 with the condition that the site location map, and the USGS topography be added to the final plat. Mr. Trombetta seconded the motion and it was approved unanimously.

Chairman Pisarek requested the record reflect that the map is presently named the William Hudson, Part of Military Lot 44 Subdivision but will be renamed the Walter W. Hudson Subdivision to avoid confusion.

Chairman Pisarek made the motion to set the public hearing date dependant whether SOCPA can act on the application for either February 23, 2004 or March 22, 2004 at 7:00 p.m. Mr. Heater seconded the motion and it was approved unanimously.

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

DISCUSSIONS

The Planning Board requested Mr. Price, Code Enforcement Officer to attend this evenings meeting to discuss Marshall's and Bargain Outlet. Neither business had appeared before the Board for site plan review and approval. The Board needs to review these site plans per Town ordinance therefore the Board is requesting Marshall's and Bargain Outlet to submit "no cost applications". In order to accommodate the businesses, Mr. Price will accept the applications and present them to the Planning Board. Upon the Board's review, the Board will either approve the site plan or identify issues to be addressed. If there are any issues, Mr. Price will address them with the applicant.

Lighting at Elm Hill Towne Centre is still a concern. The Board has requested Mr. Czerwinski review the photometric study and comment back to the Board.

A meeting with Benderson Development Company and the Camillus Town Board was held on Thursday, February 5, 2004 to discuss the Camillus Mall site. Mr. Pisarek and Mr. Curtin were in attendance. The site has been renamed "Camillus Commons". Benderson Development disclosed that agreements have been signed with Wal-Mart and Lowe's.

Based upon the above developments, the Town Board has requested meeting with the Planning Board for work sessions of this site. Mr. Pisarek advised all members that additional time would need to be set aside for this project. It was also suggested that the Town obtain an independent architect. Supervisor Coogan is in contact with a few architectural firms and will advise whom they retain for this project.

Dr. Rubies, Superintendent of Schools for West Genesee Central School District was also in attendance at the meeting. He stated the school district has an easement for the use of the traffic light for the egress and ingress of the school buses. The major concern is that the bus schedules and the delivery schedules will not interfere with each other.

The Board members suggested Mr. Pisarek and Mr. Curtin be delegated the "point people" for this project and any comments, public or otherwise be directed to/from them.

Mr. Curtin suggested that the Board be mindful of conducting an informational hearing. Full Environmental Impact Statement will be required as well as a SEQRA hearing. However, the proposed uses are perfectly acceptable as the site is zoned commercial and previously housed retail businesses.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of January 26, 2004. The motion was seconded by Mr. Trombetta and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

The Town Board meeting minutes from January 27, 2004 were received.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$1,106.06 of which \$156.06 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. in the amount of \$1,518.00 of which \$1,143.00 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 voucher was received from Hummel's Office Plus in the amount of \$50.95 for the purchase of micro cassettes and Mr. Czerwinski's nameplate. Motion to approve payment was made by Mr. Fatcheric, seconded by Mr. Trombetta and approved unanimously.

A letter from Barton & Loguidice, P.C. regarding Starlight Estates was received.

A few articles were received from Nine Mile Creek Conservation Council that they felt the Board would find of interest.

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta expressed deepest sympathy for the family of Daniel Nolan, a past Planning Board member as he passed away unexpectedly last week.

Ms. Wheat stated she was called away from the Onondaga County Planning Conference in the late afternoon and therefore felt she should refund the Town a partial fee. Therefore she submitted a personal check in the amount of \$10.00.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:00 p.m. on a motion by Mr. Flaherty and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
FEBRUARY 23, 2004
7:00 P.M.**

PRESENT

Roger Pisarek, Chairman
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

NOT PRESENT

John Fatcheric

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Kathy MacRae, Second Ward Councilor, requested a public informational meeting for the Mahoney Property due to the number of inquiries received last year as a result of the clearing of land.

NEW BUSINESS

**MAHONEY PROPERTIES, LLC – BENNETT ROAD & MILTON AVENUE
SITE PLAN
TP#017.-05-01**

Mr. Joseph Durand of TDK Engineering Associates and Mr. James Owens of Mahoney Properties, LLC appeared before the Board to present a site plan. The proposal is to build a “Store America – Self Storage” facility on the corner of Milton Avenue and Bennett Road. The property is approximately 2 ½ acres and zoned industrial. Currently there is an existing house on the property that will be demolished.

The applicant is proposing to build two 2-story buildings which will accommodate approximately 240 storage units. The main entrance will be on Southern Drive and a “back-up” entrance will be located on Bennett Road. There will be an office in the building closest to Southern Drive and will have a manager on site from 8:30 am – 6:00 pm. Access to the facility will be from 6:00 am – 8:00 pm entering through a security gate. A decorative wrought iron fence will enclose the facility. The fence is to be located directly on the property line.

Access to the second floor will be obtained by 2 “stair towers” and an elevator. Security cameras will be in place and used continually. At the present time, a sprinkler system will not be installed. Outdoor storage will not be allowed at any time.

The site plan proposes 34 parking spaces, 28 to accommodate the storage buildings and 6 at the main entrance near the on-site office. This is far below code requirements and will need to be referred to the Zoning Board of Appeals, as the Planning Board cannot waive parking space requirements.

After extensive discussion, the Board requested a photometric study for the proposed lighting. Also, the average traffic numbers for "Storage- America" were requested to help determine the traffic impact.

A public informational meeting will be held on March 8, 2004 at 6:30 pm, prior to the next Planning Board meeting.

OLD BUSINESS

JOHNSON SUBDIVISION AMENDED PRELIMINARY PLAT TP#006.-01-04.0

Mr. Robert Allen, attorney, appeared before the Board representing the property owners, to present an amended preliminary plan for subdivision of a 6 acre parcel located on Breed Road south of Canal Road. The proposal is for a four (4) lot subdivision. The property is zoned R-1.

Previously, an application for a four (4) lot subdivision in which the lots would conform with the Town zoning requirements had been presented to the Board. Since then, a boundary line dispute has surfaced between the property owner and adjacent neighbor to the north.

According to Mr. Allen, the dispute is far from being rectified. After researching the situation, deeds, title reports and survey maps it is apparent that both property owners can assert a claim for the disputed land. Lawyers for both owners have been in contact and an amicable resolution is not available at the present time. Mr. Allen went on to say that in his professional opinion he is unsure how a judge would decide the outcome therefore he is proposing the following: to create four (4) lots, Lot 1 will have 151.87' of road frontage, Lot 2, Lot 3, and Lot 4 will each have 125.00' of road frontage. This would create three (3) non-conforming lots as the road frontage will not be a minimum of 150.00 feet.

The Board is not in agreement with the applicant's proposal to create three (3) non-conforming lots. They suggested subdividing the parcel into three (3) conforming lots instead of four (4). The issues of Breed Road being a local road and additional developments being built on that road are a few of the Board's concerns. After an extensive discussion, Mr. Allen advised the Board that the applicant could return to the original plan. In his opinion that would be unscrupulous, as the resolution would then hinder the owner of Lot 1 as the land in dispute would be included in this lot. In his opinion the only upfront and honorable solution is to create 3 non-conforming lots and 1 conforming lot.

The application as presented would need to be referred to the Zoning Board of Appeals for an area variance. Mr. Curtin stated that although the Board is not in complete agreement, the ultimate decision would be determined by the Zoning Board of Appeals. Mr. Curtin is willing to write the referral to the Zoning Board of Appeals outlining the Boards concerns and stating exactly why this area variance is needed.

Mr. Trombetta made the motion to refer this application to the Zoning Board of Appeals inclusive of the Boards concern regarding creating non-conforming lots. Ms. Wheat seconded the motion and as the Board was not unanimous, the Board was polled.

John Trombetta	Yes
Lynda Wheat	Yes
John Heater	Yes
Roger Pisarek	No
Richard Flaherty	Yes
Raymond Wynne	Yes

Therefore, with the vote of 5 to 1 the motion passed.

DISCUSSIONS

STARLIGHT TERRACE-

Mr. Kehoskie, Parks and Recreational Director requested the Board's review of parkland fees from this applicant. The Board stated that parkland fees are not required for Planned Unit Developments as the criteria states they provide "green space".

SINGING HILLS

Mark Pigula, Highway Superintendent submitted a note regarding the curb cuts for this subdivision. He stated there were many lots on the subdivision map that would have issues with snow removal. After a short discussion, the Board thanked Mr. Pigula for his input but did not see how this was any different than other approved subdivisions elsewhere in the Town.

ANNESGROVE-

It has been brought to the Boards attention that the County Health Department wants to approve only Section B of the Annesgrove Subdivision, as this section does not need grinder pumps. The County is having some issues as to grinder pumps. After some discussion and clarification, Mr. Curtin advised the Board that this does not affect the Board's previous approval and the developer and the County should address this problem.

MAESTRI MANOR-

Mr. Czerwinski looked at the soil mapping for the project area and confirmed that shallow bedrock is predominant in the area. He also took a cursory look at some costs to install gravity sewers versus grinder pumps with smaller diameter force mains and has summarized them below. The cost to install the gravity sewers is almost twice the cost of the small diameter force mains, excluding the cost of the basins and pumps. When you take into account the shallow bedrock, the cost of the gravity sewers doubles while the small diameter force mains only increases by about

33% because they are not installed as deep into the rock. These costs are based on the assumptions that rock is about 4 feet below grade, the sanitary sewer is an average of 10 feet deep and the force main is an average of 6 feet deep. He also included average costs for septic systems. Please note that these costs are generic in nature and could vary depending on the actual site and conditions.

Gravity Sewers with No Rock	\$100 per lineal foot
Gravity Sewers with Rock	\$210 per lineal foot
Small Force Main with No Rock	\$60 per lineal foot
Small Force Main with Rock	\$80 per lineal foot
Grinder Pump & Basin	\$3,000 - \$5,000 per unit
Standard Septic System	\$4,000 per parcel
Raised Bed Septic System	\$12,000 per parcel

GOLDEN MEADOWS-

Mr. Morse from W-M Engineers has brought to the Boards attention that the sewer pipes in the Golden Meadows Subdivision have slope problems. It is his recommendation to replace the sewer pipes.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of February 9, 2004. The motion was seconded by Mr. Flaherty and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

The Town Board meeting minutes from February 10, 2004.

The Zoning Board of Appeals meeting minutes from February 3, 2004.

An email from Fred Miller of the Nine Mile Creek Conservation Council, Inc. regarding Thompson Landing.

The City of Syracuse Planning Commission's approval for Burke Estates.

Parking Updates regarding parking demand, parking geometrics and surface lot functional design.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$1,450.00 of which none is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater, seconded by Mr. Trombetta and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$650.00 of which \$650.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater and approved unanimously

A voucher was received from W-M Engineers, P.C. in the amount of \$3,826.96 of which \$3,418.96 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne, seconded by Mr. Flaherty and approved unanimously.

A letter from Barton & Loguidice regarding storm sewer construction of the Burke Estates.

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski has visited Elm Hill Towne Center and reviewed the lighting. He feels the angle is incorrect and has been in contact with Edward Joy lighting, the people responsible for the photometric study as has been told that the wattage being used is 400. Mr. Czerwinski feels the wattage needs to be changed or the lighting readjusted. After further discussion the Board requested Mr. Czerwinski to do a spot check on all items if the site plan approval.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta commented on the location of the steel building behind Fastrac Markets. It had been a condition of Mr. McGraw's approval for the building to be moved. It was requested that Mr. Price inquire as to when Mr. McGraw will have the movement of the steel building completed.

Mr. Flaherty commented that the old Sears building has been demolished as of today. He also commented that the Kasson Road Plaza work has been completed and looks good.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:00 p.m. on a motion by Mr. Flaherty and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD – INFORMATIONAL MEETING
MARCH 8, 2004
6:30 P.M.**

PRESENT

Roger Pisarek, Chairman
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

NOT PRESENT

John Fatcheric

STAFF PRESENT

Paul Czerwinski

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, Councilor
Tom Dugan, Councilor
George Burke, Chairman ZBA
Jim Corbett, County Legislator

**MAHONEY PROPERTIES, LLC – BENNETT ROAD & MILTON AVENUE
STORE-AMERICA**

Joseph Durand of TDK Engineering Associates, Timothy Mahoney and James Olin of Mahoney Properties, LLC appeared to discuss the site plan. The proposal is to build a “Store America – Self Storage” facility on the corner of Milton Avenue and Bennett Road. The property is approximately 2 ½ acres and zoned industrial. Currently there is an existing house on the property that will be demolished.

The Applicant proposed to build two self-storage 2-story buildings that will accommodate approximately 240 storage units. The main entrance would be on Southern Drive and a “back-up” entrance will be located on Bennett Road. There would be an office in the building closest to Southern Drive and a manager will be on site. The facility would be accessible through a security gate from 6:00 am – 8:00 pm daily. A decorative wrought iron fence will enclose the facility. The fence would be located directly on the property line.

Access to the second floor will be obtained by 2 “stair towers” and an elevator. The entrances to the individual storage units on the second floor would be through an interior main hallway. Security cameras would be in place and used continually. At the present time, no sprinkler system would be installed. Outdoor storage would not be allowed at any time.

The site plan proposes 34 parking spaces, 28 to accommodate the storage buildings and 6 at the main entrance near the on site office. There will be 12 exterior lighting fixtures; all directed downward, using 70-watt security bulbs.

John Graham – Bennett Road- Asked if any outdoor storage would be allowed and how many employees would be on staff? Outdoor storage would not be allowed at any time. This facility, if approved, would employ between 2 and 6 employees.

Randy Flat – Richlee Drive – Asked how many lighting units are to be located on the outside? Twelve exterior lighting units will be placed on the building and Chairman Pisarek commented that the Board will review the proposed lighting for this site.

Cathy Panitowski- Asked whether there will be hazardous materials stored on the site? Mr. Mahoney answered that the following are prohibited by Store-America; flammable items, illegal items, firearms and hazardous materials.

Joe Flynn-Peartree Drive – Asked if employees will be there 24 hours a day? The hours of operation will be approximately Monday – Friday 9:00 am– 5:30pm, Saturday 8:00 am – 4:00pm and Sunday 10:00am – 2:00pm and the employees will be on site slightly longer.

Roy Panitowski – Bennett Road – Asked where the water runoff will be pumped? A storm water management and erosion control plan will need to be completed and put into play to minimize disturbance. A notice of intent and a storm water pollution plan will need to be filed with the DEC prior to construction.

Unknown-Richlee Drive- Asked who will respond to the alarms? Mr. Mahoney stated security alarms are monitored on site and the Store-America manager would be notified and respond. The alarms are heard within the facility and it is unlikely they would be heard on the exterior. The alarms are set on a timer to go off for a short period of time to avoid being a nuisance.

Nick DeSantis- Asked what the occupancy code is and if a sprinkler system required? The occupancy code is S-1 and the sprinkler system is not required.

Jim Corbett- County Legislator- Stated that a drainage plan after construction was eluded to and asked whether those are concrete or ponds, tie into the existing swale for the DOT and drainage, whether there is proper permission for this? Mr. Durand responded that they have met on site with representatives and there is currently a half-hazard drainage swale off of Milton Ave. That would have to be reshaped. There is a drainage structure located on Bennett Road directly on the property that they would tie into. The drainage plan would be landscaped to tie into the wetlands.

Tom Dugan, 6th Ward Councilor- Asked if lighting will be downward directed and whether there would be any outside storage? Lighting will be downward directed with a shroud. There will be no outside storage however there may possibly be indoor storage for vehicles as long as they fit into the storage unit.

Kathy MacRae, 2nd Ward Councilor- Requested a review of the materials and colors of the building. Mr. Mahoney stated the color scheme would be neutral beige for the bulk of the building. A dull red, cedar red, will be on the roof system; columns and doors that will all tie in together. The types of materials have not been determined yet. Most likely, the outbuilding will be largely constructed of steel, the exterior skin will be made up of steel components and potentially a stucco product and the roofing material will be a metal roof.

Unknown- Asked when construction would commence and how long Store-America has been in business? Mr. Mahoney is hopeful to have construction begin in the middle of '04. Store-America was created in 1998 and has been building a facility a year.

Betty Gasparek-Bennett Road- Commented that the facility will look a lot better than what is currently across the street and at the site.

John Heater-Planning Board member- Noted he had visited other sites and that most of this site will be paved so dust will not be an issue. He found no trash but noticed a U-Haul parked on site. He asked whether one be at this site? He commented that the fence looked nice. Mr. Mahoney replied that a U-Haul may be at the location but it would not be visibly parked.

Richard Flaherty-Planning Board member- Asked in regard to the alarm system, who will be notified. Mr. Mahoney replied that during business hours the on site office personnel will be notified; after hours a security company will be notified.

Chairman Pisarek thanked the representatives of Mahoney Properties, LLC, Kathy MacRae, Tom Dugan, Jim Corbett and the public who attended.

Respectfully submitted.

Ann C. Clancy
Planning Board Clerk

PLANNING BOARD
MARCH 8, 2004
7:15 P.M.

PRESENT

Roger Pisarek, Chairman
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

NOT PRESENT

John Fatcheric

STAFF PRESENT

Christian J. Danaher, Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Mark Pigula, Highway Superintendent
Tom Price, Code Enforcement Officer

Approximately 7 others

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Mark Pigula, Highway Superintendent, spoke to the Board regarding the comment sheet submitted to the Planning Board for the subdivision approvals and driveway snow issues. He read in the minutes of the previous meeting that the Board sees no difference in the proposed Singing Hills Subdivision and any other. This is true, but the issue still remains that the other subdivision road designs have presented problems with snow removal because of the location of driveways. Mr. Pigula is bringing these issues to the Board's attention to address and correct the problem.

Chairman Pisarek stated the Board understood Mr. Pigula's position and agreed that the driveway positions would influence the snow removal. The Board does respect Mr. Pigula's comments and will keep them in mind for future considerations. The site distances of driveways have also been an issue. The Highway Department has had to grant exceptions to the town ordinance on driveways because there is not enough site distance in some of these subdivisions. Mr. Pigula stated that with slight changes from the developer most of these problems that haunt the town on a daily basis could be nonexistent.

Chairman Pisarek commented that the Board is mindful of these issues and will take all into consideration while reviewing the site plans of subdivisions.

NEW BUSINESS

**MARSHALL'S – FAIRMOUNT FAIR
SITE PLAN
TP#048.-01-01.1**

Mr. Tom Price, Code Enforcement Officer appeared before the Board to present a site plan for Marshall's Mega Store in Fairmount Fair. The site plan is for the façade only and Mr. Price

apologized for not referring this application to the Planning Board at the time of the initial application. Town Law states, "the Planning Board is required to review all façade changes". Marshall's has changed the color of the canopy and filled in most of the old glass windows that were underneath the canopy. Otherwise the site has not changed.

Ms. Wheat made the motion to approve the site plan known as Marshall's Mega Store dated July 8, 2003 with no noted revisions. Mr. Trombetta seconded the motion and it was approved unanimously.

**SYRACUSE POTTERY INC. – 6551 POTTERY ROAD
SKETCH PLAN
TP#007.-01-03.0**

Mr. Nick DeSantis appeared before the Board on behalf of Syracuse Pottery to present a sketch plan. The proposal is to subdivide the parcel and create three (3) lots, Lot 1 being approximately 7.38 acres, Lot 2 being approximately 12.59 acres and Lot 3 being approximately 56 acres. The total existing parcel is approximately 76± acres. The property is zoned Industrial.

The applicant is requesting a minor subdivision, keeping a boundary around the existing structure and creating 2 lots, one being a flag lot and the other fronting on Pottery Road. The usage for the new lots will be for future sale after the business closes. The new Lot 1 will house the existing building. Due to the square footage of the structures not being known, the Board cannot determine the minimum parking requirements for this property. The current code for parking states 1 space per every 500 square feet for light and heavy industrial use properties. The applicant stated that additional parking is on the site however this is not reflected on the drawing. The Board advised the applicant to include this information.

A class 2 wetland encompasses most of the 76-acre parcel and Meadowbrook Creek runs along the north line of Lot 1, therefore a 50 foot buffer is required outside of the class 2 wetland.

Mr. Czerwinski inquired as to the wetland being on both lots being created. Mr. DeSantis advised the Board that the wetland encompasses most of the property, all of the proposed Lot 3 and about 60% of the proposed Lot 2. There are no structures located on the property at the present time. The DEC would need to grant a permit to build within a wetland, which is not readily granted, as it is a very involved process.

It was noted that Pottery Road is a county road and therefore this application will need to be referred to County Planning upon preliminary plat approval.

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

Chairman Pisarek advised the applicant to submit the following on the preliminary plat; the location of the wetland, the location of the streams, the parking, the USGS topography, and the square footage of the buildings.

**VILLAGE GREEN ELEVEN – CHICOPEE MEWS APARTMENTS
SITE PLAN
TP#027.-04-06.1**

Mark Cappuccilli, managing partner of Chicopee Mews Apartments, appeared before the Board to present a site plan. The applicants are proposing to add two (2) buildings to the existing site. Each building will house eight (8) units for a total of sixteen (16) units. Currently there are eight (8) existing buildings with eight (8) units in each for a total of sixty-four (64) units. The property is zoned R-4.

The apartments are approximately 960 square feet per unit. The proposal indicates eight (8) of the units will be handicapped accessible. The building floor plans will stay primarily the same. The façade will look the same, using similar materials and colors.

The property is adjacent to East Hill Elementary School. The applicant is proposing to berm along the property line so that no water can get onto the school property. They will also create a drainage swale that runs along the property line which will eventually run into the existing drainage swale. All water will stay on site.

The original Chicopee Mews application was reviewed in 1985 or 1986. The Board raised some concern in relation to the buildability of the property in question due to the elevation of the land and drainage issues. The applicant suggested that these are two (2) separate parcels with separate tax identification numbers. After an extensive discussion, the Board has requested the old approval be reviewed in order to address issues.

Chairman Pisarek stated that the Board will leave the sketch plan open to review the previous approvals to see if there are any restrictions.

OLD BUSINESS

**EASTVIEW ASSOCIATES/CAMILLUS RIDGE ADULT HOME (SCENIC DR)
FINAL PLAT
TP#020.1-01-01.0**

Mr. John Rossi, attorney and Mr. James Vattally of Eastview Associates appeared before the Board to present a final plat application. The applicants are proposing to subdivide a 45 ± acre parcel into two lots located on Scenic Drive. Lot 1 will be approximately 40.5± acres and Lot 2 will be approximately 4.5 acres. The property is zoned R-4.

The applicants have requested to waive the preliminary plat approval and have requested final plat approval for the subdivision.

Mr. Flaherty advised the Board that in the Comprehensive Plan, a future road has been proposed due to development of the West Hill area. Chairman Pisarek stated the following be recorded in the minutes; that the West Hill traffic flow plan was reviewed and discussed at this meeting.

Chairman Pisarek made the motion to approve the preliminary plat for the Lands of The Church of Jesus Christ of Latter-Day Saints. Mr. Wynne seconded the motion and it was approved unanimously.

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

Chairman Pisarek made the motion to approve the final plat of the minor subdivision of The Church of Jesus Christ of Latter-Day Saints, part of farm Lots 78 and 89, dated February 24, 2004. Mr. Trombetta seconded the motion and it was approved unanimously.

DISCUSSIONS

Chairman Pisarek stated that the approval for Benderson Development in regard to Camillus Commons would be strictly from the Planning Board. No action is needed from the Town Board as there is no zone change. It has been discussed that at the discretion of the Planning Board an outside consultant can be hired to assist the Board with the various elements of the review process. In addition, some of the fees can be billed back to the applicant as part of professional fees.

Chairman Pisarek stated that the Town Board had wanted to have a meeting with the Planning Board to discuss Camillus Commons. He stated he will submit a letter to each of the Town Board members requesting their input.

After extensive discussion, Chairman Pisarek stated he would like to confer with Paul Curtin in regard to hiring an outside consultant. There will be a scoping session on March 24, 2004 at 7:00 pm.

Mr. Price asked if in the future if should there be a threshold for façade changes due to color and painting. The Board will research and advise on the issue.

Mr. Price commented that Mr. McGraw would be moving his building within the next ten (10) days.

Chairman Pisarek requested Mr. Price to review the site plan for Florida Cars and Mr. Flaherty requested Mr. Price to review the site plan for Kowalik.

West Side Storage has requested an extension for their site plan approval. Mr. Heater made the motion to extend West Side Storage site plan approval for three (3) months and at that time review for an additional three (3) month period. 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 February 23, 2004. The motion was seconded by Mr. Wynne and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A letter from Barton & Loguidice was received regarding the lighting of Elm Hill Towne Center. Chairman Pisarek requested the Board members to review the approval and the letter so this can be discussed at the next meeting.

A voucher was received from Barton & Loguidice, P.C. in the amount of \$1,996.82 of which \$1,871.82 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne, seconded by Mr. Heater and approved unanimously.

A letter was received from Mary Ann Coogan requesting the Planning Board hold an informational meeting with the public prior to finalizing the site plan at Camillus Commons.

A copy of the quote from QPK regarding Benderson Development was received.

A letter was received from W-M Engineers regarding Golden Meadows sewers.

A letter was received from the Fairmount Fire Department regarding Store-America.

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta stated that at the next meeting Scouts will be in attendance.

With no further business to come before the Board, the Chairman adjourned the meeting at 9:50 p.m. on a motion by Mr. Flaherty and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
MARCH 22, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

George Burke, Chairman ZBA
Diane Dwire, Councilor-Arrived at 8:00

Approximately 17 others

Chairman Pisarek called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance to the flag, which was led by the Boy Scouts of Troup 293.

PUBLIC HEARING

**WALTER W. HUDSON SUBDIVISION – WINCHELL ROAD
TP#010.-02-13.0**

Mr. Robert Allan, attorney, appeared before the Board representing the Hudson family, the property owners, to present a plan for the subdivision of a 34 acre parcel, located on the west side of Winchell Road. The proposal is for a two (2) lot subdivision for the purpose of selling the existing single family home and 4 barns. Lot 1 will consist of approximately 28± acres and Lot 2 will consist of approximately 4 acres. The existing house and barns are located on Lot 2. The property is zoned R-R and is located in an Agricultural District.

The property is serviced by public utilities with the exception of septic. The locations of the septic and leach field, the location map, the title block and the USGS topography have been shown on the map.

Mr. Wynne made the motion to waive the reading of the public hearing. Ms. Wheat seconded the motion and it was duly approved.

Chairman Pisarek opened the meeting to the public for comment. Being none, Chairman Pisarek opened the meeting to the Board for comment. Mr. Flaherty inquired about the access of Lot 2. Onondaga County Planning Board's referral states the proposed Lot 2 shall be allowed a single access on Winchell Road, which must meet the requirements of the Onondaga County Department of Transportation for a future road. At this time, a definitive location for the driveway cut of Lot 2 has not been determined.

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

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

There was no new business.

OLD BUSINESS

**WALTER W. HUDSON SUBDIVISION – WINCHELL ROAD
FINAL PLAN
TP#010.-02-13.0**

Mr. Robert Allan, attorney, appeared before the Board representing the Hudson family, the property owners, to present a final plan for a subdivision of a 34 acre parcel, located on the west side of Winchell Road. The proposal is for a two (2) lot subdivision for the purpose of selling the existing single family home and 4 barns. Lot 1 will consist of approximately 28± acres and Lot 2 will consist of approximately 4 acres. The existing house and barns are located on Lot 2. The property is zoned R-R and is located in an Agricultural District.

The property is serviced by public utilities with the exception of septic. The locations of the septic and leach field, the location map, the title block and the USGS topography have been shown on the map.

Chairman Pisarek made a motion that the action be classified as an unlisted action, not requiring coordinated review and that a Negative Declaration be prepared under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Heater made the motion to approve the final plat of the Walter W. Hudson Subdivision dated March 17, 2004 with the following conditions:

- 1) Proposed Lot 2 shall be allowed a single access on Winchell Road, which must meet the requirements of the Onondaga County Department of Transportation for a future road.
- 2) Any future subdivision of proposed Lot 2 must use this single access and be accompanied by a plan showing full build-out.
- 3) The residual lot (Lot 2) must be labeled “This parcel has not been reviewed by the County Health Department for residential development.”

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

**ROBERT THOMPSON – THOMPSON ROAD
FINAL PLAT
TP#019.-01-11.1**

Mr. Robert Thompson appeared before the Board to present a final plan for a subdivision of a 142± acre parcel, located on Thompson Road. The proposal is for a two (2) lot subdivision. Lot 1 will be approximately 138 ± acres and Lot 2 will be approximately 5.2 acres. The current zoning is R-2.

The Board has received a letter from the Onondaga County Planning Board that states that they have determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted solely by the referring board.

Previously, the Board had requested the following items appear on the map:

5. The name of the map to be changed to the Robert Thompson Subdivision.
6. Label map as preliminary plat.
7. Label Lot 1 and Lot 2. Lot 2 being the newly subdivided lot.
8. USGS data to be included on the map.

These items have been added to the final map.

Mr. Heater made the motion to approve the final plat of the Robert Thompson Subdivision dated March 16, 2004 with no conditions. Mr. Flaherty seconded the motion and it was approved unanimously.

**BERNADINE KOWALSKI – VANBUREN ROAD
PRELIMINARY PLAT
TP#007.-02-31.0**

Mr. Nick Ianuzi, Land Surveyor, appeared before the Board on behalf of the property owner, Bernadine Kowalski, to present a preliminary plat. The proposal is to subdivide a 4.5± acre parcel of land located on the west side of VanBuren Road just north of Dunn Road, creating three (3) residential lots. The property is zoned R-3.

The applicant is proposing to build a single family house and separate garage on Lot 2. The driveway cut would be located on Dunn Road. The property would be serviced by public water and a private septic system. Access to Lot 3 would be from Woodward Street, which is a paper street and has never been improved. There is an existing house and driveway servicing Lot 1.

Previously, the Board had advised the applicant to obtain the following information:

- 4) A letter of consent is needed from Bernadine Kowalski as Alex Grigorchuk signed the application.

- 5) A letter from Mark Pigula, Town of Camillus Highway Superintendent approving the site distance and location of the driveway on Dunn Road for Lot 2.
- 6) Show the location of the driveway on the plan.

The applicant has only submitted the letter of consent from Bernadine Kowalski.

It has been brought to the attention of the Board and applicant that the actual location of the road of Dunn Road needs to be moved or adjusted, as it is not located on Town owned property. Due to this development, Mark Pigula, Town of Camillus Highway Superintendent cannot issue a letter approving the site distance and location of the driveway on Dunn Road for Lot 2. This issue needs to be resolved prior to any approvals. Mr. Oudemool, Town attorney, is working diligently to resolve this issue and has been in contact with the appropriate parties.

Mr. Curtin and Mr. Oudemool have had numerous conversations and have agreed that no approvals can be granted on this property until such time as the discrepancies with Dunn Road and Woodward Street have been satisfied.

Per Mr. Curtin, if the Town is to deed Woodward Street to the Applicant, it may be beneficial for Mr. Ianuzi to obtain waivers from the adjacent property owners, which would extinguish their rights to the property that has been classified as a paper street. If waivers were obtained, Mr. Oudemool would be able to deal directly with Mr. Ianuzi's client only.

After some discussion, it was suggested that Woodward Street would need to be built to the specifications of a road. Based on this information, Mr. Ianuzi will direct his client to visit Mark Pigula, Highway Superintendent for the specifications of town roads.

Based on all the above comments, the Planning Board is not able to continue with the subdivision application until the above issues are resolved.

**SINGING HILLS – BREED ROAD
PRELIMINARY PLAT
TP#021.-02-13.3**

Mr. John Szczech appeared before the Board to present a preliminary plan. The applicant is proposing to subdivide a 51.672 acre parcel of land located on Breed Road approximately 1,000 feet from Rolling Hills Road, creating twenty-seven (27) residential lots. The property is zoned R-1.

There will be two (2) entrances, both located on Breed Road. The street, Snowflake Circle, will be a horseshoe shape servicing the entire development. In the center, in between both entrances, is a parcel of land approximately 4 to 6 acres, owned by a private party. This parcel has a home and barns located on it. Due to the possibility of Breed Road becoming a collector street in the near future, the developer has increased the side yard setback of Lots 1, 10, 11, and 24 to 75 feet, as they are adjacent to Breed Road.

Previously, the Board granted the relief of Town Law § 278 for the Singing Hills Subdivision based on the review of the density plan as submitted by the applicant showing the maximum density of 38 proposed lots. They also granted the waiver of the block length based upon the fact that it is a dual access horseshoe shape, has more than adequate distance between the two entrances and will not inhibit emergency vehicles from entering or exiting the area.

Previously, the Board requested standard notification be sent to the school district, the fire district and the Highway Superintendent for their input and comment. The Warners Fire Chief has concerns and questions regarding the subdivision. After some discussion, the Board requested Mr. Szczech to meet with the Fire Chief to discuss his concerns. Comments have been received from the school district and the Highway Superintendent in which the Board has reviewed.

Mr. Fatcheric raised the following question. "In regard to the flag lots, will the driveways be built to the standard that will allow emergency vehicles to be able to enter at least partially on pavement?" Mr. Szczech stated that in his covenants, all driveways have to be blacktopped within 30 months of the construction of the house. For the flag lots, it is the entire driveway. The Board requested Mr. Szczech to supply a copy of the covenants to be considered as part of the record.

Mr. Czerwinski stated that the road profile for Snowflake Circle is acceptable.

Chairman Pisarek made the motion to set the public hearing date for April 26, 2004 at 7:00 p.m. Mr. Trombetta seconded the motion and it was approved unanimously.

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

DISCUSSIONS

MAHONEY PROPERTIES- STORE AMERICA

Joseph Durand of TDK Engineering Associates appeared to discuss the site plan. Previously, the applicants appeared before the Board at an informational meeting on March 8, 2004.

Since that time, it has been brought to the applicant's attention that a variance for the number of parking spaces will be required. The site plan shows twenty-eight (28) interior parking spaces near the storage units and an additional six (6) located near the office. The current zoning regulations for indoor storage and warehouse is one (1) space for every 500 square feet of gross floor area.

Chairman Pisarek made the motion to refer this application to the ZBA for a parking variance. Mr. Trombetta seconded the motion and it was approved unanimously. Although this application has been referred to the ZBA, an application still needs to be completed and filed with the ZBA.

Mr. Burke, Chairman of the ZBA, asked if there are any issues with regard to the setbacks; be it front yard, rear year and/or side yard. He also stated that the property is abutting properties zoned R-3. Therefore the applicant may need additional variances for the fence and abutting properties. Mr. Burke suggested that the applicant review the code and address all the issues for the ZBA to review so that the applicant only has to appear before the ZBA once.

ELM HILL TOWNE CENTER

The Board has received a copy of a letter sent to Tom Price, Code Enforcement Officer from John Sposato. It states in regard to Mr. Price's letter the following is offered: the parking lot lights, façade lights and canopy lights in their existing locations and positions were approved by the Town of Camillus Planning Board and were placed accordingly with those approvals. Any concerns regarding the brightness of those should have been addressed then. In addition, the number of poles were increased from 4 to 7 obviously making the parking lot much brighter. The lights however, only shine down. That said all spots on the front poles have been adjusted downward so they should be looked at again. Any more changes to the spots would cause the signs on the façade to go dark and further the lights go off at 1 am.

Mr. Czerwinski stated that the spotlights are adding the extra light. He stated he drove north on Hinsdale Road and found that there is as much light shed on the backside of the roof as on the frontside. His interpretation is that the lights are turned up pretty high. It is expected that they would be turned at an angle so they are shining on the front door and the light spillage should end up on the light side half of the peak of the roof. The day Mr. Czerwinski visited the site, the backside of the roof was pretty well lit on the Hinsdale Road side.

The entire Board was in agreement that they have no recollection of spotlights being added to the parking light fixtures and they have requested the clerk to review the old meeting tapes for clarification.

The original site plan approval was issued in March 2003. The approval was conditioned upon the Board retaining jurisdiction to review the site for a variety of issues. After some discussion, the consensus of the Board was to request Mr. Sposato to come back before the Board stating concerns of the completion of the parking area, the clock tower, the lighting, the access, the closing off of the access to the apartments, the landscaping and the timing to complete these. The Board requested a letter be sent to Mr. Sposato requesting him to appear at the next meeting to address and review the above issues.

BENDERSON DEVELOPMENT-CAMILLUS COMMONS

After discussion regarding Benderson Development, specifically Camillus Commons, the Board was in agreement to hire an outside consulting firm. Therefore, Chairman Pisarek made the motion to hire QPK Architects as professional consultant to the Town of Camillus Planning Board for review of the Benderson Development-Camillus Commons site plan for technical input and direction. Mr. Flaherty seconded the motion and it was approved unanimously.

QUESTION FROM MR. BURKE

Mr. Burke inquired whether any decision had been made to make Breed Road a feeder road. Chairman Pisarek responded that no recommendation has been made at this time.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of March 8, 2004. The motion was seconded by Mr. Flaherty and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A memo from Mary Ann Coogan was received requesting a meeting between the Town Board and the Planning Board.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$1,690.25 of which \$350.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Chairman Pisarek, seconded by Mr. Flaherty and approved unanimously.

A voucher was received from W-M Engineers, P.C. in the amount of \$6,435.00 for the period of February 2004, 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 \$18.15 for the public hearing notification of the Walter Hudson Subdivision. Motion to approve payment was made by Mr. Wynne, seconded by Ms. Wheat and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin advised the Board he will not be in attendance at the meeting of Tuesday, March 23, 2004 as he has a previous commitment.

COMMENTS OF THE ENGINEER

Mr. Czerwinski stated he received a call from Mark Cappuccilli, managing partner of Chicopee Mews Apartments, who requested a meeting to review site information. He will keep the Board advised on all developments as they become available.

COMMENTS OF THE BOARD MEMBERS

Mr. Flaherty commented that he is disappointed in Benderson Development specifically Camillus Commons regarding the non-activity with the Bon-Ton store after the November site plan approval. Additionally, with regard to the recycling of the demolition material to be used as a base for the parking lot, will this material meet the standards that are set by the town code and the NYS code? Mr. Czerwinski stated he would take a close look and report back.

Planning Board
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Chairman Pisarek commented that there is interest from Agway Lawn and Garden to expand their facility. He attended a meeting on March 20, 2004 in which they inquired as to expanding the current facility to the property directly behind.

With no further business to come before the Board, the Chairman adjourned the meeting at 9:45 p.m. on a motion by Ms. Wheat and seconded by Mr. Wynne.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD – SCOPING SESSION
MARCH 24, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

STAFF PRESENT

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

GUESTS & MEMBERS OF THE PUBLIC

Mary Ann Coogan, Supervisor
Kathy MacRae, Councilor
Diane Dwire, Councilor
George Burke, Chairman ZBA

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

Richard Franco and William Rae of Benderson Development Company, Chris Wood of Carmina and Wood, P.C. and Taylor McDermott of Lowe’s appeared to discuss the site plan. The proposal is to build a Walmart Super Center and a Lowe’s Home Improvement Center on the old Camillus Mall site. The property is approximately 58.9± acres and zoned commercial.

Chairman Pisarek began by stating that the Planning Board and Town are looking for a Center that the community can be proud of and will be visually appealing and welcoming. The appearance should be different from the normal Walmart Super Centers. The Town does not want to see box type stores, but would like something similar to the Fayetteville Towne Center with peaked roofs and more appealing construction materials. The Town would like architectural continuity within the site.

Based on the initial site plan received, the Board is in agreement that they would like to see more landscaped areas with less tarvia. In addition, adequate buffering needs to be placed along Kasson Road.

Richard Franco of Benderson Development commented that “they were here to listen” to the Board and are willing to work with them to create a vision that everyone can be proud of. As this is early in the process, the plan will evolve, that is why it is important to listen. Therefore each time this comes back, the plan will get better and come closer to what is requested.

It was asked of Benderson if there are different concept plans? Do the buildings have to be right next to each other as this creates a sea of asphalt with box buildings? Richard Franco of Benderson Development responded that they are planning on breaking up the parking area with landscaping and plantings. It is hard to have users on site if adequate parking is not provided. William Rae of Benderson Development stated that in addition to the plantings, they are planning on giving the existing buildings at the front façade treatments thus breaking up the boxy look. Benderson will be working on a landscaping plan, which Mr. Franco represented will be significantly better. The Board has requested that all existing parking and buildings be more clearly shown on the site plan.

The Board voiced concerns regarding the Bon-Ton, specifically pedestrian safety and parking. It was asked when the recladding of Bon-Ton was to be done? Concerns were raised regarding the commitment of the developer to the site. Richard Franco stated that Benderson Development would maintain the property and if certain retailers were to leave, they would reuse the buildings. Benderson will maintain the responsibility of the entire site.

Benderson Development has also been in contact with the County DOT regarding a traffic study. William Rae of Benderson stated they are proposing two (2) additional traffic signals on Kasson Road, which will be coordinated with the light on West Genesee Street. This, in his opinion, will create smoother traffic flows. The Board asked if the traffic signals have been turned over to the County as Wilmorite had previously had rights and ownership of them. Richard Franco stated he would inquire however, he believes if not, the rights would have been transferred with the sale of the property.

Benderson Development is reviewing the drainage and sewers and will be creating a new infrastructure. The site lighting will be new and a traffic study is being completed. A truck delivery plan will be submitted at a later date. It has been requested that the delivery schedules will not interfere with the West Genesee School District bus schedules.

Supervisor Coogan asked if Benderson Development would be in agreement to hold a neighborhood informational meeting. They are in agreement. She also stated she had been in contact with numerous people from the Town of Niskayuna and had been told that they are all very pleased with Benderson.

The Board has requested Benderson to review the following information:

- 1) Determine if Denny's and Hess are lease areas or do they own the areas.
- 2) Determine the traffic signal ownership.
- 3) Determine if Benderson can change the façade of P&C.
- 4) Determine the status of the Bon-Ton's site plan approval from November, 2003.

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

This meeting adjourned at 8:37 p.m.

The clerk received a call after the meeting and it was requested the following be made a part of the minutes:

After the meeting, Carlie Hanson of QPK Designs and Taylor McDermott of Lowe's spoke regarding the color and texture of the exterior building. The use of red brick was suggested.

Respectfully submitted.

Ann C. Clancy
Planning Board Clerk

PLANNING BOARD
APRIL 12, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
Richard Flaherty
John Heater
Lynda Wheat
Raymond Wynne

NOT PRESENT

John Trombetta

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, Councilor
George Burke, Chairman ZBA
Diane Dwire, Councilor Arrived 10pm

Approximately 13 others

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

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Kathy MacRae, Second Ward Councilor, stated that she would like the lights at Elm Hill Towne Center left alone. She feels that they are an enhancement to the public safety in the area.

REVIEW OF SITE APPROVAL

ELM HILL TOWNE CENTER- JOHN SPOSATO

John Sposato appeared before the Board for the review of the site plan approval of Elm Hill Towne Center. The site plan was originally approved March 11, 2003.

Chairman Pisarek asked if the entrance from the parking lot to the apartments, which has been closed off, will be permanent. Mr. Sposato stated that yes it was permanent in nature and Mr. Pisarek requested that it be shown on the site plan. Mr. Sposato went on to say that the reasoning behind this was due to public safety. Additionally, his attorney examined the title insurance policy to see if there was any evidence of an access easement in favor of the adjacent property owner along Milton Avenue. As there was none the attorney advised Mr. Sposato that he could close the entrance. The large concrete blocks will not be permanent, as they will be replaced with a landscaped berm and a pedestrian walkway.

The items that are not completed are the landscaping, clock tower, sign, and drainage. The landscaping will be completed after the paving, the paving will be completed after the clock tower is installed and there are some drainage issues that must be addressed and corrected prior to any of

the above being completed. Mr. Sposato is hopeful all items will be completed by the end of summer.

The drainage problems are numerous. Water is draining from the back slope of the property creating problems in and around the building structure. Mr. Sposato is planning to install drain tile in the front of the property to rectify the roof drainage discharge problem and has contracted an engineering firm to recommend a drainage plan at the rear of the building. Mr. Czerwinski suggested the applicant contact the county to inquire about tying into the sewers.

Chairman Pisarek notified the applicant that he listened to the tapes from the meeting of February 24, 2003 in which the site lighting was discussed. In those tapes, Mr. Sposato's representatives stated that the lighting on the poles would be directed downward, none shining on the apartments or roadways. After some discussion, it was suggested that the angle of the lights be tilted further downward. Mr. Sposato stated he would readjust the lights. Chairman Pisarek requested that he be present at the site when the lighting is readjusted.

Chairman Pisarek made the motion to extend the site plan for six (6) months for the Elm Hill Towne Center with the added note that the vehicular access has been terminated to the apartments and that a berm and a pedestrian walkway will be implemented. For other small modifications to the premises the Planning Board is granting Tom Price, Code Enforcement Officer, administrative review with this extension concluding on October 11, 2004. Mr. Flaherty seconded the motion and it was approved unanimously.

NEW BUSINESS

WAYLAN DAEFFLER – VAN BUREN ROAD SKETCH PLAN TP#010.-02-35.0

Waylan Daeffler, property owner appeared before the Board to present a sketch plan. The proposal is to subdivide the parcel and create two (2) lots. The total existing parcel is approximately 45± acres. The property is zoned RR and located on VanBuren Road.

The applicant is requesting the subdivision for the purpose of building a residential home on the larger parcel being approximately 43± acres and he will be selling the other parcel with the existing house of approximately 2± acres. The property is presently serviced by septic systems and public water. Due to VanBuren Road being a county road, the front yard setback will require a 150' setback. Mr. Daeffler did state that sometime in the future he has hopes to develop the back 43 acres. The Board commented that it would be prudent to show access for future development from VanBuren Road as road cuts are becoming numerous on that road.

Chairman Pisarek advised the applicant that this application will be classified as a major subdivision due to previous subdivisions of the property. He also advised the applicant that the map will need to show the topography, the location map, and the proposed driveway cut. He also advised the applicant to contact the County DOT for curb cut approval. The applicant was advised that the sketch plan will remain open.

Chairman Pisarek 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.

**COSMO FUOCO – VAN ALSTINE ROAD
SKETCH PLAN
TP#006.-04-02.0**

Cosmo Fuoco, property owner, appeared before the Board to present a sketch plan. The proposal is to subdivide the parcel and create two (2) lots. The total existing parcel is approximately 14.92 ± acres. The property is zoned R-3 and located on the corner of VanAlstine Road and Warners Road.

The applicant is requesting the subdivision for the purpose of building a residential home on Lot 2, as there is a potential buyer for that property. Lot 1 will be approximately 13.5± acres and currently has a house located on it. Lot 2 will be approximately 1± acre. The property is serviced by septic systems and public water. Due to Warners Road being a county road, the front yard will require a 70' setback. The applicant was advised to contact the County DOT for edge of road to determine the setback (as it may be 100' from the centerline of road) and also the curb cut approval for Lot 2.

Lot 1 has a stream that runs through the property. This is a listed stream and is significant. The Engineer will need to review the flood plain and the width of the stream and then advise the Board if the applicant will need to be referred to the DEC. In any event, a 50' buffer zone from the stream will be required.

Chairman Pisarek advised the applicant that this application will be classified as a minor subdivision. He also advised the applicant that the map will need to show the topography, the location map, the house on Lot 1 and the stream. The applicant was advised that the sketch plan will remain open.

Chairman Pisarek 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.

**PHYLLIS STAMPP/INFINITE HOME BUILDERS – ROLLING HILLS ROAD
SKETCH PLAN
TP#021.-02-08.0**

Sam Cacciola of Infinite Home Builders appeared before the Board on behalf of the property owner Phyllis Stampp to present a sketch plan for the subdivision of a 2.63± acre parcel located on Rolling Hills Road. The proposal is for a three (3) lot subdivision for the purpose of selling the existing single family home and creating two (2) new building lots. The property is zoned R-2.

The proposal is to build two (2) homes, one on each new lot. The homes will be 1,700 to 2,400 square feet and be serviced by septic systems and public water.

The applicant was advised to contact the Town of Camillus Highway Superintendent for curb cut approvals. The Board voiced some concern over the site distance for the driveway of Lot 3. The calculation used to determine the minimum distance is 10 X's the speed limit, in this case 10 x 35 mph = 350' for this driveway. Therefore, Chairman Pisarek advised the applicant that the sketch plan will remain open until curb cut approval is issued by the Highway Superintendent.

Chairman Pisarek made the motion to declare the Town of Camillus Planning Board lead agency for this application. Mr. Flaherty seconded the motion and it was approved unanimously.

**ANTONIO BALESTRA - 5415C WEST GENESEE STREET
REFERRAL FROM ZBA SITE PLAN REVIEW FOR SPECIAL USE PERMIT
TP#065.-04-07.1**

Antonio Balestra appeared before the Board on behalf of a referral from the Zoning Board of Appeals for review for a special use permit. The applicant desires to establish an Appearance Enhancement Service business within the LBO district located at 5415C West Genesee Street. The property dimensions are 54 x 205.

Currently the applicant is in the process of relocating his business, His & Hers, a beauty salon located on West Genesee Street. Mr. Balestra has ten (10) employees, of which six (6) are full time and four (4) are part time. The business is open six (6) days a week and the hours of operation vary from 6am -9pm.

Presently, the property has nine (9) parking spaces and the applicant is requesting an additional nine (9). Per the town parking regulation, 1 space per every 150 square feet of building is required. This property is 2,160 square feet therefore 14.5 parking spaces are required per code. The lot coverage would exceed 75% of impervious surface area if the applicant were to have the full eighteen (18) parking spaces shown on the plan. After careful consideration, Mr. Czerwinski determined that the five spaces proposed on the south line of the property could be changed to three (3) parallel spaces. This would decrease the impervious surface and create space to allow for green area and snow storage. The property has a catch basin therefore surface drainage should not be an issue.

Parking for employees will be off site as Mr. Balestra has been in contact with neighbors and they have agreed to accommodate them.

All neighboring properties are zoned LBO therefore no requirements for buffering will be required.

After extensive discussion, Mr. Wynne made the motion to recommend the referral to the ZBA for the property located at 5415C West Genesee Street as the Town of Camillus Planning Board has reviewed the application and has reviewed the parking and recommends that the parking be restructured to seventeen (17) parking spots to allow for green space and snow removal behind the building and that the employees will be parking off site per agreements with St. Luke's Church and possibly Dr. Barry. There will be a slight increase in the surface water drainage in paved area

however there is a catch basin where storm water will be directed and therefore should not have any impact. It is recommended that the exterior lighting be the type which is directed downward and does not flood the entire area, and the existing proposed buffering is adequate as no additional buffering is required as all adjoining properties are zoned LBO. The Board requested that the record reflect that this property does not meet the current requirement for LBO zoning, as the property is 54 feet in width and not 100 feet per code. Ms. Wheat seconded the motion and it was approved unanimously.

OLD BUSINESS

CHICOPEE MEWS APARTMENTS – VILLAGE GREEN ELEVEN SITE PLAN TP#027.-04-06.1

Mark Cappuccilli, managing partner of Chicopee Mews Apartments, appeared before the Board to present a site plan. The applicants are proposing to add two (2) buildings to the existing site. Each building will house eight (8) units for a total of sixteen (16) units. Currently there are eight (8) existing buildings with eight (8) units in each for a total of sixty-four (64) units. The property is zoned R-4.

The apartments are approximately 960 square feet per unit. The proposal indicates eight (8) of the units will be handicapped accessible. The building floor plans will stay primarily the same. The façade will look the same, using similar materials and colors.

The site plan reflects two (2) separate parcels in which they would like to combine upon site plan approval. Mr. Cappuccilli stated he met with Fire Chief Larry Gilbert regarding fire hydrants and Chief Gilbert recommended that a fire hydrant be added to the location.

Chairman Pisarek 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.

Chairman Pisarek made the motion that this application be designated as an unlisted action and that a negative declaration be declared. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to set professional fees encompassing legal and engineering fees at \$1,200.00. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to approve the site plan for Chicopee Mews Buildings I & J, Town of Camillus, project number 256-03-001, revised 1, April 4, 2004 with the following conditions; the plan to show the additional fire hydrant, two (2) lots being merged into one (1) and the buildings being similar in materials as shown. Ms. Wheat seconded the motion and it was approved unanimously.

**JOHNSON SUBDIVISION
AMENDED PRELIMINARY PLAN
TP#006.-01-04.0**

Mr. Robert Allen, attorney, and David Simmons of Gallinger Real Estate appeared before the Board representing the property owners, to present an amended preliminary plan for subdivision of a 6 acre parcel located on Breed Road south of Canal Road. The proposal is for a four (4) lot subdivision. The property is zoned R-1.

Previously, an application for a four (4) lot subdivision in which the lots would not conform with the Town zoning requirements had been presented to the Board and had been referred to the Zoning Board of Appeals for an area variance. The Zoning Board of Appeals has denied the request for the variance therefore the applicant has proposed the following: to create four (4) lots, all conforming with town requirements. Lot 1 will have 202.94' of road frontage, Lot 2, Lot 3, and Lot 4 will each have 150.00' of road frontage.

Previously, the Town of Camillus Highway Superintendent approved curb cuts for all driveways. The public hearing for this subdivision was held on February 24, 2003.

Due to the boundary line dispute between the property owner and adjacent neighbor to the north, the amended preliminary plat submitted has surveyor's notes on Lot 1. The notes state the following: "Property line per Kalenak's deed plotting road frontage dimensions from Canal Road. Kalenak's deed does not have a tie distance, and starts at the SW corner of REA 1256/450 this causes a deed overlap with Johnson's deed dimensions, there is no field evidence on this line to indicate field location".

Chairman Pisarek made the motion to approve the amended preliminary plat for the Johnson Subdivision, Karl and Norma Johnson dated April 8, 2004 project code 22.146 with the condition that all surveyors notes reflected on Lot 1 to remain on final plat. Mr. Flaherty seconded the motion and it was approved unanimously.

Chairman Pisarek amended the resolution to reflect the name of the Karl Johnson subdivision. Mr. Fatcheric seconded the motion and it was approved unanimously.

DISCUSSIONS

BENDERSON DEVELOPMENT

Mr. Czerwinski supplied the Board with copies of photos from Mohawk Commons located in Niskayuna, New York. The Board is waiting to hear from Benderson in order to continue the application process.

FEES

Mr. Curtin has reviewed the summary of accounts for unreimbursed expenses and requested the clerk to compile a list of fees other towns charge applicants for subdivision and site plan applications. The clerk has compiled and distributed the information to all Board members and this will be discussed at the next meeting of April 26, 2004.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of March 22, 2004. The motion was seconded by Mr. Heater and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

The Town Board meeting minutes from February 23, 2004.

The Zoning Board of Appeals meeting minutes from March 30, 2004.

A letter from the Warners Fire Department in response to the Singing Hills Subdivision stating that the proposed subdivision is acceptable.

The Code Enforcement office supplied a list of all cell towers in the Town of Camillus.

The list of building permits issued for the month of March.

A voucher was received from Barton & Loguidice, PC in the amount of \$2,143.38 of which \$1,511.50 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 voucher was received from W-M Engineers, P.C. in the amount of \$5,699.75 of which all is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne, seconded by Mr. Heater and approved unanimously.

A voucher was received from Continuum in the amount of \$34.00 for a headset stereo/mono for the transcriber. Motion to approve payment was made by Mr. Flaherty, seconded by Ms. Wheat and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin stated that the Board has become busy and recommended that it may be helpful to informally meet at 6:30 pm to review and discuss the applications prior to the scheduled meetings. The Board was in agreement and will begin to meet at 6:30 pm prior to the scheduled meetings.

COMMENTS OF THE ENGINEER

No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Ms. Wheat commented that there is a “Water and our beautiful Waterways, a local treasure” meeting on April 23, 2004 at the Convention Center Oncenter. The price is \$20.00 per person. Exhibits can be viewed from 11:00am to 2:00pm. Lunch will be served at 11:45am and the program will conclude at 1:30pm to be followed at 1:45pm with a “Dialogue – Conversation with the Experts”. Ms. Wheat and Mr. Heater are both interested in attending. Chairman Pisarek made the motion to approve the payment of \$40.00 for the “Water and our beautiful Waterways, a local treasure” F.O.C.U.S event. Mr. Fatcheric seconded the motion and it was approved unanimously.

Chairman Pisarek commented that as some areas are becoming developed, the Board may want to review some streets and roads in the town and recommend uniform speed limits on residential roads to the Town Board. This is due to increased issues in the site distance needed for curb cut approvals as the calculation used is 10 times the speed limit. In some instances this is creating hardships.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:48 pm on a motion by Mr. Fatcheric and seconded by Mr. Flaherty.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
APRIL 26, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
Richard Flaherty
John Heater
Lynda Wheat
Raymond Wynne

NOT PRESENT

John Trombetta

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, Councilor

Approximately 15 others

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

PUBLIC HEARING

**SINGING HILLS – BREED ROAD
TP#021.-02-13.3**

Chairman Pisarek made the motion to waive the reading of the public hearing notice. Mr. Fatcheric seconded the motion and it was approved unanimously.

Mr. John Szczech appeared before the Board to present a plan for a subdivision of a 51.672 acre parcel of land located on Breed Road approximately 1,000 feet from Rolling Hills Road, creating twenty-seven (27) residential lots. The property is zoned R-1.

Two (2) entrances are proposed, both located on Breed Road. The street serving the subdivision, Snowflake Circle, will be a horseshoe shape. In the center, in between both entrances, is a parcel of land approximately 4 to 6 acres, owned by a private party. This parcel has a home and barns located on it. Due to the possibility of Breed Road becoming a collector street in the near future, the developer has voluntarily increased the side yard setback of Lots 1, 10, 11, and 24 to 75 feet, as they are adjacent to Breed Road.

Previously, the Board granted the relief of Town Law § 278 for the Singing Hills Subdivision based on the review of the density plan as submitted by the applicant showing the maximum density of 38 proposed lots. They also granted the waiver of the block length based upon the fact that it is a dual access horseshoe shape, has more than adequate distance between the two entrances and will not inhibit emergency vehicles from entering or exiting the area.

The property will be serviced by natural gas, public water and private septic systems. A drainage district will be formed however a lighting district will not be formed at this time.

Chairman Pisarek opened the meeting to the Board for comment. Being none, Chairman Pisarek opened the meeting to the public for comment. Lou Rosati of 6000 Breed Road lives next

door to the proposed development and is concerned regarding it as his house faces the proposed development. His major concern is the covenants that the developer will be placing on the development and how can they be changed and/or will they be changed and if he could be included in them. Mr. Curtin advised him that the covenants are enforced through Court intervention and Mr. Rosati as a neighbor cannot be included in the covenants as he is not a landowner in the development.

Chairman Pisarek then asked for any person to speak in favor or opposed to the subdivision. As there was none, Ms. Wheat then made the motion to close this public hearing. Mr. Flaherty seconded the motion and it was approved unanimously.

PUBLIC COMMENT

Chairman Pisarek advised those assembled that there was a limit of 3 minutes for any discussion of business on the agenda and 2 minutes for any discussion that is not on the agenda.

Chairman Pisarek also commented that there may be some people present who may have concerns over Camillus Mall. Camillus Mall has been zoned commercial since 1963 while owned by Wilmoreite. Benderson Development purchased the property from them. This is private property, it is zoned for commercial (CP) use and the owner has the right to lease to any company as long as the use is within the zoning requirements. The Planning Board has received an application and the Applicant is working within the zoning regulations. That being said he then asked if there was anyone in the audience who wished to comment.

There were no additional comments.

NEW BUSINESS

IMMANUEL CHURCH OF THE NAZARENE SITE PLAN TP#017.-04-48.1

Mr. Paul Huysman of Bennetts & Huysman Architects, P.C., Donald Lain, Pastor of the Immanuel Church of the Nazarene, and John Maxian of Maxian & Horst Architects and Land Planners appeared before the Board to present a site plan for the property located on Warners Road, which abuts the 695 bypass and Hinsdale Road. The property is zoned LBO and will need to be referred to the Zoning Board of Appeals for any approvals.

The proposal is to build a new facility in which the Immanuel Church of the Nazarene can be located to include facilities for their sanctuary and educational programs. Currently, the church has approximately 300 parishioners.

The access to the property will be a private drive located off of Warners Road. A curb cut has not yet been obtained from the County Department of Transportation, as Warners Road is a county road. The site plan proposes 262 parking spaces; current code requires 250 spaces.

The Board has requested that the applicant examine the use of granite curbing as shown on the original submission. The Board encouraged the applicants' planners to review the landscaping plan at a very high level of detail as this site is to be situated in residential backyards. They have also encouraged the applicant to expand on the balance of the property located on the east side as possibly being used as playing fields and recreational areas and to show those improvements on the site plan.

There is an exiting sewer easement located on the property. The applicant does not want to tie into that sewer. There is an additional sewer located near Warners Road in which they would like to tie into and they will be contacting the county for further advise.

The applicant has requested the Board to review the preliminary application and comment. They will address the Board's concerns and proceed with the site plan application with more detailed information.

**CAMILLUS RIDGE ASSISTED LIVING CENTER (EASTVIEW ASSOC.) – SCENIC DR.
SITE PLAN
TP# 020.1-01-01.0**

Mr. James Vitale and Mr. Joseph Vitale of Eastview Associates appeared before the Board to represent 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 R-4.

The building will be a single story brick front building being of a Victorian flair. The total area of the building will be 30,000 sq. ft. The facility will be equipped for 56 beds however there are only 46 dwelling units. A few of these units are available for double occupancy. The sizes of the units are 380 to 400 sq. ft. for single occupancy and 500 sq. ft. for double occupancy. There will be several living rooms and dining areas. 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. This is an assisted living facility, not an independent living facility and will have its own transportation for the residents.

There will be one entrance to the facility located on Scenic Drive. The lighting will be park type lamp poles. They will be on timers and be lit all night for security reasons. There will be curbing in front of the building and granite curbing is preferred.

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

Currently a hedgerow is located on the property line to the west, adjacent to the Annesgrove development. This will be undisturbed and maintained as a buffer. There will be detention basin located on the west corner of the property nearest to Scenic Drive. This will be a dry basin and will be mowable. The Board advised the applicant that a variance may be needed for the side yard setback from the Zoning Board of Appeals. Mr. Curtin advised the applicants that he would review the zoning ordinance and advise.

After some discussion the Board advised the applicant to show the following on the map; the possible future parking on the balance of land in the event of a change of use, the hedgerow located on the west side of property (it was discussed that the applicants may want to consider covenants), the curbing, the detailed lighting plan to include the type of fixture to be used, the area location map, the floor plan and the elevation plan.

OLD BUSINESS

KARASEK SUBDIVISION – VAN ALSTINE ROAD FINAL PLAT TP#006.-04-12.0

Mr. Rudolph Karasek, appeared before the Board to present a final plan. Approximately 4 years ago, Mr. Karasek subdivided 345 acres into 2 lots. Lot 2 is a small lot and Lot 1 is the remaining acreage from that subdivision and runs across Van Alstine Road. The applicant is proposing to subdivide two additional lots, Lot 3 and Lot 4. These are located on the west side of Van Alstine Road and surround Lot 2. Lot 3 is approximately 16.42 acres and Lot 4 is approximately 19.11 acres. The remainder of the lot will be classified as Lot 1. The property is zoned RR and R-1. Due to the previous subdivision action, this application is considered a major subdivision. The property is located in an Agricultural District but no land is being taken out of production.

Chairman Pisarek made the motion to approve the final plat for the Resubdivision of Lot 1 of Rudolph Karasek, et al property, Part of Military Lot No. 53, 54, & 66, Town of Camillus as shown on the map dated April 7, 2003, sheet 2 or 2 as prepared by Ianuzi & Romans, P.C. with conditions as follows; a) Proposed Lot 1 must be labeled “This parcel has not been reviewed by the County Health Department for residential development”. Mr. Fatcheric seconded the motion and it was duly approved unanimously.

SINGING HILLS – BREED ROAD PRELIMINARY PLAT TP#021.-02-13.3

Mr. John Szczech appeared before the Board to present a preliminary plan. The applicant is proposing to subdivide a 51.672 acre parcel of land located on Breed Road approximately 1,000 feet from Rolling Hills Road, creating twenty-seven (27) residential lots. The property is zoned R-1.

There will be two (2) entrances, both located on Breed Road. The street, Snowflake Circle, will be a horseshoe shape servicing the entire development. In the center, in between both entrances, is a parcel of land approximately 4 to 6 acres, owned by a private party. This parcel has a home and barns located on it. Due to the possibility of Breed Road becoming a collector street in the near future, the developer has increased the side yard setback of Lots 1, 10, 11, and 24 to 75 feet, as they are adjacent to Breed Road.

Previously, the Board granted the relief of Town Law § 278 for the Singing Hills Subdivision based on the review of the density plan as submitted by the applicant showing the maximum density of 38 proposed lots. They also granted the waiver of the block length based upon the fact that it is a dual access horseshoe shape, has more than adequate distance between the two entrances and will not inhibit emergency vehicles from entering or exiting the area.

Ms. Wheat made the motion to approve SEQR under the Full Environmental Assessment Form with no adverse effects and that this action results in a Negative Declaration. Mr. Wynne seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to approve the preliminary plat for the Singing Hills Subdivision, Part of Military Lot 65, Town of Camillus, as shown on the map dated December 4, 2003, revised March 18, 2004, Project No. 02006 as prepared by Survey Systems. Mr. Flaherty seconded the motion and it was duly approved unanimously.

**MAESTRI MANOR – OLD STONE LANE
CONSTRUCTION DRAWING – AMENDED PRELIMINARY PLAT
TP#025.-03-22.1**

Mr. John Szczech appeared before the Board to present construction drawings – an amended preliminary plat for the Maestri Manor subdivision. The applicant is requesting storm sewer and road construction approval.

Bonet Way had never been accepted as a road with the Town of Camillus and therefore the developer has reconfigured the area and added it to Lot 18.

Previously, there had been discussion regarding the use of dry sewers in this subdivision. The County Health Department has stated they do not want dry sewers installed in this location. They will accept perked septic systems without the dry sewers as long as sanitary easements are granted “for future use”.

After some discussion, Chairman Pisarek made the motion to approve the Section 6 revised preliminary plat for Maestri Manor, Part of Military Lot 100, Town of Camillus as shown on the map dated January 7, 2004, revised March 10, 2004 Project No. 03083 with the incorporation of the Town Engineers comments. Ms. Wheat seconded the motion and it was approved unanimously.

**GOLDEN MEADOWS – WINCHELL ROAD
FINAL PLAT, PHASE 1
TP#010.-05-27.1**

Mr. John Szczech appeared before the Board to present the final plat of phase 1 of the Golden Meadows subdivision. Phase 1 consists of 41 residential lots, which are Lots 1-7, 73-79, 58-67, 106-115, 130 and 131.

Ryan Homes will build a model home on Lot 1. Due to the traffic volume a parking area for six (6) cars will be required on Lot 1.

Mr. Heater made the motion to accept the final plat for the Golden Meadows Section 1 subdivision, Part of Military Lot 56, Town of Camillus, as shown on a map dated September 12, 2003, Project No. 02103, contingent on the following; a) The model home located on Lot 1 will be required to have a driveway/parking area for six (6) vehicles and b) a note on the plan stating "The Town of Camillus will not be responsible for the maintenance of the stream adjacent to Lot 131". Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Heater made the motion to assess Parkland Fees for 41 lots in the Golden Meadows Section 1 subdivision in the amount of \$200.00 per lot for a total of \$8,100.00. Mr. Fatcheric seconded the motion and it was approved unanimously.

DISCUSSIONS

STORE AMERICA – MAHONEY PROPERTY

Mr. Curtin commented that there were questions and concerns regarding the variances needed. He stated that the Zoning Board of Appeals requested a coordinated review with the Planning Board and would like this to be held on May 4, 2004 at 6:30 pm. After some discussion, it was determined that this date/time is not acceptable as half the Board will not be able to attend. It was then requested that the clerk contact George Burke, Chairman of the ZBA to see if Monday, May 3, 2004 at 7:00 pm would be acceptable.

Chairman Pisarek then made the motion to declare the Town of Camillus Planning Board as lead agency for the Store America – Mahoney Property and authorized coordinated review with all interested agencies. Ms. Wheat seconded the motion and it was approved unanimously.

CAMILLUS MALL

Camillus Mall is zoned CP, Planned Commercial. Chairman Pisarek stated that the Town Attorney is reviewing the approved uses for this property.

MINUTES OF THE PREVIOUS MEETING

Ms. Wheat moved to approve the minutes of the meeting of April 12, 2004. The motion was seconded by Mr. Wynne and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

The Town Board meeting minutes from April 13, 2004 and April 15, 2004.

Correspondence was received from LJR Engineering, PC and Barton and Loguidice, PC regarding the Burke Estates subdivision.

Correspondence was received from Barton & Loguidice PC regarding Chicopee Mews.

A voucher was received from Barton & Loguidice, PC in the amount of \$4,999.05 of which \$4,623.50 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne, seconded by Mr. Heater and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$1,777.00 of which \$677.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Heater and approved unanimously.

A voucher was received from the Post Standard in the amount of \$17.33 for the public hearing notification of the Singing Hills Subdivision. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Heater and approved unanimously.

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski stated that the landscape engineer for the Camillus Ridge Assisted Living Center has contacted him and a meeting has been scheduled for April 27, 2004. He will keep the Board advised of all developments.

COMMENTS OF THE BOARD MEMBERS

Ms. Wheat stated that she and Mr. Wynne attended the Water and our beautiful Waterways, a local treasure” meeting on April 23, 2004 at the Convention Center Oncenter. She stated it was very interesting.

Chairman Pisarek commented that it had been helpful to informally meet at 6:30 pm to review and discuss the applications prior to the scheduled meetings. The Board was in agreement and will continue to meet at 6:30 pm prior to the scheduled meetings.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:10 pm on a motion by Mr. Fatcheric and seconded by Mr. Flaherty.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
MAY 10, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Approximately 20 others

Chairman Pisarek called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance to the flag.

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Susan Dwyer of 122 Greencastle Street voiced concerns over the proposed Camillus Ridge Assisted Living Center.

NEW BUSINESS

**STRAILE CHIROPRACTIC – 5631 W. GENESEE ST
SITE PLAN
TP#029.-01-19.0**

Dr. Bernard Straile appeared before the Board to present a site plan. Dr. Straile operates a chiropractic office in Marcellus and would like to relocate to Camillus. The location of the proposed site is 5631 West Genesee Street and is zoned LBO.

The hours of operation will be from 8:30 am to 5:00 pm. The number of employees will be two (2) possibly three (3) plus the doctor. The main entrance will be in the front of the house with a secondary entrance in the breezeway. The site had previously been used by a piano teacher and an insurance agency.

The square footage of the improved property is approximately 1,200. The classification would be considered Professional and would require parking spaces at 1 space per every 150 square feet, thus the minimum parking requirement is eight (8) spaces with one (1) being handicapped. The applicant is proposing the main parking area to be located in the rear of the property with twelve (12) parking spaces and four (4) parking spaces in the front.

The property is adjacent on the west to the Plainville Turkey Farm restaurant, zoned C-2, and on the east to the Weatheridge Professional Building, zoned LBO. The rear of the property is adjacent to a residential area. Due to the rear abutting a residential area, a 25 foot buffer will be required. No side buffering will be required as the adjacent properties are zoned LBO and C-2.

After some discussion, the Board has requested that the parking in the front of the site be removed and two (2) handicapped parking spaces be established in the rear.

Mr. Fatcheric then made the motion to declare the Town of Camillus Planning Board lead agency. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to declare this application an unlisted action under SEQR in which no coordinated review is necessary. Ms. Wheat seconded the motion and it was approved unanimously.

OLD BUSINESS

SYRACUSE POTTERY INC. – 6551 POTTERY ROAD PRELIMINARY PLAT TP#007.-01-03.0

Mr. Nick DeSantis appeared before the Board on behalf of Syracuse Pottery to present a preliminary plat. The proposal is to subdivide the parcel and create three (3) lots, Lot 1 being approximately 7.38 acres, Lot 2 being approximately 12.59 acres and Lot 3 being approximately 56 acres. The total existing parcel is approximately 76± acres. The property is zoned Industrial.

The applicant is requesting a minor subdivision, keeping a boundary around the existing structure and creating 2 lots, one being a flag lot and the other fronting on Pottery Road. The usage for the new lots will be for future sale after the business closes. The new Lot 1 will house the existing building.

Previously, Chairman Pisarek advised the applicant to submit the following on the preliminary plat; the location of the wetland, the location of the streams, the parking, the USGS topography, and the square footage of the buildings. The above items have been submitted.

It was noted that Pottery Road is a county road and therefore this application will need to be referred to County Planning upon preliminary plat approval.

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

Mr. Heater made the motion to declare this application an unlisted action and issue a negative declaration under SEQR. Mr. Fatcheric seconded the motion and it was approved unanimously.

Mr. Heater made the motion to approve the preliminary plat for the Syracuse Pottery Lands Subdivision, Part of Lot 55, Town of Camillus as shown on the map dated April 14, 2004 as prepared by Applied Earth Technologies. Mr. Trombetta seconded the motion and it was duly approved unanimously.

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

**CAMILLUS RIDGE ASSISTED LIVING CENTER (EASTVIEW ASSOC.) – SCENIC DR
SITE PLAN
TP# 020.1-01-01.0**

Mr. James Vitale and Mr. Joseph Vitale of Eastview Associates appeared before the Board to represent a site plan for a licensed adult assisted living facility that will have 46 units. The applicants have similar facilities in Radisson and Geneva, New York. The property is zoned R-4.

Previously, the applicants had been advised to show the following details on the site plan: the possible future parking on the balance of land in the event of a change of use, the hedgerow located on the west side of property (it was discussed that the applicants may want to consider covenants), the curbing, the detailed lighting plan to include the type of fixture to be used, the area location map, the floor plan and the elevation plan. All of these items have been addressed.

Mr. Vitale then addressed some of the neighbors concerns. This will be an upscale facility. This is not a nursing home but an assisted living community that will fit into the neighborhood. There will be 45 residents. Three (3) to five (5) employees will be on the floor at a given time and there will be a total of twenty-five (25) employees. The kitchen facility will not have “frylators” therefore unpleasant cooking odors will not be sent through the ventilation system. Most cooking will be done on a six (6) burner stove. The steel dumpster will be located in the back of the property and will be locked with a chain link fence, including vinyl slats woven into the fencing, surrounding it.

The site plan shows slanted parking spaces located in the front of the building. These spaces will need to be increased to 10 x 18 parking spaces to meet the current zoning requirements.

The buffering for the west side of the property will be the existing hedgerow and evergreen trees will be added. The lighting will be 8 ft. park like lights. There will be no side lighting. The color and texture of the building has not been finalized yet however it will be subdued.

Mr. Curtin stated that it appears that some relief is needed for the front and side yard setbacks. He advised the applicants to apply to the Zoning Board of Appeals for the variances directly. He then stated that he would correspond with the Zoning Board of Appeals on the Planning Boards behalf, if instructed.

The site plan also shows through the wall type air conditioners. These will be “hotel style” units and there will be forced air in the common areas. Mr. Curtin requested the manufacturers specifications for these units regarding the noise levels.

Mr. Fatcheric made the motion to declare the Town of Camillus Planning Board lead agency for this project. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Fatcheric made the motion to declare this application an unlisted action and issue a negative declaration under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

**KARL JOHNSON SUBDIVISION
FINAL PLAN
TP#006.-01-04.0**

Mr. Robert Allen, attorney, and David Simmons of Gallinger Real Estate appeared before the Board representing the property owners, to present a final plan for subdivision of a 6 acre parcel located on Breed Road south of Canal Road. The proposal is for a four (4) lot subdivision. The property is zoned R-1.

Mr. Fatcheric made the motion to approve the final plat for the Karl Johnson Subdivision, Karl and Norma Johnson dated April 8, 2004 last revised March 23, 2004, project code 22.146 with the condition that the title block state "final plat". Mr. Trombetta seconded the motion and it was approved unanimously.

DISCUSSIONS

CAMILLUS RIDGE ASSISTED LIVING CENTER

After an extensive discussion regarding the site plan for the Camillus Ridge Assisted Living Center, the Board determined that the property would be classified as a multiple dwelling and would need to follow all zoning regulations for such. The proposed building is 33,500 square feet. Each unit would be approximately 600 sq. ft., creating 55 units. The current site plan shows 46 parking spaces. Per the current zoning ordinance, 110 parking spaces would be required.

The current zoning regulations for a multiple dwelling also state that front yard setbacks should be 35' and side yard setbacks should be required for each dwelling unit beyond the first unit contained within a building, the total depth of the two side yards shall be increased by 8' over the side yard requirements for single family detached dwelling units and the total required depth is to be equally distributed between each side yard. The current site plan shows the side yard setbacks to be 15' on the west side and 20' on the east side and the front yard setback is well below the required. Therefore Mr. Fatcheric made the motion to authorized Paul J. Curtin Jr., Esq. to prepare a letter to the Zoning Board of Appeals setting forth the need for variances for the front yard setback, the side yard setback, the unit size and the parking. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to set the professional fees at \$1,500.00 for the Camillus Ridge Assisted Living Center. The motion was seconded by Mr. Trombetta and there being no further discussion was approved unanimously.

PROFESSIONAL FEES

Mr. Wynne made the motion to refund the professional fees for the following site plans that are completed: Fairmount Community Library \$150.00, MGM/PASCO \$224.58 and Peter's Polar Parlor \$61.50. Mr. Trombetta seconded the motion and it was approved unanimously.

The Board asked for the clerk to request Mr. Price to review the Milton Avenue Business Park and to send a letter to Dr. Jackson and Dr. Polkowski regarding the exterior lighting on their site plan.

The Board requested Barton & Loguidice to draw up guidelines for residential and commercial site lighting.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of April 26, 2004. The motion was seconded by Mr. Flaherty and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

The Zoning Board of Appeals meeting minutes from April 29, 2004 were received.

A letter from TDK Engineering Associates, P.C. requesting the Mahoney Properties – Store America site plan to be placed on hold.

A letter from L.J.R Engineering, P.C. regarding the Burke Estates subdivision drainage issues.

A notice from the Town of VanBuren of the public hearing for Tuesday, May 4, 2004 regarding a moratorium was received.

A voucher was received in the amount of \$31.88 from Hummel’s Officer Plus for microcassettes. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Fatcheric and approved unanimously.

A letter was received from Melvin and Melvin regarding the special use permit for the Immanuel Church of the Nazarene declaring the Zoning Board of Appeals lead agency. Chairman Pisarek made the motion to accept the Zoning Board of Appeals as lead agency. Mr. Flaherty seconded the motion and it was approved unanimously.

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

No comments this evening.

COMMENTS OF THE BOARD MEMBERS

The Board members had no comments this evening.

With no further business to come before the Board, the Chairman adjourned the meeting at 9:42 p.m. on a motion by Mr. Flaherty and seconded by Mr. Wynne.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
MAY 24, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

George Burke, Chair ZBA
Kathy MacRae, 2nd Ward Councilor
Diane Dwire, 5th Ward Councilor

Approximately 8 others

Chairman Pisarek called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance to the flag.

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment from those assembled.

NEW BUSINESS

**DICK'S SPORTING GOODS – 3529 W. GENESEE ST
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 25, 2004 and end July 14, 2004.

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.

After some discussion, it was noted that the Board would like to direct the Code Enforcement Officer to inspect and observe the operation of the tent sale and make any necessary recommendations to the Board regarding any aspect of the tent sale; be it pedestrian traffic, safety, etc..

Ms. Wheat then made the motion to declare the Town of Camillus Planning Board lead agency in which no coordinated review is necessary. Mr. Wynne seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to declare this application an unlisted action with a negative declaration under SEQR. Ms. Wheat 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 April 26, 2004, with the following conditions: This approval shall be valid from June 25, 2004 through July 14, 2004, 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. If there are not any further recommendations of items needed, the Board will consider this application for a two (2) year approval next year. Mr. Trombetta seconded the motion and it was duly approved unanimously.

OLD BUSINESS

STRAILE CHIROPRACTIC – 5631 W. GENESEE ST SITE PLAN TP#029.-01-19.0

Dr. Bernard Straile appeared before the Board to present a site plan. Dr. Straile operates a chiropractic office in Marcellus and would like to relocate to Camillus. The location of the proposed site is 5631 West Genesee Street and is zoned LBO.

Previously, the Board requested that the parking in the front of the site be removed and two (2) handicapped parking spaces be established in the rear. The applicant has addressed these items.

The principle entrance will be the open porch on the side of the house. The front porch will remain intact and shown on the plan. Mr. Wynne raised the question regarding handrails for the disabled along the access walk/ramp shown on the plan. The applicant stated none are proposed.

Signage will be in the front of the building and will be similar to what is presently there. The Board advised the applicant that the Code Enforcement Officer will need to approve any signage.

After some discussion, it was noted that rear lighting will be needed on the property. The applicant had requested to defer the lighting until a later date and resubmit an amended site plan at that time. The Board stated that lighting is a public safety issue and lighting review would be required at this time.

The Board then informed the applicant that the following items would be required on the site plan:

- 1) Lighting to be shown and the architect to supply a lighting plan.
- 2) The ramp pitch and elevation to the open porch to be shown and the determination if handrails will be required based on that pitch.
- 3) The front stoop to be shown on the site plan.

**IMMANUEL CHURCH OF THE NAZARENE – WARNERS ROAD
SITE PLAN – REFERAL FROM ZBA
TP#017.-04-48.1**

Mr. Paul Huysman of Bennetts & Huysman Architects, P.C., and John Maxian of Maxian & Horst Architects and Land Planners appeared before the Board to present a site plan for the property located on Warners Road, which abuts the 695 bypass and Hinsdale Road. The property is zoned LBO and will need to be referred to the Zoning Board of Appeals for any approvals.

Previously the Board had requested that the applicant examine the use of granite curbing as shown on the original submission. The Board encouraged the applicants' planners to review the landscaping plan at a very high level of detail as this site is to be situated in residential backyards. They also encouraged the applicant to expand on the balance of the property located on the east side as possibly being used as playing fields and recreational areas and to show those improvements on the site plan.

The applicant's main purpose for this submittal is for the Board to consider and review the variation of buffering requirements. The applicants' planners have reviewed the landscaping plan and presented a new plan which creates a more interesting buffering. They are trying to present a softer buffer zone with the use of diversified plantings creating different heights and widths working in up and down views instead of "soldiering" landscaping. The Board is in agreement that the landscaping plan with the more interesting buffering looks acceptable and that the applicants should continue with the site plan review process.

The proposal submitted includes parking islands, which will have vegetation and not be paved or curbed. The islands will also handle the storm water. There will be curbing around the building however the applicants do not know which material will be used. They are aware that the Board prefers granite for curbing.

Mr. Fatcheric noted his concerns regarding the lack of curbing surrounding the islands. He stated that for aesthetics and practicality it did not make sense and seems inefficient due to the amount of maintenance needed each spring.

The Planning Board is requesting a line of demarcation for the future recreational field area to be shown on the plan. It was noted that access for the recreational area could come from the expansions of Westfall Street and Westover Street. It was also noted that the parking area located on the southeast side should be brought up to rough grade. The drainage report has not been received or reviewed.

It was also noted that the Planning Board is not lead agency. The Zoning Board of Appeals is lead agency and per George Burke, Chairman of the ZBA, they are waiting for the Planning Board recommendation and the Full Environmental Assessment Form to be submitted prior to the application being referred to the Onondaga County Planning Agency.

The applicant has requested the Board to review the preliminary landscaping application and comment. They will proceed with the site plan application and supply more detailed information.

Mr. Heater made the motion to set the professional fees at \$3,500.00 for the Immanuel Church of the Nazarene. The motion was seconded by Mr. Flaherty and there being no further discussion was approved unanimously.

DISCUSSIONS

IMMANUEL CHURCH OF THE NAZARENE

Mr. Fatcheric raised a question to Mr. Czerwinski. He asked if the filtration in the parking lot could not have curbing because it wouldn't be effective. Mr. Czerwinski stated that the way they are proposing it is to run it through the grass areas but they have not submitted any formal drainage plans.

The Board is assuming that based on what has been stated; the catch basins will be in the islands. Mr. Curtin suggested that the Board could request curbing being placed on the ends of the islands as this would enhance the aesthetics and create the need for less maintenance each spring.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of May 10, 2004. The motion was seconded by Mr. Trombetta and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

The Zoning Board of Appeals meeting minutes from May 4, 2004 were received.

The building permit activity list from the month of April 2004 was received.

A copy of Mr. Curtin's correspondence to Carmino and Wood regarding the zoning of the property currently known as Camillus Commons was received

A voucher was received from Barton & Loguidice, PC in the amount of \$2,234.00 of which \$2,109.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne, seconded by Mr. Heater and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$2,000.00 of which \$750.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne, seconded by Mr. Trombetta and approved unanimously.

A voucher was received from W-M Engineers in the amount of \$2,546.38 of which all is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne, seconded by Mr. Heater and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin stated that he has consulted with John Rossi, Esq. in regard to Camillus Ridge Assisted Living. Mr. Rossi agreed that the proposed building footprint was not disclosed when they appeared before the Board with the subdivision application. He also stated that they have not closed on the property. The closing is contingent on ALL municipal approvals inclusive of site plan approval.

After some discussion, Mr. Curtin described by way of reference to the Town of Camillus Code Section, those sections he thought required variances under the definition of R-4 zoning would be required. They are as follows:

1. This site cannot be considered a single-family dwelling. This could be converted at any point in time in the future to a conventional multi family apartment building therefore would need to be considered as such.
2. The applicant should try to maximize the buffering beyond the 25 feet in which they are offering.

In addition to the above, the applicant is making application to the Zoning Board of Appeals for the parking variance.

On a side note, he suggested that the Planning and Zoning committee review the classifications of the approved uses of properties in the Zoning Section of the Code as more and more variances are being required.

Mr. Curtin received correspondence from Ted Spencer who is the Zoning Board attorney for the Town of VanBuren. In the letter received, it states there is a site plan before the Town of VanBuren in which the property is located in the Town of VanBuren with a small portion located in the Town of Camillus. The site plan is under review and is ready to go to final site plan review and approval. The site plan is showing a proposed storm water management system in the eastern corner of the property, which is located in the Town of Camillus. Mr. Spencer posed two questions:

- 1) Will the Town of Camillus Planning Board recognize the Town of VanBuren as lead agency in terms of site plan review and any zoning variances required?
- 2) With the proposed structure being located partially on Town of Camillus on lands owned by this applicant would the Town of Camillus Planning Board require a site plan review?

Mr. Czerwinski stated that as the only structure located in the Town of Camillus is the storm water management, the Town should have concerns. From an environmental standpoint the storm water management structure is the most critical aspect of this project. Based on the proposed use of

this site, storm water has the potential to be a big issue to this project. He feels that the Town would be remiss to not look at this very carefully. All the storm water would be stored and discharged in the Town of Camillus. If there was ever a problem in the future the DEC or other regulatory agencies would contact the Town of Camillus regarding remediation, not the Town of Van Buren. Ultimately, the Town of Camillus would be held responsible to enforce any violation of storm water standards not being met.

After extensive discussion, Chairman Pisarek made the motion to authorize Mr. Czerwinski to speak with Napieralla Consulting to find out all details of the site plan. Mr. Trombetta seconded the motion and it was approved unanimously.

COMMENTS OF THE ENGINEER

No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Flaherty commented that Camillus Commons is zoned CP and in his understanding fuel stations are not allowed. Per code, CP districts allow fuel stations with Planning Board approval.

Ms. Wheat wanted to bring up a concern that there is a problem with the driving aisle at Fairmount Fair, specifically in front of the Marshall's Mega Store. There is congestion and the area is being used as a "loading zone". Vehicles are stopped waiting to pick up big purchase items or people who have been shopping. It is very difficult to drive in the driving lane. The Board requested the clerk to send a letter to Mr. Price for the review of the traffic flow, inclusive of drop off and pick up, in front of Marshall's Mega Store. It has been requested that Mr. Price report his findings and recommendations as to the specific problem within 2 weeks so the Board has this information at its next meeting.

Mr. Trombetta asked what they are doing with the stream located behind WalMart. The State is redirecting the stream and the culvert.

With no further business to come before the Board, the Chairman adjourned the meeting at 9:10 p.m. on a motion by Mr. Wynne and seconded by Mr. Flaherty.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
JUNE 14, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, 2nd Ward Councilor

Approximately 5 others

Chairman Pisarek called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance to the flag.

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment from those assembled.

NEW BUSINESS

There was no new business before the Board.

OLD BUSINESS

**STRAILE CHIROPRACTIC – 5631 W. GENESEE ST
SITE PLAN
TP#029.-01-19.0**

Dr. Bernard Straile appeared before the Board to present a site plan. Dr. Straile operates a chiropractic office in Marcellus and would like to relocate to Camillus. The location of the proposed site is 5631 West Genesee Street and is zoned LBO.

Previously, the Board requested that the lighting to be shown and the architect to supply a lighting plan, the ramp pitch and elevation to the open porch to be shown and the determination if handrails will be required based on that pitch and the front stoop to be shown on the site plan.

The above has been supplied however better definitions of lighting and detailing of the type of lighting and wattages need to be supplied. It has been requested that the applicant have William S. Elkins, architect supply the specifications and definitions detailing the light fixtures and wattages.

Chairman Pisarek made the motion to approve the Dr. Bernard Straile site plan located at 5631 W. Genesee Street dated April 22, 2004 Project No. 4012 as prepared by William S. Elkins,

Architect, A.I.A with the condition that a letter be provided by the architect to define the nominal wattage and type of lamp that is on the porch and to define the wall mounted parking lot lighting fixture on the back of the building. Mr. Fatcheric seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to set the professional fees for the engineer and attorney at \$300.00 for the Dr. Bernard Straile site plan. Mr. Wynne seconded the motion and it was approved unanimously.

**STARLIGHT ESTATES – WARNERS ROAD
FINAL PLAT
TP#015.-04-09.6**

Mr. Thomas Julian Jr. of Clough Harbour & Associates, and Mr. and Mrs. Rocco appeared before the Board to present a final plan for the Starlight Estates subdivision.

The subdivision is located within the three mile limit of the City of Syracuse therefore the proposal will need to be reviewed and approved by the City Planning Board. The applicants have applied to the City and are on the next meeting agenda in early July. Mr. Curtin has received a copy of the application.

The engineer has some concerns and questions regarding the status of the existing infrastructure. The roadway has not been established yet and there is only the road base. The sub-base is not installed, nor the side grade or binder. The applicant stated that the road is staked and marked but the roadway is not in yet because they are waiting for Niagara Mohawk and OCWA to complete their installations.

The applicants are also waiting for the bond amount for the roadways to be supplied from Barton & Loguidice, P.C. so they may complete the information for the bonding.

Previously, the Board has requested the applicants supply a submission of the draft Homeowner's Offering Plan for review and approval to ensure compliance with terms and conditions of development required by the Town of Camillus or offered by the applicant.

Chairman Pisarek stated that the Board would not take any action this evening. He stated that the Board needed the results from the City of Syracuse approving the three mile limit. The Homeowners Association Offering Plan was submitted to the Attorney General's office at the end of May. Mr. Curtin advised the applicants that they really couldn't go to market with the builders until such time as that plan is accepted for filing. Therefore when the lots are closed upon, the declarations of bylaws are already of record.

Mr. Curtin advised the applicants to have their attorney contact him to update on the approval and any notifications received with regard to the Homeowners Association.

**KOWALSKI SUBDIVISION – VAN BUREN ROAD
PRELIMINARY/FINAL PLAT
TP# 007.-02-31.0**

The applicant is proposing to subdivide a 4.5± acre parcel of land located on the west side of VanBuren Road just north of Dunn Road, creating three (3) residential lots. The property is zoned R-3. The proposal is to build a single family house and separate garage on Lot 2. The driveway cut would be located on Dunn Road. The property would be serviced by public water and a private septic system. Access to Lot 3 would be from Woodward Street, which is a paper street and has never been improved. There is an existing house and driveway servicing Lot 1.

Previously, it had been brought to the attention of the Board and applicant that the actual location of the road of Dunn Road needed to be moved or adjusted, as it is not located on Town owned property. Due to this development, Mark Pigula, Town of Camillus Highway Superintendent could not issue a letter approving the site distance and location of the driveway on Dunn Road for Lot 2. This issue needed to be resolved prior to any approvals. Mr. Oudemool, Town attorney, has been working diligently to resolve this issue and has been in contact with the appropriate parties.

A letter has been received from Dirk Oudemool, Town Attorney dated June 9, 2004 with regard to the road issues and how they are being rectified. This letter has become a part of the permanent file.

Therefore, based on the above, the applicant is requesting the Planning Board approve both the preliminary and final plat approval for this subdivision. The Board will not be able to grant both as this application needs to be referred to the county.

Mr. Heater made the motion to approve the preliminary plat of the Kowalski Subdivision Part of Lot No. 56 Town of Camillus dated February 6, 2004 as prepared by Ianuzi & Romans P.C.. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to refer this application for the Kowalski Subdivision to the Onondaga County Planning Board for their review and approval. Mr. Heater seconded the motion and it was approved unanimously.

DISCUSSIONS
**SYRACUSE POTTERY – POTTERY ROAD
TP#007.-01-03.0**

The Onondaga County Planning Board's referral has been reviewed and received. They recommend that said application be disapproved for the following reasons:

1. The Board does not endorse the creation of nonconforming lots, and the Town is encouraged to uphold its ordinance. If changes are deemed necessary then the Town should consider amending its ordinance.

2. The residual lot, proposed Lot 3, is not labeled “This parcel has not been reviewed by the County Health Department for residential development.”

Chairman Pisarek stated that the Board is in agreement with SOCPA’s decision. The Board would like the applicants to make the adjustments to the nonconforming lot and have the plan conform to the Towns ordinance and then represent their plan. The Board has requested Mr. Curtin to draw up a letter outlining the Boards concerns and forward such to the applicant.

**WESTSIDE STORAGE – MILTON AVENUE
TP# 015.-04-07.5 & 015.-04-07.4**

West Side Storage has requested an extension for their site plan approval. Mr. Heater made the motion to extend the West Side Storage site plan approval for three (3) months with the expiration date of September 8, 2004. Ms. Wheat seconded the motion and it was approved unanimously.

**CAMILLUS RIDGE ADULT HOME – SCENIC DRIVE
TP#020.1-01-01.0**

Based on the letter received from Ronald S. Carr, Attorney for the ZBA requesting clarification of the variance application of the Camillus Ridge Assisted Living Center, Mr. Curtin has been in contact with Dirk Oudemool, Town Attorney. Mr. Oudemool suggested that Section 504, Planned Residential Treatment Facilities District may be an alternative for the applicant. If the applicant was to entertain this alternative, they would need to apply for a zone change on the property and this would be subject to Town Board approval. Mr. Curtin will contact the applicants’ attorney, John Rossi to advise.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of May 24, 2004. The motion was seconded by Mr. Wynne and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A letter was received from Ronald S. Carr, Attorney for the ZBA requesting clarification of the variance application of the Camillus Ridge Assisted Living Center.

The building permit activity list from the month of May 2004 was received.

A memo from Tom Price, Code Enforcement Officer regarding the Board’s concerns of Marshall’s traffic congestion. He stated he went to the site and spoke with the manager and did not view any problems.

Correspondence was received that was copied to the Planning Board members from Paul J. Curtin Jr., attorney for the Planning Board in reference to the Town of Camillus/Town of VanBuren L.G. Enterprises – Pinnacle Hill Development directed to Edward J. Spencer, III, attorney for the

Town of Van Buren Zoning Board. On a side note, Mr. Curtin has spoken to Mr. Spencer to address the Planning Board's deep concerns regarding this project.

The Town Board meeting minutes from May 11, 2004 and May 25, 2004 were received.

A voucher was received from Christopherson Land Surveying in the amount of \$950.00 of which all is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Fatcheric, seconded by Mr. Wynne and approved unanimously.

A voucher was received from W-M Engineers, P.C. in the amount of \$2,131.50 for services from the month of May 2004, of which all is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Heater and approved unanimously.

The first draft of the Town of Camillus Exterior Lighting Guidelines were received from Marilyn Rupert of Barton & Loguidice, P.C.. Chairman Pisarek has requested her to compile a book regarding wattage and will email her to continue.

COMMENTS OF THE ATTORNEY

Mr. Curtin supplied a memorandum to the Planning Board members in regard to Subdivision review. He stated this was supplied to the Board to simplify the process. He suggested that the owner's full address and the applicant's full address should be added to the applications.

COMMENTS OF THE ENGINEER

No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Heater commented that he received two phone calls from people associated with the Camillus Concerned Citizens group in regard to the Camillus Commons Project.

Mr. Flaherty stated that he has concerns regarding the Camillus Commons development and the support of the project from the Town Supervisor and the Camillus Chamber of Commerce.

With no further business to come before the Board, the Chairman adjourned the meeting at 8:42 p.m. on a motion by Mr. Heater and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
JUNE 28, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, 2nd Ward Councilor

Approximately 8 others

Chairman Pisarek called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance to the flag.

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment from those assembled.

NEW BUSINESS

**PAULINE BEAVER – BENNETTS CORNERS RD
SKETCH PLAN
TP#023.-01-24.2**

Mr. James Pacholyk of Coldwell Banker All-Bridge Realty appeared before the Board on behalf of the property owner, Pauline Beaver to present a sketch plan. The proposal is to subdivide the parcel and create three (3) lots, Lot 2, Lot 3 and Lot 4. The total existing parcel is approximately 9.082± acres. The property is zoned R-1 and located on Bennetts Corners Road.

The applicant is proposing three (3) lots to be sold as building lots. There is currently a barn located on Lot 4 that is used a workshop. There is a pond adjacent to the rear of the proposed Lot 2. Mr. Czerwinski will review information and advise the Board if there are any wetlands located on the property.

This application will be considered a major subdivision as the property was subdivided previously in 1989. That subdivision, known as the Michael Forward subdivision, created two (2) lots, Lot 1 and Lot 2. Lot 2 is the lot being further subdivided. The existing Lot 1 has a house with a well and septic system located on it. The Board has requested that the well and septic system of Lot 1 be located on the new subdivision maps.

The applicant will need to contact the County Department of Transportation to obtain approvals for the driveway cuts, as Bennetts Corners Road is a County road.

After some discussion, it was addressed that the applicant wants to maintain ownership to the barn located on Lot 4. Therefore the Board suggested that the applicant may want to merge the existing Lot 1 and the proposed Lot 4. Mr. Pacholyk will discuss this matter with the property owner and advise the Board.

Chairman Pisarek then advised the applicant to gather the following in order to proceed; 1) a detailed map prepared by a licensed surveyor or engineer, to include the USGS topography, 2) the driveway cut approvals from the County Department of Transportation, 3) show the existing well and septic information for Lot 1 on the map, and 4) the perk test.

Mr. Heater made the motion to close the sketch plan application. Mr. Trombetta seconded the motion and it was approved unanimously.

OLD BUSINESS

MAHONEY PROPERTIES, LLC – STORE AMERICA SITE PLAN TP#017.-05-01

Joseph Durand and Aaron Falkenmeyer of TDK Engineering Associates, and Timothy Mahoney of Mahoney Properties, LLC appeared to discuss the revised site plan. The proposal is to build a “Store America – Self Storage” facility on the corner of Milton Avenue and Bennett Road. The property is approximately 2 ½ acres and zoned industrial. Currently there is an existing house on the property that will be demolished.

The applicant is proposing to build one self-storage 3-story building and a “future” single story building in the rear. The height of the 3-story building will be 45 feet. The main entrance will be located on Southern Drive and the main exit will be located on Bennett Road, both having slide gates, requiring keyed access. The driving aisle located around the perimeter of the building would be one way only and be 15 feet wide. There will be an office in the building closest to Southern Drive and a manager will be on site. A decorative wrought iron fence will enclose the facility and access will be through a security gate from 6:00 am – 8:00 pm daily.

Access to the second and third floors will be obtained by 2 “stair towers” and an elevator. The elevator will be located in the center of the building and be 6 x 8 feet and 8 feet high. The elevator shaft will protrude slightly past the roof. There will be dedicated loading areas near the elevator. The entrances to the individual storage units on the second and third floor will be through an interior main hallway. Security cameras will be in place and used continually. The site plan proposes 94 parking spaces, 86 to accommodate the storage buildings and 8 at the main entrance near the on-site office. There will be exterior lighting fixtures; all directed downward, using 70-watt security bulbs at 10 foot elevations.

The applicant has offered covenants to run with the land placing restrictions on the property for future property owners. Mr. Curtin will advise the applicants on the proper verbiage for the above.

The applicant is proposing to keep the existing buffering on the north side of the property and add shrubbery to the south side of the property. After some discussion, Mr. Curtin stated that there

appears to be a small parcel of land that may be owned by the Town of Camillus that is adjacent to this property. It was discussed that the applicant may want to request the conveyance from the Town, if this is accurate. Mr. Czerwinski will bring this up to the Town Board for their consideration.

Chairman Pisarek made the motion to refer this application to the ZBA for a parking variance for the reduction of parking spaces from 153 to 94 and authorized Mr. Curtin to draw up the correspondence for such. Mr. Flaherty seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to refer this application to the Onondaga County Planning Board for their review. Ms. Wheat seconded the motion and it was approved unanimously.

DISCUSSIONS

SYRACUSE POTTERY – POTTERY ROAD TP#007.-01-03.0

Previously, the Board had received the Onondaga County Planning Board's referral and recommendation that said application be disapproved. The Planning Board was in agreement with SOCPA's decision therefore asked if the applicants would like to make adjustments to the nonconforming lot to have the plan conform to the Towns ordinance and then represent their plan.

The applicants are proposing to modify Lot 2 and Lot 3 and have both conform to the Town of Camillus zoning code. Based on a review of the proposal, Lot 2 will be approximately 9 acres and Lot 3 will be a flag lot located between Lot 1 and Lot 3 and be approximately 61 acres. The access to Lot 3 will cross through the wetland buffer area. Mr. Czerwinski stated he will need to check the wetland area requirements for access to a property through a buffer area and advise the Board of his findings.

Chairman Pisarek advised the applicant to prepare and submit a revised preliminary plan, a final plan and SEQR form.

STRAILE CHIROPRACTIC – W. GENESEE ST. TP# 029.-01-19.0

Previously the Board approved the Dr. Bernard Straile site plan located at 5631 W. Genesee Street dated April 22, 2004 Project No. 4012 as prepared by William S. Elkins, Architect, A.I.A with the condition that a letter be provided by the architect to define the nominal wattage and type of lamp that is on the porch and to define the wall mounted parking lot lighting fixture on the back of the building. The Board has received correspondence from William S. Elkins, Architect, A.I.A. dated June 16, 2004 and agrees that this letter satisfies the conditions that were placed on the approval. Chairman Pisarek then closed the site plan.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of June 14, 2004. The motion was seconded by Mr. Wynne and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

Copies of the Town of VanBuren Zoning Board of Appeals meeting minutes from May 17, 2004 in regard to the LG Enterprises site plan.

A copy of the memo to the Town of VanBuren Zoning Board of Appeals from Jim Billings, Town Engineer, Town of VanBuren, in regard to Pinnacle Hill Development, Herman Road.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$1,731.00 of which \$625.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Trombetta and approved unanimously.

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Chairman Pisarek apologized to the Board that he has not has an opportunity to contact Marilyn Rupert of Barton & Loguidice, P.C. to follow up with the continuance of the draft of the Town of Camillus Exterior Lighting Guidelines. He will contact her and request her to compile the detailed book regarding wattage to distribute to the Board as soon as possible.

Mr. Trombetta commented that he has noticed some traffic concerns, more specifically hedges being overgrown and impairing vision at intersections in residential neighborhoods. It was suggested to contact the highway department to alert them to the specific locations.

Ms. Wheat commented that the railway use on Milton Avenue has begun to increase and she has noticed considerable traffic backups within the past two weeks.

With no further business to come before the Board, the Chairman adjourned the meeting at 8:45 p.m. on a motion by Mr. Flaherty and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
JULY 12, 2004
6:15 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

STAFF PRESENT

Dirk J. Oudemool, Esq.
Paul Czerwinski, Engineer
Carlie Hanson, R.A.

NOT PRESENT

Richard Flaherty

Chairman Pisarek made the motion to enter Executive Session at 6:15 pm for advice of counsel on a legal matter. Mr. Fatcheric seconded the motion and it was approved unanimously.

Mr. Fatcheric made the motion to end the Executive Session at 6:50 pm stating no formal action was taken. Mr. Heater seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
JULY 12, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

NOT PRESENT

Richard Flaherty

STAFF PRESENT

Dirk J. Oudemool, Esq.
Paul Czerwinski, Engineer
Carlie Hanson, R.A.

**GUESTS & MEMBERS
OF THE PUBLIC**

Mary Ann Coogan, Town Supervisor
Tom Fero, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
William Davern, 3rd Ward Councilor
James Salanger, 4th Ward Councilor
Diane Dwire, 5th Ward Councilor
E. "Tom" Dugan, 6th Ward Councilor
Tom Price, Code Enforcement Officer
George Burke, Chairman ZBA

Approximately 80 + others

Chairman Pisarek called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance to the flag.

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment from those assembled.

NEW BUSINESS

**BENDERSON DEVELOPMENT
SITE PLAN
TP#066.-01-10.1**

Chairman Pisarek stated that the Planning Board had received the application and unfortunately has not yet been able to fully review it in order to deem it complete. He requested that the presentation by the Applicant not be made this evening. He stated that the Planning Board will review the information and get back to the applicant in the next few days to make sure the application is complete and the Planning Board will be prepared to place the application on the next meeting agenda.

Mr. Donald Robinson, Senior Vice President of Benderson Development stated that they understood the importance for the staff to review all submittals, as this is a complicated project.

Mr. Robinson also wanted to state that approximately 10 days earlier, he spoke with the Concerned Citizens of Camillus at an informal meeting. There was a positive exchange of information between the parties and he learned of their concerns and appreciated the comments. Within a day or two of that meeting, he received a copy of an article that described what went on at that meeting, that he was slightly embarrassed by due to the headline indicating "Benderson To Sue If Project Not Approved". In the course of the meeting it had been asked "What do they intend to do with the property in the event that the plans submitted for the project were not approved". Mr. Robinson went on to say that while he did indicate that legal recourse would be considered, he also said that he anticipated submitting a project that substantially addresses the concerns of the neighborhood, the Planning Board, Town Officials, etc. and that they ultimately expected it to be approved. If it wasn't approved then his tenants would require them to prosecute their interests by getting it approved legally by means of litigation. The headline, in his opinion, made Benderson seem more confrontational than they want to appear before the Camillus Planning Board or any other Board. He wanted to clear the air and indicate that he did not appear at that meeting with a chip on his shoulder and with a plan to litigate. He came in a good faith effort to share information and to deal with some residents who had some concerns. He does not quarrel with the article per se; he did say that what was said was overemphasized. He wanted to take this opportunity to tell the Board that this is not how Benderson is coming before the Board this evening or any other during the course of this process.

Mr. Robinson also requested that Benderson Development be given a date, certain of when they would give their presentation. He requested that the presentation be part of the overall public hearing so that the public can comment on everything. Benderson anticipates having representatives present from Walmart and Lowe's, whose corporate headquarters are located in Arkansas and North Carolina, therefore travel plans would need to be arranged.

Chairman Pisarek stated that he believed that the Planning Board would be able to work out his request and thanked Mr. Robinson for his clarification.

OLD BUSINESS

SYRACUSE POTTERY – POTTERY ROAD PRELIMINARY PLAT TP#007.-01-03.0

Previously, Chairman Pisarek advised the applicant to prepare and submit a revised preliminary plat in which all lots would conform to the Town of Camillus zoning code.

The applicant is proposing to modify Lot 2 and Lot 3 to have both conform to the Town's zoning code. The road frontage for Lot 3 has been increased to 475 feet, thus making the lot conform. This has been accomplished by the width between Lot 1 and Lot 2 being changed from 350 feet to 475 feet as the 125 feet has been deducted from Lot 2.

Mr. Czerwinski stated that his only concern had been the access to Lot 3 as it crossed through the state wetland buffer area. He has researched the requirements advised the Board that the applicant would need to get approval from the DEC prior to obtaining a driveway permit.

Previously, the Board had received the Onondaga County Planning Board's referral and recommendation that said application be disapproved. Therefore, Chairman Pisarek asked for advice of council, whether this application needed to be referred once again to SOCPA. Mr. Oudemool stated that since the applicant has complied with the recommendation, it would be unnecessary to resubmit.

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

Mr. Heater made the motion to approve the preliminary plan of the Syracuse Pottery Lands, Part of Lot 55, Town of Camillus, map revised June 28, 2004, as prepared by Stephen Sehnert, Land Surveyor. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Heater made the motion to approve the final plan of the Syracuse Pottery Lands subject to the submittal of the proper maps with the proper markings and proper dimensions to fit the requirements of the final approval. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Heater made the motion to waive Parkland fees on Lot 1 and impose Parkland fees on Lot 2 and Lot 3. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. James Butler owner of Syracuse Pottery addressed the Board to say "thank you" and wished a fond farewell to the Town of Camillus.

**STARLIGHT ESTATES – WARNERS ROAD
FINAL PLAT
TP#015.-04-09.6**

Mr. Thomas Julian Jr. of Clough Harbour & Associates, and Mr. and Mrs. Rocco appeared before the Board to present a final plan for the Phase 1 Starlight Estates subdivision.

Mr. Oudemool stated that he has spoken with the applicant's attorney, Mr. Stephen Primo, and was notified that all requirements needed to go forward were in his possession and the Town would have them shortly. Mr. Oudemool suggested that if the Board had no other issues, that they approve this conditioned upon;

1. Furnishing the letter from the Attorney General regarding the Homeowner Association.
2. Presentation of approval by the 3 mile limit committee of the City of Syracuse Planning Department.
3. Furnishing instruments for conveyance of the subdivision improvement security agreement as required by regulations.

Mr. Heater made the motion to approve the Starlight Estates Phase 1 final plat with the conditions of:

1. Furnishing the letter from the Attorney General regarding the Homeowner Association.
2. Presentation of approval by the 3 mile limit committee of the City of Syracuse Planning Department.
3. Submittal of the security agreement for the bonding.

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

DISCUSSIONS

Chairman Pisarek wished to discuss holding a public hearing for Benderson Corporation with council.

Mr. Oudemool suggested that a project of this magnitude needs a certain amount of preliminary work completed prior to the Benderson Corporation making a presentation, so that all concerns that this Board has can be addressed. Otherwise, the plan could change too many times and in fairness to the public, the Board may have to give them a second opportunity for a public hearing. Therefore, his suggestion is to get the application complete and designated the Town of Camillus Planning Board as lead agency under SEQR. Once lead agency is established, he suggests meeting with the County DOT, SOCPA, and the applicant to address any and all items not properly presented. He feels that it would be advantageous for the Board to work through the process prior to going to the public, getting as much information as possible presented, and then go to the public as that would make for better public participation than would be had at an incomplete early stage. However, the public is extremely anxious.

Chairman Pisarek stated his concerns to be that the items addressed at the March meeting have not been resolved or addressed as yet. These are some of the basic issues that should have been addressed and cleaned up before going to the public. He agrees that he would rather present a more complete plan to the public.

Chairman Pisarek requested that the Board review in detail the Benderson package, make notes and comments and get those to the clerk by the end of this week. Paul Curtin will then draft a response letter to Benderson so that they can be prepared before the next meeting and make any necessary improvements.

The Board has determined that the traffic study is incomplete based on the concerns that they have in the areas, which are not being addressed. The county is in the process of reviewing the study and Mr. Stelter from the County DOT stated he would keep Mr. Pisarek informed.

Supervisor Coogan wished to state that from the Town Board's standpoint they feel that the plans presented are not desirable. The submission was not substantially different from the original plans, which is exactly what the Board stated they did not want. She has requested that the

Planning Board be firm that the architectural elevations need to be flowing and matching. She has requested that the Planning Board keep the Town Board informed.

Mr. Oudemool stated that there are some other things that are developing in that corridor which he feels should be announced by the proposer soon. When that information is available it will have to be made available to Benderson as this may impact the traffic study to some extent.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of June 28, 2004. The motion was seconded by Mr. Trombetta and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A copy of the Onondaga County Planning Board's resolution dated July 11, 1989 for the Michael & Donna Forward subdivision was received, as this is pertinent to the Pauline Beaver subdivision application. Also received was an email from Paul Czerwinski noting that the property is not located in a wetland area but in an Agricultural District.

A copy of the Full Environmental Assessment Form was received from the Immanuel Church of the Nazarene.

A copy of the letter from Mr. Czerwinski to Mr. DeSantis regarding the Syracuse Pottery Subdivision was received. This correspondence addressed the ability to construct a road/driveway within the wetland buffer area.

A copy of a letter from Barton & Loguidice, P.C. to Dirk J. Oudemool regarding Golden Meadows Section 1 was received. This correspondence addressed the roadways.

A copy of a letter from W-M Engineers, P.C. to the Onondaga County Department of Health regarding Golden Meadows Section 1 was received. This correspondence addressed the drainage.

A copy of a letter from Barton & Loguidice, P.C. to Dirk J. Oudemool regarding the Starlight Estates Subdivision was received. This correspondence addressed the roadways.

A copy of a letter from Barton & Loguidice, P.C. to Roger Pisarek, Chairman of the Planning Board regarding Maestri Manor Subdivision Section 6. This correspondence addressed the contact drawings and authorized their approval.

Copies of the list of building permits for the month of June were received.

A voucher in the amount of \$67.55 was received from Rockacres Group Inc./Waffleworks for the refund of the remaining professional fees on deposit for Waffleworks TM#056.-02-03.0. Motion to approve payment was made by Mr. Wynne, seconded by Ms. Wheat and approved unanimously.

A voucher was received from W-M Engineers, P.C. in the amount of \$1,476.25 for services from the month of June 2004, of which \$1,476.25 is recoverable from fees or paid by developers. Motion to approve payment was made by Chairman Pisarek, seconded by Mr. Heater and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Oudemool stated, "It is nice to be here". He also stated that Ron Slade of Barton & Loguidice has contacted him in regard to the pump station for Golden Meadows. The plans as presented show the pump station as an easement, the Town prefers to own the land in which it is located on. He wanted to make the Board aware of this situation.

COMMENTS OF THE ENGINEER

Mr. Czerwinski stated that drainage plans have been reviewed for the site plan from LG Enterprises from the Town of VanBuren. He stated that he has been informed that they are not satisfactory and will receive correspondence as to the specifics.

Ms. Hanson - No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta stated that he is looking forward to working with his colleagues on the Camillus Commons project.

Chairman Pisarek stated that he has been informed that in Hadleigh, MA, a Walmart Supercenter has just been built. He has been told that this building does not represent a "box" store and is trying to obtain a photo for the Boards review.

With no further business to come before the Board, the Chairman adjourned the meeting at 7:53 p.m. on a motion by Mr. Trombetta and seconded by Mr. Heater.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD – REVIEW SESSION
JULY 19, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

STAFF PRESENT

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

GUESTS & MEMBERS OF THE PUBLIC

2 Others

BENDERSON DEVELOPMENT REVIEW OF SITE PLAN SUBMITTAL TP#066.-01-10.1

Benderson Development has submitted a site plan that proposes the redevelopment of the former Camillus Mall property. At a Planning Board meeting held on July 12, 2004, Chairman Pisarek stated that the Planning Board had received the application and unfortunately it had not yet been able to fully review it and deem it complete. Therefore, the Planning Board scheduled a review session in order to be able to respond to the applicant and determine if the application is complete.

Chairman Pisarek began the session with the review of the Chapter 30 Zoning Ordinance for the planned commercial (CP) district.

After reading the ordinance, Mr. Flaherty commented that the code states that there are no fixed CP districts, they are floating and the Town Board designates the zone change. Mr. Flaherty raised the question, “Once the original project is demolished, what happens to the district?”

Mr. Curtin said that Section 500-C Item #6 of Chapter 30 entitled “Town Board Approval— (states) Establishment of a C-P District is a change to the zoning map and shall be undertaken in accordance with the provisions of Article XV”. It does not state that property would revert back to the original zoning classification upon demolition of a significant number of buildings or structures. More importantly, not all the buildings at the mall site have been demolished. P&C, Eckerd, Bon-Ton, Fleet Bank, etc. are still in use. The land uses within the District are clearly delineated and were designated as appropriate when the zone change was granted by the Town Board as well as now. The applicants are proposing the reconfiguration of the property within the confines imposed by the Town Board when originally approved the application for a zone change. This application is not for a zone change therefore, the concept plan enjoys the historical standing based upon the original Town Board action for approval. He went on to say that pursuant to Chapter 30, the Planning Board will review the signage, setbacks, buffering, parking, design principles in the proposed functional roadway system, land use configuration, open space system, pedestrian system and drainage system and all other related site plan criteria required by the Planning Board.

The Board noted that there have been additions and changes to the site plan from the original plan presented March 24, 2004, which are in fact: 1) on the northwest corner of the site,

along Kasson Road, an additional building has been added, and 2) the applicants have relocated the bank and the gas station. The eastern portion of the site has remained the same.

The property is approximately 58.9± acres. It has been determined that the Hess Gas Station is located within the mall property, while Denny's Restaurant is located on its own tax parcel.

The proposed plan shows 553,977 gross square feet of retail space. The required amount of parking spaces per code is 2944 spaces. The applicants have proposed 2564 parking spaces. There are inconsistencies in the parking as the proposal shows 45 degree diagonal parking in front of the Walmart Super Center and 90 degree angled parking in front of the Lowe's Home Improvement Store. The Board is in agreement that consistency is needed and parking throughout the site has to be uniform. The traffic flow, as shown, is not well thought out. There is no hierarchy to the flow. The entrances need significant definition without lateral intrusions.

Mr. Czerwinski calculated that the applicant would lose approximately two (2) rows of parking or sixty (60) spaces, if the parking was standardized to 90 degree parking which will be a Planning Board requirement.

The Board stated that the applicant's plan does not meet the minimum parking requirements per the gross square footage of the buildings. The plan is too congested and it was suggested that less retail space and normal parking configurations should be considered. Mr. Curtin stated that less parking may be better as it allows for more green space. The plan as presented is showing very little green space and is not meeting the minimum parking requirements. The Board is in agreement that they would like to see a minimum of 20% of green space.

The entire Board was in agreement that the traffic study should include a summary page setting out the demand that the project will generate and the geographic areas where the consumers will be coming from. The Board feels that consumers will be attracted from VanBuren, Marcellus, Elbridge, Geddes, Onondaga and the west side of the City of Syracuse. Due to this the Board felt that the streets which will be most greatly impacted will be Hinsdale Road, Onondaga Road, Howlett Hill Road, Kasson Road, Knowell Road, and the West Genesee Street Corridor. Thus the traffic study should include information regarding the impact upon these streets and areas.

The Board would also like the amount of the truck traffic defined and truck access points outlined. The road network is ill defined and the main entrance is not acceptable as configured. It was also noted that the 90 degree turn by Bon-Ton and Denny's needs to be reconfigured.

The Department of Transportation has requested additional information from Benderson for the traffic study. The ownership of the traffic lights on West Genesee Street has been established. The County owns the traffic lights located at Hinsdale Road and also Kasson Road. Benderson Development owns the traffic lights located at Vanida Drive and also on West Genesee Street at the main entrance. There has also been some discussion regarding moving the entrance on Kasson Road to be located directly across from the Post Office and have a traffic light installed at that location. The entrance located on West Genesee Street in front of P&C was also discussed. The Board discussed the availability of that entrance, its elimination from the Plan, and a redevelopment overlay plan, which would be considered when and if P&C and Eckerd relocate from the property.

Ms. Hanson reviewed the building aesthetics and stated that there is a lack of labeling on the plan. Lack of Tenant names or the parcel I.D.'s make it very difficult to tie into the photos. The multiple designs do not blend. The photos of Bon-Ton, Walmart, and Lowe's do not depict what the Planning Board had requested from Benderson Development initially.

The “coffee shop” and Lowe’s elevation plans are starting to work together aesthetically. Lowe’s is using Quick Brick which is the same material used at the Fayetteville Towne Center. Bon-Ton, however, resembles a blank box. The structures need to articulate more and significant detail needs to be added in order to break up the façade. Walmart is not working or blending aesthetically with any of the storefronts shown.

The theme of color and texture and materials will be suggested to the Developer. The Planning Board is in agreement that brick is more acceptable and block is not. The Planning Board will be very focused on the project aesthetics and will encourage different rooflines, color pallets and color schemes. It was noted that retailers will require that their logos and colors be incorporated at prominent points on the building elevations.

With significant modifications to building elevations, it is noted that Walmart and Lowe’s are reasonable backdrops for the project however uniform treatments for the buildings in front need to be established. Ms. Hanson suggested a variety of rooflines as well as using brick and similar materials with harmonious colors would be helpful. The use of drivit, a material similar to stucco was suggested.

Landscaping needs to be used to break up the parking fields and to accentuate the entrances. The parking lot lighting and landscaping both need to be addressed. There will also need to be dumpster and utility screening shown. The Board will also require that granite curbing be installed throughout the project.

Mr. Curtin stated that at the next Planning Board meeting, the Board will be in a position to deem the application complete and declare lead agency status. Thereafter the SEQR process can be commenced.

This application calls for a reconfiguration of the existing site. Many new residential areas have been developed in the community since the mall was there. Additionally, there may be additional commercial development on the north side of West Genesee Street, in the area of Camillus Commons. The primary SEQR concerns are traffic and drainage. The drainage report has not been submitted. The Board will need to see the maintenance agreement for the detention basin between the school district and Benderson Development. Mr. Curtin did state that he believed the Planning Board has enough information to give it jurisdiction over the Application and that Benderson Development should be placed on the agenda for the meeting of Monday, July 26, 2004.

This meeting adjourned at 10:10 p.m.

Respectfully submitted.

Ann C. Clancy
Planning Board Clerk

PLANNING BOARD
JULY 26, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
John Heater
Richard Flaherty
John Trombetta
Lynda Wheat
Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Mary Ann Coogan, Town Supervisor
Kathy MacRae, 2nd Ward Councilor
James Salanger, 4th Ward Councilor
Diane Dwire, 5th Ward Councilor
Tom Price, Code Enforcement Officer
Dirk Oudemool, Esq.
Lloyd Perkins, Chief of Police

Approximately 200 + others

Chairman Pisarek called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance to the flag.

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Chairman Pisarek began the meeting by stating that Benderson Development would not be present. The staff has supplied a list of comments and concerns regarding the initial submission and Benderson Development is in the process of reviewing those comments and concerns. The Planning Board does not expect Benderson to respond or resubmit until the second meeting in August, that being August 30, 2004. He then opened the meeting to public comment.

A few members of the audience spoke in favor of the Benderson proposed site development.

There were a collection of comments from the audience who voiced their concerns regarding the traffic, proposed retailers and crime of the proposed development. A partial list of those who spoke is available at the Clerk's office.

Mr. Curtin addressed the audience and began by thanking those assembled. He stated that Benderson Development is at the beginning stage of site plan review and that it will be an ongoing process. He commented that this is in no way a "done deal" however the property owner has development rights. Statutes govern the Planning Board and the town ordinance is blind to any

specific retailer that the owner chooses to lease to as long as the property is zoned correctly. The town ordinance invites development designed to accommodate retailers without prejudice.

The Planning Board engages in site plan review and SEQR review. The State Environmental Quality Review focuses on a variety of issues such as traffic, quality of life, drainage, and noise. The SEQR review determines if this project would adversely affect the area in the long term. Since the Board is just beginning the process, there is nothing to indicate such at this time.

Benderson Development has obtained title to this property and what is being presented is consistent to what has previously been on the property, that being retail sales and services. The Board is not ignoring what the residents' concerns are but the Board has limited jurisdiction. The Board reviews the land use and the planning of the site. Constitutionally that is all New York State allows, as New York State is not a referendum state. The Board should ignore the retailer names associated with the project but not the impact to the community. Mr. Curtin went on to reassure those assembled that this is a long, protracted process. This is a project that the Planning Board takes very seriously as it will affect the community for the next 30 to 40 years.

Chairman Pisarek commented that the next Planning Board meeting is August 16, 2004. He then closed the public comment section of the meeting.

Mr. Fatcheric made the motion to amend the agenda and place Benderson Development next. Mr. Trombetta seconded the motion and it was approved unanimously.

**BENDERSON DEVELOPMENT
SITE PLAN
TP#066.-01-10.1**

There was no representation present for Benderson Development. Chairman Pisarek asked the Planning Board Engineer and the Planning Board Attorney if they had reviewed the application. Mr. Curtin stated that he and Mr. Czerwinski have reviewed the application and found it complete. He suggested that the board make the motion to declare itself lead agency and notify all interested agencies of such.

Mr. Fatcheric made the motion to deem the application complete. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Fatcheric made the motion to declare the Town of Camillus Planning Board lead agency. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to set professional fees for the Benderson Development site plan at \$25,000.00. Mr. Flaherty seconded the motion and it was approved unanimously.

Chairman Pisarek instructed the Clerk to notify all interested agencies of the Town of Camillus Planning Board's status of lead agency.

Chairman Pisarek then made the motion to return to the normal meeting agenda. Mr. Trombetta seconded the motion and it was approved unanimously.

NEW BUSINESS

**SCOTT & JENNIFER DARMINO – WARNERS ROAD
SKETCH PLAN
TP#012.-01-37.1**

The applicant contacted the Clerk to provide notification that they would not be in attendance at this meeting.

**COLLEEN & CHRISTOPHER VIGGIANO/KEVIN & LAURIE DONAHUE
LOT LINE REALIGNMENT/AMENDED FINAL PLAT
TP#020.1-02-26.0 & 020.1-02-28.1**

Mr. Jeffery Davis, attorney for the Viggianos appeared before the Board to request an amended final plat. The Viggianos are owners of 152 Raspberry Lane (Lot 38) and the Donahue's are owners of 158 Raspberry Lane (Lot 36 & Lot 37), both located in the Scenic Meadows, Section 2 subdivision.

Currently there are covenants in effect for a future street, shown as a paper street, which is located between the two properties known as Lot 37 and Lot 38. The map shows a 65 foot setback consisting of a 35 foot building line setback and a 30 foot road setback. The applicants are requesting a reduction in the 35 foot setback for the building line to 15 feet. The applicants state that the road will probably never be built or used and would like this amended. The reduction would affect both property owners.

The house that is located on Lot 36 is setback 200 feet from the road and the front of the house is facing east, toward the paper street.

Mr. Wynne made the motion to reduce the building line to 15 feet from the paper street located in Scenic Meadows Section 2, Lot 37 and 38 with the condition that proof be supplied that Lot 36 and Lot 37 are merged. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Davis requested that the application to the Board be amended accordingly.

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

Mr. Heater moved to amend the final map of Scenic Meadows, Section 2, Lots 37 and 38 to reduce the side yard setback to 15 feet. The motion was seconded by Mr. Trombetta and approved unanimously.

Planning Board

July 26, 2004

Page Four

OLD BUSINESS

BURKE ESTATES – WHEDON ROAD

FINAL PLAT

TP#055.-01-03.0

Mr. Steven Forward, attorney, appeared before the Board on behalf of the applicants to present the final plat application.

Previously the Board had approved the preliminary plat application with the following conditions: submission of an erosion control plan, construction drawings and sewer connections prior to final plat approval. Mr. Czerwinski confirmed that the above has been submitted and is acceptable.

The approval from the City of Syracuse Planning Board with regard to the Three-Mile limit has been received. The Board has requested that the chain link fence be removed from the final map.

Mr. Flaherty made the motion to approve the final plat of the Burke Estates subdivision on the map dated June 2, 2004, revised July 15, 2004 with the condition that the chain link fence be removed. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Flaherty made the motion to set parkland fees for three (3) lots, Lot 2, Lot 3, and Lot 4 according to the Town of Camillus subdivision regulations. Ms. Wheat seconded the motion and it was approved unanimously.

MAHONEY PROPERTIES – STORE AMERICA

SITE PLAN

TP#017.-05-01

Joseph Durand and Aaron Falkenmeyer of TDK Engineering Associates appeared before the Board to discuss the revised site plan. The proposal is to build a “Store America – Self Storage” facility on the corner of Milton Avenue and Bennett Road. The property is approximately 2 ½ acres and zoned industrial.

Previously the Board had referred this application to the ZBA for a parking variance to reduce the number of parking spaces from 153 to 94. The matter was also referred to the Onondaga County Planning Agency for their review. Both the ZBA and the Onondaga County Planning Board have approved the referrals. The applicant has offered and drafted a “Use Covenant” to be placed on the property and have submitted such to Mr. Curtin for his review and approval.

There had also been previous discussions regarding a small parcel of land adjacent to the property that appeared to be owned by the Town of Camillus. The parcel in question is part of a right of way with the County I.D.A. that has never been conveyed to the Town. Mr. Curtin will request Mr. Oudemool, the Town Attorney, to review the above. The public hearing for the fence variance is scheduled for August 24, 2004 with the Town Board.

The storm water management and erosion control plans have not been submitted. Mr. Durand stated that additional information needed to be submitted to the County DOT. They are still working on the drainage and making the storm water management area more attractive. The Board discussed that storm water management works better with gravel than pavement and suggested not paving the north area. It was agreed that the future development area would be landscaped which would enhance storm water management. The plan will be revised accordingly.

The Board was in agreement with the applicants that the entrance was on Southern Drive and the lot frontage presented was acceptable to the ordinance.

Chairman Pisarek advised the applicants that before an approval could be granted, Mr. Curtin would need to review the proposed covenants, Mr. Czerwinski will need to review the drainage plans, including the storm water management and the green area, and lastly, the fence variance will need to be reviewed and approved by the Town Board.

**KOWALSKI SUBDIVISION – VAN BUREN ROAD
FINAL PLAT
TP#007.-02-31.0**

A letter has been received from Dirk Oudemool, Town Attorney dated June 9, 2004 with regard to the road issues and how they are being rectified. This letter has become a part of the permanent file.

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.

Therefore, Chairman Pisarek made the motion to declare this application an unlisted action under SEQR. Mr. Fatcheric seconded the motion and it was approved unanimously.

Mr. Heater then made the motion to approve the final plat of the Kowalski Subdivision, Part of Lot No. 56, Town of Camillus dated February 6, 2004 as prepared by Ianuzi & Romans P.C.. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Heater made the motion to set parkland fees for two (2) lots, Lot 2, and Lot 3 according to the Town of Camillus subdivision regulations. Mr. Fatcheric seconded the motion and it was approved unanimously.

**MAESTRI MANOR SECTION 6 -
FINAL PLAT
TP#025.-03-22.1**

John Szczech appeared before the Board to present the final plat of the Maestri Manor Section VI subdivision. The storm sewers and the water are installed and the blacktop on the roadways should be completed by the end of next week. Mr. Czerwinski is reviewing the information to determine the amount needed for the letter of credit.

The Town has abandoned the street known as Bonet Drive. The driveway for Lot 18 will now be located in that area.

Mr. Czerwinski stated that the approval of the construction drawings noted that the Town Board had concerns over large drainage easements. Therefore they asked for covenants to be placed on those lots. Mr. Szczech has agreed to these restrictive covenants and Lot 17 will have a restrictive covenant for the drainage easement.

Mr. Trombetta made the motion to approve the final plan of the Maestri Manor Section-6 subdivision, Part of Military Lot 100, Town of Camillus, dated June 2, 2004, revised July 21, 2004 as prepared by Survey Systems with the condition that a restrictive covenant be placed on Lot 17. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to set parkland fees for ten (10) lots, Lots 13, 14, 15, 16, 17, 29, 30, 31, 32, and 33 according to the Town of Camillus subdivision regulations. Mr. Fatcheric seconded the motion and it was approved unanimously.

**SINGING HILLS – BREED ROAD
CONSTRUCTION DRAWINGS
TP# 021.-02-13.3**

John Szczech appeared before the Board to request construction drawing approval for the Singing Hills subdivision. He has requested that the Board approve the drawings subject to the final review and approval from the Town Engineer.

Mr. Heater made the motion to approve the construction drawings of the Singing Hills subdivision, Part of Military Lot 65, Town of Camillus, dated December 4, 2003, revised April 1, 2004, as prepared by Survey Systems contingent upon the approval from the Town Engineer. Mr. Fatcheric seconded the motion and it was approved unanimously.

DISCUSSIONS

Benderson Development

Ms. Hanson submitted an outline of observations for the Benderson Development site plan for the Board's review. The Board is encouraging pedestrian walkways, more green space by outbuildings and outdoor seating.

Mr. Czerwinski stated that the detention requirements for the school district property and the Benderson Development property will need to be reviewed for the drainage plans.

After some discussion, Ms. Hanson was asked to revise a few items and resubmit the outline. Mr. Czerwinski will submit his outline of concerns by the end of the week and at that time Mr. Curtin will forward all concerns to Benderson Development.

The school district has not conferred with the Planning Board regarding their parking and access concerns. Benderson will need to supply information regarding the traffic flow to and from the school, which should be included in the traffic study.

Other Matters

Chairman Pisarek stated that he has witnessed numerous vehicles taking left hand turns onto Hinsdale Road from the Home Depot parking lot. After an extensive discussion the Board agreed that Mr. Curtin should send a letter regarding Hinsdale Road to the developer of Home Depot and Fastrac Markets outlining the ongoing concerns of the Planning Board in relation to the traffic.

MINUTES OF THE PREVIOUS MEETING

Mr. Trombetta moved to approve the minutes of the meeting of July 12, 2004. The motion was seconded by Mr. Flaherty and there being no further discussion, it was unanimously approved.

Mr. Fatcheric moved to approve the minutes from the review meeting of July 19, 2004. The motion was seconded by Ms. Wheat and approved unanimously.

CORRESPONDENCE

A public hearing notification from the Town of VanBuren regarding a subdivision request by Sam Convertino was received.

The ZBA meeting minutes from July 6, 2004 were received.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$2,280.50 of which \$1,475.00 is recoverable from fees or paid by developers for services provided in the month of June. Motion to approve payment was made by Mr. Fatcheric, seconded by Ms. Wheat and approved unanimously

A voucher was received from Barton and Loguidice, P.C. in the amount of \$4,637.13 of which \$ 4,034.13 is recoverable from fees or paid by developers for services. Motion to approve payment was made by Mr. Heater, seconded by Mr. Wynne and approved unanimously.

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski stated that the Town of VanBuren was holding a public hearing for a small subdivision in which Sam Convertino is developing off Winchell Road north of Lakeside Road. He stated that this is a revised plan for a 17 lot subdivision that presents no issues within the Town of Camillus. The drainage is in the Town of VanBuren. No approvals have been issued as yet.

Ms. Hanson – No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta commented that the Planning Board has an interesting and challenging site plan before them and he wished to compliment them on how the proceedings were being handled.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:15 p.m. on a motion by Mr. Flaherty and seconded by Mr. Trombetta.

Chairman Pisarek made the motion to reconvene the meeting at 10:20 p.m. Mr. Flaherty seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to reschedule the August Planning Board meeting from August 9, 2004 and August 23, 2004 to August 16, 2004 and August 30, 2004. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to adjourn the meeting at 10:21 pm. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
AUGUST 16, 2004
7:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric
John Heater
Richard Flaherty
John Trombetta
Lynda Wheat
Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, 2nd Ward Councilor
Bill Davern, 3rd Ward Councilor
George Burke, Chair of ZBA
Martha Dickson-McMahon –
Deputy Town Clerk

Approximately 55 others

Chairman Pisarek called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance to the flag.

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Judi Brown of Orchard Village spoke regarding the proposed Walmart and submitted a case study of the College Grove Redevelopment Project which was located in San Diego, California.

Donna Curtin of Fireside Lane spoke regarding the proposed Walmart and questioned the traffic study that had been completed.

Matt Clark of Elm Hill Way spoke regarding the proposed Camillus Commons and the Concerned Camillus Citizens.

Bill Davern, 3rd Ward Councilor stated that he would appreciate the support for the application of Amy Coolican as this property is located in his ward.

NEW BUSINESS

**SCOTT & JENNIFER DARMINO – WARNERS ROAD
SKETCH PLAN
TP#012.-01-37.1**

Mr. Scott Darmino appeared before the Board to present a sketch plan for the property located at 3411 Warners Road. The applicant is requesting a minor subdivision that will create two (2) lots, Lot 1 and Lot 2. Currently, there is an existing home located on Lot 1. The proposed Lot 2 will front Frank Street. The property is zoned R-3.

Presently, the property is serviced by a septic and dry well. The septic system is located ten (10) feet away from the house and the dry well is located 15 feet away from the house toward the rear property line. There is no leachfield located on the property.

Based on previous Planning Board minutes from January 13, 1992 for the Craigmoor Subdivision, the County Health Department rejected the proposal for the lot in question setting specific objections to Lot 3. OBDOH rejected the proposed subdivision at that time and called for additional percolation tests and septic designs; connection to public water facilities and additional engineering studies relating to potential conflicts with wells and septic systems on adjoining properties. Prior to continuing with this application, the applicant was instructed to contact the County Health Department to see how the above could be properly addressed.

Mr. Flaherty commented that according to the Planning Board minutes from January 13, 1992, lands were to be dedicated to the Town for use as a temporary turn-around at the north end of Frank Street. The clerk was instructed to contact Mark Pigula, Highway Superintendent, to verify the history and status of Frank Street. It was also requested that Mark Pigula be asked if he has any knowledge of a leachfield that runs to the north of this property, possibly through it, servicing other properties.

No action was taken on this Application.

**KEITH & LYNN TUPPER – BITTERS ROAD
LOT LINE REALIGNMENT
TP# 022.-02-01.2**

Mr. Keith Tupper appeared before the Board to request a lot line realignment. The applicant currently owns approximately 10.64 acres of land. Approximately 18 years ago, two 2 acre lots had been subdivided from the original parcel of land. The property is zoned R-1.

There is an existing pond located in the rear of Lot A and Lot B that is owned by Mr. Tupper in which both property owners would like to enjoy and have access to. The owner of Lot A would also like to enjoy access to the adjacent creek. Therefore, Mr. Tupper is proposing to increase Lot A by .9 acres and Lot B by .25 acres, thereby moving both back property lines to the berm of the pond. Currently there are existing homes located on Lot A and Lot B.

Mr. Curtin stated that if the Board were to consider this application, it would be classified as an unlisted action that does not involve any other entities nor need to be referred to any other agency. He stated that the approval would need to be subject to attorney receipt and review of a new subdivision map, legal description of the right of way and the property descriptions.

Mr. Wynne made the motion to declare this application as an unlisted action and declare a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Heater made the motion to approve the lot realignments contingent upon the Planning Board Attorney's receipt and approval of the legal descriptions for the extension of the existing

right of way and legal descriptions of the reconfigured Lots A and B and the new subdivision map. Mr. Flaherty seconded the motion and it was approved unanimously.

**AMY COOLICAN – RICHARDS ROAD
SITE PLAN FOR SPECIAL USE PERMIT – ZBA REFERRAL
TP#041.-01-14.1**

Ms. Coolican appeared before the Board to request a site plan approval for a special use permit for a home occupation. The applicant has been referred to the Planning Board from the Zoning Board of Appeals.

Ms. Coolican's home occupation is an advertising agency. This is an existing business that is being relocated to her residence. She will be the sole employee. There will be no additions or renovations needed to the residence as well as no change in the appearance of the property. Nor will there be any additional buffering, parking, lighting or signage necessary. There will be very little traffic increase, if any.

Mr. Fatcheric made the motion to recommend to the ZBA approval of the special use permit, as the use does not require modifications to the site plan as presented and there would be no adverse impact to the surrounding neighborhood by this application. There are no negative findings or recommendations other than approval. Mr. Wynne seconded the motion and it was approved unanimously.

OLD BUSINESS

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

Joseph Durand of TDK Engineering Associates and Tim Mahoney of Mahoney Properties appeared before the Board to discuss the revised site plan. The proposal is to build a "Store America – Self Storage" facility on the corner of Milton Avenue and Bennett Road. The property is approximately 2 ½ acres and zoned industrial.

Previously, Chairman Pisarek advised the applicants that before an approval could be granted, Mr. Curtin would need to review the proposed covenants, Mr. Czerwinski would need to review the drainage plans, including the storm water management and the green area, and lastly, the fence variance would need to be reviewed and approved by the Town Board. Mr. Durand stated he believed that the majority of issues have been addressed.

Mr. Durand stated that the Applicant has varied on the extent of the pavement limits. He stated that the ZBA had asked for pavement to accommodate parking and he feels that Mahoney Properties are compromising based on the last meeting and are limiting the amount of pavement that they are proposing at this time.

They are prepared to go before the Town Board on August 24, 2004 for the fence variance. The use covenant has been drafted and submitted to the attorneys. The attorneys are in the process of reviewing and revising those covenants.

Mr. Durand wished to clarify an item that may have been addressed at a previous meeting. A discussion had been brought up regarding U-Haul trucks being available for rent at the Store America facility. There would be approximately 5 trucks, which would be approximately 14 feet in length and be parked in designated parking spots on the Store America facility. Mr. Durand stated he was surprised when he received the ZBA resolution as it stated that the approval was subject to the condition that the use of the subject site is limited to an individual self storage use and subject to the condition that there be no other ancillary business conducted on site including U-Haul rentals, recreational vehicle, truck and other vehicle storage. He went on to say that he spoke with George Burke, Chairman of the ZBA, Tom Price, Code Enforcement Officer, Mahoney Properties attorneys and Ron Carr, Attorney for the ZBA and he feels that those types of restrictions are just not appropriate in his opinion and as Store America runs a self storage facility it is not uncommon for them to have a few U-Haul trucks on site. They go hand in hand with the business. When a storage unit is rented, the people may need a vehicle and for convenience it is right there. He stated that he was planning on speaking with the ZBA as he feels that this is placing unnecessary restrictions on the developer and the development of the site. Mr. Durand stated that he is under the assumption that the ZBA misunderstood what was presented to the Planning Board.

Mr. Flaherty stated that as this property is located in an industrial zone he thought that the Planning Board would be able to discuss if U-Haul and other outside storage would be permissible and if there would be a need for limitations he felt that the Planning Board would be able to place such limitations on the site. He stated that he is in agreement with the applicant that U-Haul rentals and the self-storage business runs hand in hand and that the Planning Board should allow some U-Haul trucks but this should be limited.

Mr. Curtin stated that the disagreement with the ZBA approval concerns outdoor storage, i.e., storage of seasonal vehicles, recreational vehicles, RV's, travel trailers, boats, and similar items. This would be inclusive of vehicles that may or may not be. Mr. Curtin continued that he believes that the ZBA's general thought was that the above uses are not what they want to see in the Town and there is not an area designated on the plan for those particular activities. What Mahoney Properties is proposing is an ancillary use that does require "storage" even on a temporary basis predicated by the number of vehicles involved. It is within the purview of the jurisdiction of the Planning Board to determine if that is appropriate use of the land. The problem is that this is not designated on the site plan. It could be designated on an amended site plan at a later date. He feels that the ZBA was very clear regarding the storage of inoperable vehicles or inoperable pieces of personal property that both Boards would not like to see.

George Burke, Chairman of the ZBA wished to clarify some of the statements Mr. Durand had made. First, the Zoning Board insisted on paving the entire area required for parking. This is not true. The Zoning Board was asked for a variance for the number of parking spaces. The request was to reduce the number of parking spaces from 153 to 92. The condition of the parking variance was that there should be paving, not the entire lot being paved. Parking spaces by the code of

Camillus are required to be paved. The parking spaces are what the ZBA required to be paved. The ZBA did state that the condition of no secondary business was based on granting a parking variance only. As of today, the parking code states that you must have 1 space for every 500 square foot of buildout. The variance allowed for less than that on the condition that nothing else was saturated on the property and that the parking spaces, although reduced in number were properly marked and paved parking spaces.

Mr. Burke went on to say that there is a public hearing scheduled for later in the month that may make this point moot. The Town Board is considering changing that section of the code; to change the parking requirement from 500 square feet for 1 parking space to 1000 square feet for 1 parking space.

After some discussion regarding the text amendment brought up by Mr. Burke, Mr. Curtin suggested to the Board that the text amendment should employ a GLA standard of gross leasable area. He stated that the standards should be uniform whether the buildout was vertical or horizontal. He then stated that the gross leasable area standard should exclude common areas which would be defined as hallways, stairwells, elevator shafts, offices, etc., and because of the unique aspect of this particular building being 3 stories in height would not penalize this applicant and would create more green area for the better drainage on the site instead of more impervious surfaces.

Councilor MacRae stated that she prefers to keep the parking requirement at the 72 parking spaces along with the 5 spaces for the U-Hauls. She prefers more parking using the building square footage not the leasable square footage calculation.

Councilor Davern personally feels that 1 parking spot per 1000 is more than adequate. However, he prefers the gross leasable square footage calculation.

After extensive discussion, Chairman Pisarek advised the applicant to provide the covenants to the Planning Board Attorney, amend the site plan to include the maximum number of U-Hauls in their designated areas (the applicant stated 5), show the 72 parking spots and list the gross leasable area on the plan.

REFERRAL RECOMMENDATIONS

TEXT AMENDMENT – CHART - TABLE OF LAND USE CHAPTER 30 SECTION 904B

The Town Board is proposing a text amendment to change the parking requirement if P29 use if the use is a self storage facility by reducing the parking for such a use by 1 space for every 1,000 square feet of gross floor area.

Mr. Curtin suggested to the Board that the text amendment should employ a GLA standard of gross leasable area. He stated that the standards should be uniform whether the buildout was vertical or horizontal. He then stated that the gross leasable area standard should exclude common areas which would be defined as hallways, stairwells, elevator shafts, offices, etc. which would create more green area for the better drainage on the site instead of more impervious surface.

After an extensive discussion, the Board was in agreement that the text modification should follow Mr. Curtin's recommendation.

Mr. Flaherty then made the recommendation for the proposal of the text amendment to change the parking requirement of a P29 use if the use is a self storage facility by reducing the parking for such a use by 1 space for every 1,000 square feet of gross leasable floor area or reducing the parking for such a use by 1 space for every 1,400 square feet. Mr. Trombetta seconded the motion and it was approved unanimously.

**TEXT AMENDMENT – CHART - TABLE OF LAND USE
CHAPTER 30 SECTION 400**

The Town Board is proposing a text amendment to allow P14(a) uses, appearance enhancement services and P14(b) uses, banking services in a CP district and also allow P14(b) uses in an LBO district by special permit if premises are on West Genesee Street.

Mr. Joe O'Leary of the Westerlea Homeowners' Association expressed his opposition to banks being allowed along West Genesee Street at Richlee Drive.

After an extensive discussion the Board was not in disagreement with the inclusion of banks and appearance enhancement facilities in CP districts however, the majority of the Board's recommendation was not in favor of allowing "banking services" in an LBO district, it being the Board's understanding that the creation of the LBO zoning district was for neighborhood friendly, low traffic businesses.

Chairman Pisarek stated that it appears that the Planning Board is not in favor of expanding the uses in the LBO district at this point in time and recommend possibly a corridor study or review of the comprehensive plan be engaged in because of the potential longer term impacts on the redevelopment of the area.

Ms. Wheat made the recommendation that the Planning Board is not in favor of expanding the type of businesses that are allowed in the LBO zoning district, ie. the banking industry. Mr. Flaherty seconded the motion. The Board was not unanimously in agreement as there were 6 ayes and 1 noes. Due to the above, the clerk was asked to poll the Board. The results are as follows:

Mr. Flaherty – Aye
Mr. Pisarek – Aye
Mr. Trombetta - Aye

Mr. Wynne – Aye
Mr. Heater – Aye

Mr. Fatcheric – No
Ms. Wheat – Aye

DISCUSSIONS

Lighting Guidelines

A lighting guideline has been distributed to the Board for their review. The Board has addressed some concerns and would like a meeting with Marylin Galimi from Barton & Loguidice for clarification.

Camillus Concerned Citizens

A letter was received from the Camillus Concerned Citizens group requesting a meeting with the Board to discuss the Camillus Commons project. After some discussion, it was agreed that the Chairman, Vice-Chairman, Attorney and Engineer would be willing to meet with a small number of representatives from the concerned citizens group to receive unofficial input. The applicant, Benderson Development would also be invited to attend. It was noted that this meeting is only to receive comments from the group. Mr. Curtin will respond to this request.

MINUTES OF THE PREVIOUS MEETING

Ms. Wheat moved to approve the minutes of the meeting of July 26, 2004. The motion was seconded by Mr. Wynne and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

The Town of Camillus Lighting Guidelines dated August 2004 was received.

A letter was received from the Zoning Board of Appeals regarding the Variance Application for the Camillus Ridge Assisted Living Center.

A letter was received from the County Department of Transportation accepting the Town of Camillus Planning Board as lead agency for the Benderson Development site plan.

A letter was received from Barton & Loguidice regarding the site plan review for Camillus Commons.

A letter was received from Barton & Loguidice regarding the Singing Hills subdivision plans and drainage calculations.

A letter was received from Carlie Hanson RA of QPK Design regarding the Camillus Commons site plan review.

A letter was received from the County Department of Transportation regarding the Rocklyn Development Proposal on Old Rt. 5.

Copies of the list of building permits for the month of July were received.

A voucher was received from W-M Engineers, P.C. in the amount of \$873.75 for services from the month of July 2004, of which \$873.75 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Trombetta and approved unanimously.

The ZBA meeting minutes from 8/3/04 were received.

A summary of residential building permits issued by municipalities in Onondaga County for the year 2003 as supplied by Syracuse-Onondaga County Planning Agency.

A voucher was received from Barton and Loguidice, P.C. in the amount of \$5,833.00 of which \$ 5,284.00 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 the Hilton Lake Placid Resort in the amount of \$300.00 for the reservation deposit for the Planning Federation Conference for John Trombetta and John Heater. Motion to approve payment was made by Mr. Wynne, seconded by Mr. Flaherty and approved unanimously.

A voucher was received from the New York Planning Federation on the amount of \$170.00 for the NY Planning Federation Conference early registration for John Trombetta and John Heater. Motion to approve payment was made by Mr. Wynne, seconded by Mr. Flaherty and approved unanimously.

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Flaherty stated that he appreciated Jim Stelter's comment refuting Patrick Donegan's statement that the DOT requested the Richlee Drive realignment. He also requested that any traffic study reporting on the Camillus Commons project take into consideration the proposed development across the street.

Mr. Trombetta commented on an article that appeared in the Post Standard Neighbors West on August 5, 2004. He also stated that the Planning Board might want to relook at the Comprehensive Plan for the Town.

Chairman Pisarek made the motion 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
AUGUST 30, 2004
7:00 PM**

PRESENT

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

NOT PRESENT

Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Diane Dwire, 5th Ward Councilor
Kathryn MacRae, 2nd Ward Councilor

Approximately 30 others

Chairman Pisarek called the meeting to order at 7:05 PM., followed by the Pledge of allegiance to the flag.

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Helen Mierzwa of 204 Emann Drive read a statement regarding the proposed Camillus Commons development.

Stephanie Burdick of 113 Hinsdale Road made a statement regarding the proposed Camillus Commons development.

NEW BUSINESS

**VERIZON WIRELESS – 5656 IKE DIXON ROAD
REFERRAL FROM ZBA - SITE PLAN REVIEW FOR SPECIAL USE PERMIT
TP#023.-01-09.2**

Dennis J. Burdick, P.E., Real Estate Manager for Verizon Wireless appeared before the Board on behalf of Francis Black. This is a referral from the Zoning Board of Appeals. Verizon is requesting approval for the installation of an emergency generator on this existing Verizon site. Mr. Burdick explained that Verizon is proposing to bump the existing fence out a distance of 7 feet and place an emergency generator in the newly created enclosed space. The generator itself is a 40 kilowatt unit and has a 250-gallon diesel fuel tank, and will be placed upon 4.5' x 9' concrete pad. The generator is double walled and contains an alarm system that activates upon any leakage from the interior wall. In case of such a first layer leak a silent alarm is activated,

alerting Verizon's switching station to the issue and prompting the dispatch of a technician to the site to troubleshoot the problem before the leakage breaches the second layer.

Mr. Trombetta inquired what the typical response time to a system alarm might be. Mr. Burdick explained that Verizon's switching station is in East Syracuse, NY and that there are approximately 5 cell technicians connected to that station that are responsible for this particular tower. In case of alarm, the switching station is alerted and in turn immediately contacts a cell technician for emergency response to the site. The estimated time of arrival at the site would be dependent upon the technician's location at the time of receiving the alert. Mr. Heater & Mr. Flaherty both verified that the alarm system is silent, causing no local siren or other such discernable noise when the alarm is tripped.

Mr. Trombetta questioned the method of diesel fuel delivery. Mr. Burdick explained that the fuel will be delivered directly to the site by truck approximately twice per year and that the generator's fuel tank is refilled from the truck similar to the way a standard gas station refill tank operates.

Ms. Wheat questioned whether there would be any other entrances to the site and Mr. Burdick verified that the entrance would remain the same.

Ms. Wheat inquired about the frequency of power outages at the site and the rationale for installing the generator. Mr. Burdick indicated that he was unable to provide outage information and explained that it is Verizon's desire to place emergency generators at all their sites throughout New York to guard against emergencies such as blackouts.

Mr. Heater confirmed with Mr. Burdick that everything would remain inside the fenced area.

Mr. Flaherty, concerned about noise factors, inquired whether the proposed unit is one of the most modern type diesel powered units that are essentially quiet. Mr. Burdick confirmed that the unit is a quiet "stage 2" model, the quietest available that he is aware of, and that it has been tested at 63 decibels from a distance of 23 feet (7 meters) away, which compares to a lawn mower approximately 100 feet away. He further noted that the unit would only run in case of emergency and also for one hour per week during a remote testing period to be conducted each Tuesday from 10:00 – 11:00 AM.

Mr. Flaherty expressed concern about potential leaks caused by outside force that might breach both layers and suggested a "moat" type addition to the concrete pad might be considered in order to contain any such leakage. Mr. Burdick explained that there is an emergency kit on site for use by the technicians in containing leakage and that in the case of a serious leakage emergency, the technician will defer to a third party company Verizon uses to handle such situations. Chairman Pisarek noted that any "moat" structure would likely fill with water and be ineffective at containing leaks from the generator.

Mr. Trombetta, Ms. Wheat, & Chairman Pisarek questioned the use of barbed wire as is shown on the applicant's drawings and warned that barbed wire is not allowed in Camillus. Mr. Burdick confirmed that the same chain link fencing that currently exists on the site is what is

planned for use to house the generator and that no barbed wire will be used. Mr. Curtin commented that for prior similar applications the Board has requested green colored vinyl coated chain link fencing be used in order to soften the impact of the fence, and he suggested that this might be something to also consider in this case.

Mr. Trombetta inquired about the color of the generator and how well it will blend with the surrounding environment. Mr. Burdick confirmed the generator will be green & displayed a picture of the unit to the Board.

Chairman Pisarek requested a brochure about the emergency generator and it's specifications that can be kept on file with the application. Mr. Burdick confirmed he would supply such materials to both the Planning Board and the Zoning Board of Appeals.

Mr. Fatcheric made the motion to recommend approval to the Zoning Board of Appeals based on the Planning Board seeing no negative impact, no need for additional landscaping, but with the suggestion that the applicant use a green vinyl coated chain link fence, and that the specifications for the generator and muffler system be provided to be kept on file with the Zoning Board of Appeals and Planning Board. Mr. Trombetta seconded the motion and it was approved unanimously.

**JOSEPH BROWN – 2713 WEST FOX HILL LANE
LOT LINE REALIGNMENT (RE-2713 & 2709 WEST FOX HILL LANE)
TP#025.-02-15.1 (2713) & TP#026.-04-12.7 (2709)**

Ms. Meg Brown appeared on behalf of her husband, Joe Brown, regarding the proposed lot line realignment related to the properties located at 2713 West Fox Hill Lane and 2709 West Fox Hill Lane. The purpose of the proposed realignment is to relieve 2709 West Fox Hill Lane of a permanent easement granted to 2713 West Fox Hill Lane in 1995 for ingress and egress, affixing the property to the parcel at 2713 West Fox Hill Lane.

Mr. Trombetta questioned the purpose of the realignment and Ms. Brown elaborated that the easement was granted at the time the parcel at 2713 West Fox Hill Lane was originally built on because the property fronted Lyons Road, creating a long expanse of rugged terrain to be navigated as a driveway. The easement was granted from the neighboring property and is now viewed as somewhat of an encumbrance on the Barth/Mitchell parcel at 2709 West Fox Hill Lane. The realignment will eliminate the easement and also address a technicality that prevents the Brown children from attending the West Genesee School District with the neighboring children.

Ms. Wheat moved to declare this lot line realignment an unlisted action under SEQR. Mr. Flaherty seconded the motion and it was approved unanimously.

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

Mr. Trombetta moved to approve the lot line realignment with the contingency that new maps be filed showing the correct parcels. Mr. Fatcheric seconded the motion and it was approved unanimously.

OLD BUSINESS

MAHONEY PROPERTIES – STORE AMERICA REVISED SITE PLAN TP#017.-05-01

Joseph Durand and Aaron Falkenmeyer of TDK Engineering Associates appeared before the Board to discuss the revised site plan. The proposal is to build a self-storage facility on the corner of Milton Avenue and Bennett Road. The property is approximately 2.5 acres and zoned industrial.

Mr. Durand reported that the parking variance they requested was approved by the Zoning Board of Appeals since their last appearance before the Planning Board on August 16, 2004 and that the revised plan does show parking spaces in compliance with the requirements of the variance: 72 hard surface spots for customer parking, 5 rental vehicle hard surface spots, and 28 in reserve on green space for a total of 105 parking spots. He also reported that they have received approval for their fence specifications at the Town Board meeting of August 24, 2004.

The modified site plan presented now addresses the location of rental vehicles that may potentially be located on site. As requested, the necessary drainage information has been provided to the Planning Board Engineer and written approval has been received from him. The D.O.T. has also provided follow up correspondence noting that they too are satisfied with the plan being proposed. The one remaining outstanding issue is the use covenant currently being worked on by the Planning Board Attorney and Mr. Peter Mitchell, Mahoney Properties' attorney. Mr. Curtin, Planning Board Attorney, noted that there is one minor definitional modification to be made but the covenants themselves have been agreed upon and they are acceptable in form and content.

Mr. Heater moved to declare a negative declaration under SEQR. Ms. Wheat seconded the motion and it was approved unanimously. Mr. Heater moved to approve the revised site plan for Mahoney Properties – Store America, map dated September, 2003 – revised August 23, 2004, Mr. Fatcheric seconded the motion and it was approved unanimously subject to the full execution of the restricted covenants being offered by the applicant.

VILLAGE GREEN ELEVEN – CHICOPEE MEWS APARTMENTS UPDATE TP#027.-04-06.1

Mark Cappuccilli, managing partner of Chicopee Mews Apartments, appeared before the Planning Board on March 8, 2004 to present a site plan for approval. One condition attached to the resolution granting approval of the expansion of the project was the merger of the two tax parcels into one tax parcel so it would be owned and operated by one entity cohesively.

The developer on the project recently contacted Mr. Curtin, Planning Board Attorney, to advise him that contrary to initial representations made by the existing lender, it will not consent to the merger of the properties because it would be a term of default under the existing note of mortgage and there is a significant prepayment penalty involved. The properties need to remain in the existing configuration until such time as the lenders are paid in full, which is expected to occur in the next couple of years.

Because complying with the conditions of the resolution would create an extraordinary financial burden for the applicant as a result of the prepayment penalties involved, they are requesting that the Planning Board consider amending its prior resolution to allow them enough time to merge the properties, but not as a requirement of the prior approval granted.

Mr. Curtin has drafted a suggested resolution that amends the one term that requires merger and the merge clause would be amended to allow the applicant to do so as soon as reasonably practicable upon the expiration of the amortization on the existing loan that affects Phase 1, so they are not adversely affected from a financial standpoint. The properties would be owned in the interim by the same owners but under different LLCs with common management.

Ms. Wheat moved to amend the original resolution approving the site plan for Chicopee Mews to reflect that the applicant will now be allowed to merge the properties as soon as reasonably practicable rather than as a condition of approval. Mr. Trombetta seconded the motion and it was approved unanimously.

REFERRAL RECOMMENDATIONS

TEXT AMENDMENT – CHART - TABLE OF LAND USE CHAPTER 30 SECTION 400

The Town Board is proposing a text amendment to allow “appearance enhancement services (category P14a use) and “banking services” (category P14b type use) in a CP district and also allow “banking services” (category P14b type use) in an LBO district by special permit if premises are on West Genesee Street. Chairman Pisarek noted a discussion with the Town Attorney relating to the LBO district. The Board desired to clarify its position taken on August 16, 2004. As such, the Chair proposed making two separate resolutions addressing the CP districts and LBO districts individually for purposes of clarity.

Chairman Pisarek moved to recommend to the Town Board that “banking services” and “appearance enhancement services” be allowed in CP districts. Mr. Flaherty seconded the motion and it was approved unanimously.

With regard to allowing “banking services” in an LBO district by special permit if the premises are on West Genesee Street, Mr. Flaherty deferred to Ms. Wheat for commentary. Ms. Wheat reiterated her opinions expressed in the previous Planning Board meeting, noting that her interpretation and understanding are that banking would not be allowed in LBO district as banking is a commercial use, not a service business that would fit into an existing home or building in the Town’s designated LBO districts. She also commented that she still feels it is necessary for the Town to determine what the LBO districts in the town will be and explain what

would or would not occur when LBO districts are established. Mr. Flaherty concurred with Ms. Wheat and expressed his desire for the Comprehensive Plan to include definition and designation of the LBO areas in the town.

Mr. Fatcheric explained that in his opinion allowing banking in the LBO districts by special permit is a good planning tool. He stated that if a bank will fit on the property and meets the Town's current regulations, both the Planning Board and the Zoning Board of Appeals would then properly review it. It is his belief that allowing this would be a good step toward being more proactive on the West Genesee corridor.

Mr. Heater concurred with Mr. Fatcheric, inquiring what will become of all the properties on West Genesee Street and commenting that as long as it is a workable plan for the location being considered, it should be allowed and there is no reason to preclude a bank from being in an LBO district.

Mr. Trombetta noted that there is a valid argument for both positions and questioned whether the Board was rushing into a decision on this matter without fully understanding what it is that is being concluded. He suggested it might make sense to put the issue in abeyance and study it a bit more as there are some issues that are unclear with regard to the future of the community.

Chairman Pisarek noted that the issue at hand can lead to issues of spot zoning, so clarification is required from the Town Board as to how wide an area is intended to be covered and whether it will strictly involve the West Genesee Street corridor only. He was also in agreement with Mr. Fatcheric that the special use permit and involvement of the Planning Board does provide ample opportunity to review. Ms. Wheat again expressed her disagreement, noting that LBO uses were specifically outlined as a result of previous input from Town officials and residents and to allow banking by special permit in an LBO district would, in her opinion, be contrary to those guidelines. She further suggested that if the intent and opinions on LBO uses have in fact changed in recent years, those changes should be specifically reflected in the Town's Comprehensive Plan.

Councilor Dwire, chairperson of the Zoning & Planning Committee, agreed expressing her opinion that the Committee should further discuss this matter and attempt to provide more definition and clarification. She also concurred that revisiting the Comprehensive Plan would be a good idea at this juncture.

Mr. Trombetta moved to reserve decision on this recommendation until the next scheduled meeting of the Planning Board on September 13, 2004, pending further input and clarification to be sought from the Zoning & Planning Committee. Ms. Wheat seconded the motion and it was unanimously approved.

DISCUSSIONS

Immanuel Church of the Nazarene

John Matthewson of Immanuel Church of the Nazarene has requested a scoping session with the Planning Board sometime during the month of September. The meeting has been tentatively scheduled for September 7, 2004 at 6:30 PM pending Mr. Matthewson's approval.

LBO Definition – Referral to Zoning & Planning Committee

The Planning Board was in agreement that this matter be referred to the Zoning & Planning Committee, requesting that they review the definition of LBO and the text of that particular section of the Town's zoning ordinances and provide guidance to the Planning Board with regard to the interpretation of that information, specifically with regard to the decision before the Planning Board regarding allowing banking by special use permit in LBO districts. A letter will be sent to the Zoning & Planning Committee formalizing this request.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of August 16, 2004. Mr. Heater seconded the motion and it was unanimously approved with the stipulation that a sentence be added to clarify that discussions regarding the "Text Amendment – Table of Land Uses" topic did reflect that the Planning Board was not in disagreement with the inclusion of banks and appearance enhancement facilities in CP districts.

CORRESPONDENCE

A letter was received from Barton & Loguidice regarding the Mahoney Properties – Store America site drawings and drainage report.

A copy of a letter from Planning Board Attorney, Paul Curtin to Town Board Attorney, Dirk Oudemool, was received regarding the merger for Lots 36 & 27 for Scenic Meadows, Section 2 and the appropriate filing of maps related to that.

Copies of letters from Town Supervisor, Mary Ann Coogan, to the West Genesee School Board in response to their previous correspondence were received.

A voucher was received from Shulman Curtin Grunder & Regan, P.C. in the amount of \$2,997.65 for services for the month of July 2004, of which \$1,464.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater, seconded by Ms. Wheat and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin noted he had sent a letter to the Concerned Citizens of Camillus with regard to their correspondence requesting a meeting with representatives of the Planning Board. He did receive a voice mail message this day from a Ms. Brown requesting an evening meeting with the Chair, Vice Chair, and staff during the week of September 13, 2004, date, time, and location to be determined. Once those details are established they will be shared with Benderson Development so they may have representatives present if desired. Ms. Brown indicated they had an agenda of speaking points to be addressed that presumably will be shared with Mr. Curtin prior to the meeting. It is hoped that the focus can remain on what is appropriate within the context of that agenda.

COMMENTS OF THE ENGINEER

No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta expressed his appreciation for the public attendance at and comments shared at tonight's meeting and noted that the Planning Board gives the input provided the highest consideration.

Ms. Wheat sought verification that Benderson Development has purchased the Fairmount Fair property, as she was concerned about the state of disrepair allowed by former owner, Wilmorite, in comparison to their other properties in the area. Chairman Pisarek noted his hope that with the impending changes coming, there will be an opportunity to rectify that situation.

Mr. Flaherty also expressed his appreciation for the public's participation in the meeting and sharing of their insight into matters before the Planning Board.

Chairman Pisarek remarked that the entire Planning Board welcomes comments from the public and noted that the comments can be helpful in raising awareness of situations in other areas of the Town that the Board might not otherwise be aware of.

Mr. Flaherty made the motion to adjourn the meeting at 8:35 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

POSTSCRIPT

Ms. Margie Thiele of 6 Channing Lane requested and was denied permission to address the Board just prior to meeting adjournment as the Public Comment portion of the meeting had already been closed. Chairman Pisarek instead gave Ms. Thiele permission to address the Board after the conclusion of the meeting, noting her remarks would not be a part of the meeting record.

Respectfully submitted:

Martha Dickson-McMahon,
Interim Planning Board Clerk

**PLANNING BOARD – SCOPING SESSION
SEPTEMBER 7, 2004
6:30 PM**

PRESENT

Roger Pisarek, Chairman
John Fatcheric
John Heater
John Trombetta
Lynda Wheat

NOT PRESENT

Richard Flaherty
Raymond Wynne

STAFF PRESENT

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

GUESTS & MEMBERS OF THE PUBLIC

Kathy MacRae, Councilor
Diane Dwire, Councilor

IMMANUEL CHURCH OF THE NAZARENE - SITE PLAN

Mr. John Matthewson and Pastor Donald Lain of Immanuel Church of the Nazarene, Mr. Paul Huysman of Bennetts & Huysman Architects P.C., Mr. Rich MacDowell of Hardy Construction, and Ms. Terry Horst of Maxian & Horst appeared to discuss the site plan for the property located on Warners Road. The proposal is to build a new building that will house the church sanctuary, as well as office, storage, educational, and recreational facilities. The total square footage of the buildings is approximately 25K square feet.

Mr. Matthewson addressed the board, explaining that they would present a new building design with a slightly different footprint than the previous plan, while still fitting within the confines of the original parking lots, sidewalks, drainage basins, and detention areas. He noted that the original work submitted to the Board by Maxian & Horst has changed very little (with only the addition of some reshaping near the building to address drainage concerns) and the footprint of land that will be disturbed, the elevation, and the drainage plans have not changed.

Mr. Matthewson explained that what has changed is the shape of the buildings and the sidewalk construction. The building is now stick-built construction with a split-faced wall 3' 3" up to windowsill level, vinyl siding above that, and an architectural detail above the window tops to break up the expanse. Mr. Huysman elaborated on the exterior design features, referencing the building elevation diagrams provided. Mr. Matthewson stated that they will use an earth tone color palette and that they will provide samples final color selection is made.

Chairman Pisarek inquired about current curbing plans and materials. Ms. Horst stated that the curb locations would be maintained, with partial curbing around the islands for budgetary and maintenance reasons, as well as to aid in storm water management. Mr. Huysman stated the curbs would be concrete. Mr. Fatcheric noted granite as the material of choice due to its durability and inquired whether the concrete/granite cost comparison information discussed in prior meetings had been obtained. Mr. Huysman indicated that the data was not available and Mr. MacDowell stated he would pursue it. Mr. Matthewson verified that concrete is acceptable on the sidewalk areas and that only the ends of the islands and the Warners Road entrance need to be curbed with beveled granite.

Mr. Curtin brought up lighting issues, noting that the applicant could benefit from reviewing the lighting plan being worked on by Mr. Czerwinski, who indicated he would provide it to Mr. Huysman. Mr. Trombetta questioned the lighting hours and Mr. Matthewson stated that although it hasn't been discussed, they would consider motion sensitive building lights and timed perimeter lighting. Chairman Pisarek stated that lighting cutoffs on both the lot and building lights would be desired in order to prevent the light from spraying into the adjacent yards.

Chairman Pisarek verified that the applicant intends to build all three building components at the same time. Mr. Curtin inquired as to the applicant's time constraints and Mr. Matthewson indicated they wish to break ground as soon as possible. Mr. Fatcheric inquired about future expansion of the sanctuary and Mr. Matthewson verified their intent to do so, commenting that the classroom and office wing was designed to be wide enough to accommodate that expansion.

Chairman Pisarek and Mr. Curtin expressed concerns over the expanse of roof shown in the plan and inquired what might be done to break up the rooflines and rear elevations. Mr. Huysman indicated that they are continuing to work on developing design elements, such as horizontal banding and vertical elements that will visually break up the expanse.

Ms. Wheat voiced her concern that the facility does not look like a church and questioned the cross that is shown on the back of the building in the plans. Mr. Huysman stated that the cross is merely conceptual at this point. Pastor Lain stated that some indication that the structure is church is desired and that are considering incorporating a backlit freestanding cross on the hill, a cupola, or a steeple on the sanctuary into the plans for that purpose.

Mr. Fatcheric inquired whether any landscaping is planned around the building. Ms. Horst confirmed there will be some foundation plants and Mr. Matthewson indicated that they have not planned a lot of landscaping around the building at this point.

Mr. Fatcheric requested clarification on the dumpster enclosure. Ms. Horst confirmed that the dumpster will be fully enclosed on four sides by 3 walls and a gate.

Ms. Wheat questioned whether there would be full-time maintenance personnel on site and about snow plowing services. Mr. Matthewson indicated that they do not currently have a full time maintenance person, but said they expect one will be required at the new facility. He also stated that the church contracts out the snowplowing services. Ms. Wheat recommended that the final plan should show a designated snow removal area.

Mr. Trombetta inquired about bus parking and expressed concerns over noise and exhaust issues arising from buses left running. Mr. Matthewson stated that there is no current plan for buses to be on site, although in the future they may have some strictly dropping off and picking up participants in facility programs. He confirmed that in the case of any buses remaining on site in the future, they would be parked as far from the adjacent residents as possible.

Mr. Curtin inquired about the applicant's intent to develop recreational fields on the eastern portion of the property. Mr. Matthewson confirmed that such development is a part of

their long-range plan, but would not occur for some time. Pastor Lain commented that that the goal of this project is to build a facility that is supported by and benefits the community.

Mr. Fatcheric inquired about average attendance at Sunday services. Pastor Lain explained that the 9:15 AM service generally has attendance of approximately 75 and the 10:45 AM service generally has attendance of approximately 200. Chairman Pisarek questioned what ancillary activities would take place at the facility. Pastor Lain stated that there are none, however they expect some in the future when the facility is made available for community use.

Mr. Curtin inquired about dialogs with the neighbors suggesting that, because they will be the most severely affected by this development, obtaining their input would be a positive factor in the applicant's presentation to the Board. Pastor Lain stated that discussions with neighboring residents has yielded positive results, with most stating they would rather have a church than some other facility viewed as less desirable. Mr. Matthewson mentioned that there have been encroachments on the property by the neighbors and expressed concern that it could become problematic when landscaping is done in the areas residents are currently mowing.

Councilor MacRae stated the need to conduct an informational meeting once the applicant's Plan is at an appropriate stage of development. She has discussed this with Mr. Matthewson, who is in agreement and will fully cooperate. Mr. Curtin summarized the critical issues to be addressed as the elevation of the building and it's impact on the neighborhood, detailing the lighting plan, and presenting the landscaping plan.

Mr. Czerwinski stated that concerns over the drainage and erosion control plan have been reviewed with the applicant and he believes their approach is consistent with what the Board has recommended in the past. Ms. Horst confirmed they have yet to submit the final plan and did not have an estimated date of submission.

Mr. Trombetta inquired whether there would be a need for signage on Warners Road. Chairman Pisarek indicated that the applicant would need to petition the Town via their Councilperson for that and Mr. Czerwinski noted that if Onondaga County required one they would identify that need with the road cut permit.

Mr. Curtin inquired about the status of the applicant's curb cut application with Onondaga County D.O.T. and Pastor Lain indicated that their attorney is currently working on it.

Mr. Matthewson inquired about the limited dimensions on signage. Chairman Pisarek referred him to the Code Enforcement Office for further assistance.

The scoping session concluded at 7:45 PM.

Respectfully submitted,

Martha Dickson-McMahon
Interim Planning Board Clerk

**PLANNING BOARD
SEPTEMBER 13, 2004
7:00 PM**

PRESENT

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

NOT PRESENT

Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Mary Ann Coogan, Supervisor
William Davern, 3rd Ward Councilor
E. Tom Dugan, 6th Ward Councilor
Diane Dwire, 5th Ward Councilor
Kathryn MacRae, 2nd Ward Councilor

Approximately 20 others

Chairman Pisarek called the meeting to order at 7:09 PM, followed by the Pledge of Allegiance.

PUBLIC HEARINGS

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

William Davern, 3rd Ward Councilor, spoke on behalf of Michael Lubber and expressed his support of the project being presented this evening.

Helen Mierzwa of 204 Emann Drive read a letter she submitted to the Town Board and the West Genesee School Board regarding the proposed Camillus Commons development.

NEW BUSINESS

**MICHAEL J. LUBER, LUBER ASSOCIATES, INC. – COLUMBUS AVENUE
SKETCH PLAN/PRELIMINARY PLAT
TP#s 045.-07-20.0, 045.-07-21.0, 045.-07-22.0, 045.-07-23.0**

Mr. Tom Lynch, attorney for Michael Lubber, appeared on behalf of the applicant to present the sketch plan/preliminary plat for the purpose of creating 3 residential building parcels on Columbus Avenue. The properties currently consist of four tax parcels made up of six total lots, two parcels having double lots and two parcels having single lots. The proposal is to split tax parcel #045.-07-21.0, made up of Lots 588 and 589. Lot 588 would then be combined with northerly adjacent tax parcel #045.-07-20.0, currently consisting of Lots 586 and 587, to create a new lot of 10,000 square feet. Lot 589 would then be combined with two southerly adjacent

single lot parcels #045.-07-22.0 and #045.-07-23, currently consisting of Lots 590 and 591, to create another new lot of 10, 042 square feet. Both new lots would conform to present zoning requirements.

Chairman Pisarek inquired whether any variances would be requested. Mr. Lynch confirmed that the Town's Code Enforcement Officer has determined that none are required.

Mr. Trombetta questioned the planned buffering. Mr. Lynch stated it would be natural landscaping.

Chairman Pisarek confirmed with Mr. Lynch that all basic utilities are available on the site.

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

Ms. Wheat made a motion to close the sketch plan and classify this application an unlisted action, moving for a negative declaration under SEQR as this application is primarily a lot line realignment. Mr. Fatcheric seconded the motion and it was unanimously approved.

Ms. Wheat made a motion to approve the preliminary plat known as Fairmount Amended dated 09/09/04, file #04.151. Mr. Trombetta seconded the motion and it was unanimously approved.

Chairman Pisarek questioned the accuracy of the title block shown on the plan and Mr. Curtin recommended to Mr. Lynch that he consult the surveyor on the project and then contact him with the appropriate title to be reflected on the final plan.

REFERRAL RECOMMENDATIONS

KANDON, LLC – ZONE CHANGE

The Town Board is considering zone changes related to the proposed development plan of Kandon, LLC for the properties located on and adjacent to the corner of West Genesee Street and Richlee Drive, and it has asked the Planning Board for advisory recommendations on the involved matters. Mr. Art Kanerviko appeared before the Board on behalf of Kandon, LLC to answer any questions however, the members of the Board had none regarding the site plan.

Before discussing the referral matters, Chairman Pisarek reviewed both the principal uses allowed in C2 zoned districts and the definition of an LBO zoned district. Mr. Curtin summarized the rights of the landowner and the review capabilities afforded to both the Zoning Board of Appeals and the Planning Board related to each zoning classification.

Chairman Pisarek introduced the first referral matter as being a request for a recommendation related to the proposal to allow "banking services" in an LBO zoned district by special permit if the premises are on the West Genesee Street corridor.

Mr. Heater expressed his belief that “banking services” would be appropriate in an LBO zoned district and Mr. Fatcheric concurred. Mr. Flaherty remarked that, with Zoning Board of Appeals and Planning Board scrutiny, “banking services” could be appropriate in LBO sites.

Ms. Wheat asked for clarification regarding whether “banking services” would be allowed in both LBO and C2 zoned districts and after brief discussion, it was determined that there were no negative ramifications of allowing this type of use in both zoning classifications.

Chairman Pisarek made a motion to recommend to the Town Board that “banking services” be allowed in LBO zoned districts along the West Genesee Street corridor by special use permit. Mr. Flaherty seconded the motion and because the Board was not in unanimous agreement, they were polled:

Mr. Flaherty – Aye	Mr. Fatcheric –Aye	Mr. Pisarek – Aye
Mr. Heater – Aye	Ms. Wheat – No	Mr. Trombetta – Aye

Chairman Pisarek introduced the second referral matter as being a request for a recommendation related to the proposal to change the zoning classification for the property adjacent to the corner of West Genesee Street and Richlee Drive from a LBO to a C2 zoning.

Ms. Wheat expressed her opposition to the proposed change, citing her beliefs that commercial use is not appropriate for this property and that if the adjacent property is to be zoned LBO this property should also be.

Mr. Trombetta questioned whether consistency should be sought in zoning the entire corridor, particularly the portion being discussed. Mr. Flaherty stated he feels consistency is a necessity and went on to explain his belief that this property should remain LBO as a buffer between the commercial district across from it and the adjacent residential districts.

Mr. Fatcheric stated his support, noting that because there are C2 and CP districts across the street, changing this property to C2 would be part of the continuing evolution of the corridor.

Chairman Pisarek stated he was not in favor of the proposed change, expressing concern that if this property is rezoned to commercial, it could lead to a propagation of commercial rezoning in the corridor, diminishing the review capabilities of the Boards regarding the types of businesses that may be established there.

Chairman Pisarek moved to recommend to the Town Board that the property located adjacent to the corner parcel at West Genesee Street and Richlee Drive not be changed from an LBO to a C2 zoned district. Ms. Wheat seconded the motion and because the Board was not in unanimous agreement, they were polled:

Mr. Flaherty – Aye	Mr. Fatcheric –No	Mr. Pisarek – Aye
Mr. Heater – No	Ms. Wheat – Aye	Mr. Trombetta – Aye

Chairman Pisarek introduced the third referral matter as being a request for a recommendation related to the proposal to change the property on the corner of West Genesee Street and Richlee Drive from an R1 to an LBO zoning classification.

Mr. Flaherty, Mr. Fatcheric, Chairman Pisarek and Mr. Heater all stated their support of the proposed change. Ms. Wheat and Mr. Trombetta stated they were not in favor of the proposed change.

Chairman Pisarek moved to recommend to the Town Board that the property located at the corner of West Genesee Street and Richlee Drive be changed from an R1 to an LBO zoned district. Mr. Fatcheric seconded the motion and because the Board was not in unanimous agreement, they were polled:

Mr. Flaherty – Aye
Mr. Heater – Aye

Mr. Fatcheric – Aye
Ms. Wheat – No

Mr. Pisarek – Aye
Mr. Trombetta – No

RECOMMENDATION – LBO ZONING AND USES

Discussions regarding the proposed zone changes at the corner of West Genesee Street and Richlee Drive yielded concerns about the uniformity of the LBO zoning along the entire West Genesee Street corridor. As such, the Board decided it would be prudent to make an additional recommendation to the Town Board regarding LBO districting and its allowable uses in an effort to proactively address the future redevelopment of the West Genesee corridor.

Chairman Pisarek moved to recommend to the Town Board that they consider adding other select zoning uses to LBO zoning. Those additional uses would be conditioned upon application for a special use permit; that the Town Board considers rezoning the additional properties along the West Genesee Street corridor in order to form a comprehensive LBO zoning district. Some of the uses allowed in the C2 Districts were referred to as those that might be appropriate for consideration. Mr. Flaherty seconded the motion and it was unanimously approved.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of August 30, 2004. Mr. Fatcheric seconded the motion and it was unanimously approved.

CORRESPONDENCE

A letter was received from West Side Storage requesting an extension related to their previously approved plan. It was confirmed that the applicant has made significant advances with the approved plan so a new application is not required. As such Ms. Wheat moved to extend the deadline of the application to June 20, 2005. Mr. Heather seconded the motion and it was unanimously approved.

Copies of correspondence from John Boyles and Helen Mierzwa regarding the proposed Camillus Commons development project were received from the Town Supervisor's office.

A letter was received from Barton & Loguidice regarding completion of the final inspection of the Maestri Manor roadway system and establishing securities for maintenance.

A listing of all building permits issued throughout the month of August 2004 was received from the Code Enforcement Office.

A voucher was received from W-M Engineers in the amount of \$497.75, of which \$417.75 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 Hummel Office Supply \$29.90 for the purchase of micro cassettes. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Fatcheric, and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin noted tentative arrangements have been made for representatives of the Concerned Camillus Citizens group to meet with representatives of the Planning Board during the last week of September, subject to availability. Further advisement will be provided.

COMMENTS OF THE ENGINEER

Mr. Czerwinski advised the Board of new developments related to a previously discussed site plan proposal for Herman Road in the Town of Van Buren, adjacent to the Town of Camillus. At the time of last discussion, it was noted that all development would to be in Van Buren however Mr. Czerwinski's office recently received revised site plans showing that the detention basins have been moved entirely into the Town of Camillus. His office is currently pursuing this with the Town of Van Buren and it is his understanding that the Van Buren Planning Board will be declaring lead agency on the project and will request a coordinated review with the Town of Camillus regarding the project. Further advisement will be provided.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta expressed his feeling that, in light of all the wet weather the area has been experiencing, he'd like the board to especially consider erosion issues when reviewing site plans.

Mr. Fatcheric moved to adjourn the meeting at 8:30 PM, Mr. Flaherty seconded the motion & it was unanimously approved.

Respectfully submitted:

Martha Dickson-McMahon,
Interim Planning Board Clerk

**PLANNING BOARD
SEPTEMBER 27, 2004
7:00 PM**

PRESENT

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

NOT PRESENT

Lynda Wheat
Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Diane Dwire, 5th Ward Councilor
Kathryn MacRae, 2nd Ward Councilor

Approximately 12 others

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

PUBLIC HEARINGS

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Mr. Lou Rosati of 6000 Breed Road expressed his concerns regarding the Singing Hills Development.

OLD BUSINESS

**MICHAEL J. LUBER, LUBER ASSOCIATES, INC. – COLUMBUS AVENUE
FINAL PLAT – FAIRMOUNT AMENDED
TP#s 045.-07-20.0, 045.-07-21.0, 045.-07-22.0, 045.-07-23.0**

Mr. Tom Lynch, attorney for Michael Luber, appeared on behalf of the applicant to present the final plat for the purpose of creating 3 residential building parcels on Columbus Avenue.

When Mr. Lynch last appeared before the Board, he was asked to verify the subdivision name. He and the surveyor of record have researched the county maps and verified that “Fairmount Amended” is in fact the appropriate name. The final map is labeled with the new Lot designations and the applicant is requesting final approval.

The Board had no questions for Mr. Lynch. Mr. Curtin confirmed that the map conforms to the preliminary plan presented and meets the requirements of a subdivision map.

Mr. Heater made a motion to approve the final plat known as "Fairmount Amended", dated 9/27/04, file #04.151. Mr. Fatcheric seconded the motion and it was unanimously approved.

NEW BUSINESS

**FRITZ ALBIKER, TREELANDERS TREE SERVICE AND LANDSCAPING, LLC
SKETCH PLAN
TP#007.-01-06.1**

Mr. Fritz Albiker, property owner, appeared before the Board to present a proposed subdivision of his property, located at 6429 Van Buren Road. His intent is to sell approximately 2.6 acres abutting Pottery Road on the western portion of the parcel. The lot varies in width from 104 to 125 feet, is approximately 1100 feet in length, and is zoned vacant industrial.

Mr. Curtin verified that Mr. Albiker is not conveying the property to any of the adjacent neighbors and questioned what the intended use of the property would be. Not having a buyer at the moment, Mr. Albiker indicated he was unable to answer that question, but described the property as being the old railway trolley bed, which is currently scrubland.

Mr. Fatcheric inquired whether there were any easements or rights of way on the property and Mr. Albiker indicated there were not.

Mr. Curtin noted that the dimensional requirements for an industrial lot are a minimum of two acres with a required width of 250 feet, requirements this particular lot does not meet. He suggested the applicant might seek a variance from the Zoning Board of Appeals. He further noted that the substandard width substantially reduces the possible uses of the lot and, even with a variance on the width of the lot, there is no guarantee that a site plan for the lot could be approved, dependent upon what the intended use might be.

Chairman Pisarek stated that the Planning Board is unable to take any action due to the nonconforming nature of this lot and stated that, should the applicant choose to go before the Zoning Board of Appeals, he would need to seek relief on a lot width of 150 feet and there is no certainty as to whether that would be granted.

**JAMES E & GRETCHEN A STANTON, NEWPORT MEADOWS SEC. 2 AMENDED
SKETCH PLAN
FORMERLY TP#021.-014-01.1**

Mr. James Stanton, property owner, appeared before the Board to present a proposed subdivision of his property located on Newport Road. The property was previously subdivided into five lots and the applicant would now like to amend that to be three lots of increased size.

Chairman Pisarek inquired whether each of the five previously approved lots has an approved driveway cut from Onondaga County. Mr. Stanton verified that they do and noted that they would not be changing those cuts.

Mr. Curtin verified that the previously approved map was already filed with the clerk's office and explained that the Board needs to treat this action as a minor subdivision.

Chairman Pisarek made a motion to declare the Town of Camillus Planning Board lead agency for this application. Mr. Flaherty seconded the motion and it was unanimously approved.

Chairman Pisarek made a motion to declare this application an unlisted action under SEQR as this application is a reduction in density of a previously approved subdivision. Mr. Flaherty seconded the motion and it was unanimously approved.

Chairman Pisarek made a motion to waive the referral to Onondaga County and other agencies, as this application is a previously approved subdivision of greater impact than now proposed. Mr. Heater seconded the motion and it was unanimously approved.

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

Mr. Flaherty made a motion to close the sketch plan application. Mr. Heater seconded the motion and it was unanimously approved.

**ROBERT TARSON & RICHARD C. MCVEEN JR.
SKETCH PLAN**

TPs#007.-05-6.1. & 007.-05-6.6

Mr. Richard McVeen Jr. appeared before the Board on behalf of himself and Mr. Robert Tarson to present a sketch plan for a proposed subdivision of property located on Warners Road. The property currently consists of two lots that were illegally subdivided some time ago, the northerly parcel, TP#007.-05-6.1, owned by Mr. McVeen and the southerly parcel, TP#007.-05-6.6, owned by John Fatcheric. Because Mr. McVeen desires to construct a single-family home on his parcel, he is seeking to legalize the subdivision in order to obtain a building permit.

Chairman Pisarek explained to Mr. McVeen that the most accurate way to handle the matter is to go through the subdivision process to ensure a legally subdivided lot. Mr. McVeen inquired whether the Board foresaw any potential issues with building on the lot once the subdivision was completed. Chairman Pisarek explained that the determination on that would be made during the building permit process with the Code Enforcement office, but did offer that Mr. McVeen likely need to get Onondaga County approval for matters such as septic and road cut issues.

Chairman Pisarek explained to Mr. McVeen that he would need to obtain a surveyor, who will produce a formal map with proper stamps, mark it as preliminary, and include the subdivision name. Once the Planning Board receives the official map, it will then be referred to Onondaga County for approval and the applicant can proceed with his preliminary plat. He also instructed Mr. McVeen to research any record of driveway cuts on the property with Onondaga County D.O.T., as that will be required for building permit approval.

REFERRAL RECOMMENDATIONS

There were no referrals recommendations at this meeting.

DISCUSSION

There were no discussion matters at this meeting.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of September 13, 2004. Mr. Heater seconded the motion and it was unanimously approved.

CORRESPONDENCE

A fax was received from Maxian & Horst regarding SEQR clarifications for Immanuel Church of the Nazarene

A copy of the minutes of the Zoning Board of Appeals meeting of September 7, 2004 was received.

A notice was received from Town Supervisor, Mary Ann Coogan regarding an upcoming Board of Education referendum.

A copy of a letter from Melvin & Melvin, ZBA Attorney, to Camillus Ridge/Eastview Associates was received, noting this applicant's removal from the ZBA agenda and calendar. Chairman Pisarek requested Mr. Curtin draft a formal letter from the Planning Board to the applicant noting that the site plan review could not be considered due to the variances involved.

A copy of the minutes of the Town Board meeting of September 14, 2004 was received.

A brochure was received from the New York State Main Street Alliance regarding their Fall 2004 program to be held on Tuesday October 2, 2004.

A memorandum was received from the Rhea Eckel Clark Citizenship Award program, which is seeking nominees.

COMMENTS OF THE ATTORNEY

Mr. Curtin noted that a meeting between representatives of the Planning Board and Concerned Camillus Citizens group has been scheduled for Wednesday September 29, 2004 at 6:00 PM.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Both Mr. Heater and Mr. Trombetta discussed their recent attendance at the Planning Board Federation Conference.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 8:20 PM. Mr. Heater seconded the motion and it was approved unanimously.

Respectfully submitted:

Martha Dickson-McMahon,
Interim Planning Board Clerk

**PLANNING BOARD
OCTOBER 13, 2004
7:00 PM**

PRESENT

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

NOT PRESENT

Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, 2nd Ward Councilor

Approximately 12 others

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

PUBLIC HEARINGS

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Carol O'Leary spoke in opposition of the Town Board's referral regarding proposed revisions to General Municipal Law §239 which if approved would allow restaurants and taverns in a C1 District conditioned upon issuance of with a special use permit.

Margie Theile spoke in opposition of the Town Board's referral regarding proposed revisions to General Municipal Law §239 which if approved would allow restaurants and taverns in a C1 District conditioned upon issuance of with a special use permit.

Dan Kermes spoke in opposition of the Town Board's referral regarding proposed revisions to General Municipal Law §239 which if approved would allow restaurants and taverns in a C1 District conditioned upon issuance of with a special use permit.

Tim Bates spoke in opposition of the Town Board's referral regarding proposed revisions to General Municipal Law §239 which if approved would allow restaurants and taverns in a C1 District conditioned upon issuance of with a special use permit.

In response to the comments, Chairman Pisarek stated that in matters of this type, the Planning Board only makes recommendations to the Town Board. The Planning Board **does not** vote on the proposed laws. The Town Board enacts the laws and ordinances of the Town and if any person wants their voice to be heard on this matter, he suggested that they express support and/or opposition to the Town Board. The Planning Board's job is to enforce the ordinances and codes that the Town Board enacts, that relate to land use and planning.

NEW BUSINESS

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

Gregory Sgromo of Dunn and Sgromo Engineers appeared on behalf of the applicants to present a site plan for the purpose of building a Walgreen Pharmacy on the corner of West Genesee Street and Hinsdale Road. Currently the property houses Cole Muffler and Yards and Gardens. The property is zoned C-3.

The proposal is to build a 14,600 square foot drug store with a drive-thru pharmacy. The site proposes 75 parking spaces and 2 full access driveways, 1 located on West Genesee Street and the other located on Hinsdale Road. The building will be built of brown brick facing with canopies and would be approximately 20 feet in height. They are anticipating employing 8 people per shift; all employees will park in the rear. Deliveries will be made between the hours of 6 and 9 am.

After extensive discussion, the Board commented on their major concerns regarding exiting on Hinsdale Road traveling north and the exiting on West Genesee Street traveling east. Due to Hinsdale Road and West Genesee Street both being County roads, the County Department of Transportation will need to approve all curbcuts. Mr. Sgromo stated that a copy of the site plan has been forwarded to Mr. Stelter of the County Department of Transportation.

Mr. Fatcheric commented that sidewalks will be a requirement as this property is located on the West Genesee Street Corridor. He also stated that the plan presented does not show adequate buffering. He asked if there was any conceivable way to develop the site without the use of a variance for the buffering. The neighboring property to the north is zoned R-3 and to the west is zoned LBO. Mr. Sgromo commented that what is proposed is the smallest size building Walgreens would consider and that they do require a drive-thru pharmacy.

The Developer commented that they want to maintain the existing buffering located on the property and add to the areas that are thinning. They also stated that the lighting will be on poles along the perimeter and wall packs on the building itself. All lighting will be regulated by timers.

The Board recommended granite curbing and also suggested curbing on the interior aisles. The snow removal areas need to be shown on the site.

Mr. Curtin observed that retailers of this type require a full access point for ingress and egress therefore the possibility of one “entrance only” and one “exit only” would not be acceptable. The County DOT will issue the permits for curb cuts and take all comments and concerns into consideration.

Chairman Pisarek made the motion to declare this application as a SEQR Type 1. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek 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.

**A. K. SCHMIDT LLC (ARNOLD J SCHMIDT)-3261 WARNERS RD
SKETCH PLAN
TP# 007.-02-11.1**

Arnold J. Schmidt appeared before the Board to present a sketch plan. The applicant is proposing to subdivide a 30 acre parcel of land into six (6) lots. The property is zoned R-3.

The proposal is to subdivide the parcel into 6 building lots. Lots 1, 2, and 3 are located on VanBuren Road and Lots 4, 5, and 6 are located on Armstrong Road. Both Armstrong Road and VanBuren Road are County roads; therefore the County Department of Transportation will need to approve the curbcuts.

The property is serviced by public water and gas. Perk tests have been conducted on Lots 4, 5, and 6.

This application will be considered a major subdivision.

The applicant was advised to contact the County DOT for curb cut approval. Chairman Pisarek stated that this sketch plan will remain open.

Mr. Heater 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.

OLD BUSINESS

**SINGING HILLS – BREED ROAD
FINAL PLAT
TP#021.-02-13.1**

John Szczech appeared before the Board to request the final plat of the Singing Hills Subdivision. There have been no changes made to the subdivision since the preliminary plat approval.

Water and storm sewers have been installed. They will start stoning the road early next week and it should be blacktopped within a few weeks.

An infiltration basin needs to be installed for drainage per Barton & Loguidice's recommendations. This will be for flood overflow and will not be discharged during small storms. When this does overflow, a spillway will be used to discharge to the road. The applicant has prepared and submitted the new map to Barton & Loguidice.

Chairman Pisarek made the motion to approve the final plat of the Singing Hills Subdivision dated December 4, 2003, revised August 26, 2004 subject to the review and approval from the Town Engineer and the execution of a subdivision security agreement with the Town of Camillus. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Fatcheric made the motion to impose Parkland Fees for 27 lots in the amount of \$200.00 per lot. Ms. Wheat seconded the motion and it was approved unanimously.

REFERRAL RECOMMENDATIONS

GENERAL MUNICIPAL LAW §239 REFERRAL FROM TOWN BOARD TO ALLOW P34 RESTAURANTS AND TAVERNS USE IN A C1 DISTRICT WITH A SPECIAL USE PERMIT AND TO ADD A NEW SUBDIVISION TO CHAPTER 30, ZONING §1303, WHICH WILL PROVIDE CERTAIN CONDITIONS WHICH MUST BE MET IN ORDER FOR THE ZONING BOARD OF APPEALS TO GRANT SUCH A SPECIAL USE PERMIT.

After extensive discussion of the Board, Mr. Curtin was asked to comment. The purpose of this referral is to adjust areas with inconsistencies which are located along West Genesee Street that would not allow certain types of business operations on one parcel and the adjacent parcel would allow the business as a matter of right. The West Genesee Street corridor is composed of properties zoned LBO, Residential and "C", all have uses which can create a sense of conflict from a zoning standpoint. One compelling reason the Board may want to consider this change is that it starts to make one of the uses more consistent with the other "C" zones. Another reason is for the Town ZBA and Planning Board to be focused on the intensity of use. This would require two (2) Boards to review the application. The Planning Board's review relative to the site planning and the Zoning Board of Appeal's review for the intensity of the use to be explored and determined before it could issue a special use permit. Public comment would be at the ZBA level for **all** of C-1 uses requiring a special permit.

Chairman Pisarek commented that having the special use permit process would create a higher level of control. The proposed use would have to be approved by the ZBA. The Planning Board would review the site plan only. There would be no controversy as to the use at the Planning Board level as the public hearing would have already taken place at the ZBA.

Kathy MacRae, 2nd Ward Councilor stated that the Town Board considered changing all of the zoning along West Genesee Street, across from the Camillus Commons, to a C-2 zone. However, the Town Board felt that they wanted to create legislation that would allow for a public hearing through the ZBA and the Special Use Permit. This would potentially mitigate the impact on the neighborhoods. The Town Board is planning on looking at this comprehensively in the future however for now they have proposed the above to give the residents in the area the ability to have direct input through the ZBA's public hearing.

After an extensive discussion, Chairman Pisarek made the motion for the Planning Board to recommend to allow P34 Restaurants and Taverns Use in a C-1 District with Special Use Permit. Mr. Fatcheric seconded the motion and it was **not** unanimously approved, therefore the Board was polled:

Mr. Flaherty - Nay
Mr. Heater - Yes

Mr. Fatcheric – Yes
Ms. Wheat - Nay

Mr. Pisarek - Yes
Mr. Trombetta - Abstained

Chairman Pisarek made the recommendation to the Town Board to add a new subdivision to Chapter 30, Zoning §1303 which would provide certain conditions which must be met in order for the Zoning Board of Appeals to grant such a special use permit as follows: In addition to the criteria set forth in SEQR, the Board should consider the intensity of use that is being proposed and its impact with the surrounding area; such impact to include but not be limited to the following:

1. Traffic – both vehicular and pedestrian
2. Noise
3. Level of service at surrounding intersections
4. Hours of operation
5. Appropriateness of use within the immediate vicinity
6. And other similar impacts that may adversely affect the surrounding community

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

In addition, Ms. Wheat made the motion that the Planning Board strongly recommend to the Town Board to take the action to review the West Genesee Street Corridor in context to the present zoning. A comprehensive plan should be considered and the future outlook to more properly align with the desires of the community and commercial redevelopment. Mr. Trombetta seconded the motion and it was approved unanimously.

REFERRAL BY TOWN BOARD FOR A ZONE CHANGE FOR TP# 018.-01-16.0

This is a referral from the Town Board to change the Zoning from R-3 to LBO for a parcel of land located at the north corner of Warners Road and Willowood Lane. If approved it would allow the conversion of the use of the existing building to a multiple residence and to expand the footprint of the building. The conversion of the building is to create ten (10), 1 bedroom senior citizen apartments that will not be subsidized.

After a brief discussion, Chairman Pisarek recommended that the Town Board adopt the proposed referral. Ms. Wheat seconded the motion and it was approved unanimously.

DISCUSSION

Chairman Pisarek commented that the Planning Board has received two (2) referrals from the Zoning Board of Appeals. These referrals will not be available to appear before the Board until sometime in November. Chairman Pisarek requested the Clerk to contact both applicants for status of their applications.

MINUTES OF THE PREVIOUS MEETING

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

CORRESPONDENCE

Copies of the list of building permits for the month of September were received.

The memorandum minutes from the meeting with the Camillus Concerned Citizens from September 29, 2004 were received.

A letter was received from Barton & Loguidice, P.C. in regard to Maestri Manor Section 6.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$2,131.50 of which \$575.00 is recoverable from fees or paid by developers for services provided for part of the month of July 2004 and all of the month of August. Motion to approve payment was made by Mr. Fatcheric, seconded by Mr. Flaherty and approved unanimously.

A voucher was received from QPK Design in the amount of \$1,742.25 of which all is recoverable from fees or paid by developers for services provided from August 1, 2004 thru September 13, 2004. Motion to approve payment was made by Mr. Heater, seconded by Mr. Trombetta and approved unanimously.

A voucher was received from the New York Planning Federation in the amount of \$75.00 for the annual membership dues for the Planning Board members. Motion to approve payment was made by Mr. Heater, seconded by Ms. Wheat and approved unanimously.

A voucher was received from John Heater in the amount of \$575.00 for reimbursement for the attendance at the Planning Federation Conference in Lake Placid and concurrent mileage. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta and approved unanimously.

A voucher was received from John Trombetta in the amount of \$461.00 for reimbursement for the attendance at the Planning Federation Conference in Lake Placid and concurrent mileage. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta 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. Flaherty commented that the Board had received a letter from Mary Ann Coogan requesting the Town's Planning and Zoning Committee to review and address RV Overnight Parking at malls and on other retailer sites.

Mr. Heater commented on the length of the meetings.

Chairman Pisarek commented that he and Mr. Flaherty attended the public meeting with the School District. He stated that he spoke with Dr. Rubies with regard to the restoration and construction ongoing with the school district and recommended that the district follow the town's lighting guidelines.

Kathy MacRae, 2nd Ward Councilor stated that there is an Informational Meeting on October 18, 2004 for the Immanuel Church of the Nazarene. She stated that there may be a zoning issue and wanted to make the Planning Board aware of the situation.

With no further business to come before the Board, Mr. Fatcheric moved to adjourn the meeting at 10:26 PM. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
OCTOBER 25, 2004
7:00 PM**

PRESENT

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

NOT PRESENT

Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, 2nd Ward Councilor
Diane Dwire, 5th Ward Councilor

Approximately 12 others

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

PUBLIC HEARINGS

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Judy Brown distributed two reports to the Board. The first was a report compiled by the Democratic Staff of the Committee on Education and the Workforce titled "The Hidden Cost We All Pay For Wal-Mart" and the second report was compiled by the UC Berkeley Institute of Industrial Relations titled "Hidden Cost of Wal-Mart Jobs". She also thanked the Board and Benderson Development for meeting with the Camillus Concerned Citizens.

Don Christo, President of AA Nick Co. Inc. spoke in opposition to the proposed re-development of the old Raymour and Flanigan Building. He stated that he has distributed a 2-page letter outlining his concerns.

NEW BUSINESS

**ANCOR, INC. CAMS PIZZERIA & RETAIL SPACE – KASSON ROAD
SITE PLAN
TP# 065.-04-13.1**

Mr. Mike Villa of Ankor, Inc. appeared on behalf of the applicant, BTHO, Inc. to present a site plan application. The applicant intends to redevelop the former Raymour and Flanigan furniture store to house a pizzeria and retail stores consistent with uses designated in the property zoning classification.

The proposal is to utilize the existing Raymour and Flanigan building, which is approximately 19,000 square feet and to demolish part of the building leaving approximately 10,000 square feet. Retail space would be approximately 5,500 square feet and Cams Pizzeria would be approximately 4,500 square feet. Additional parking will be located in the front and along the sides of the site.

Cams New York Pizzeria is a family style sit down restaurant that does not serve alcoholic beverages. They do provide delivery service and take out is available. There will not be a drive thru. The hours of operation are 10 am to midnight. The signage will be located on the front elevation of the building.

The Covenants presently in place on the property limit the uses for this site. The most restrictive being the designated use is limited to a furniture store. The applicant is currently applying to the Town Board for modification to the covenants.

Chairman Pisarek commented that the Board has reviewed the site plan as presented and found several areas of concern. They are as follows:

1. The rear of the property requires a 25 foot buffer area to be established in which houses nothing but plantings and/or fences between commercial zoned properties and R4 residential zoned properties can be maintained. The site plan as presented displays the dumpster and parking areas within that buffer area. Chairman Pisarek commented that a variance may not be granted in a buffer area.
2. The site plan as presented shows 59 proposed parking spaces. The calculations were derived by the current regulations in the Town for a building with 10,000 square feet; 4,500 square feet would accommodate for the pizzeria and 5,500 square feet would accommodate for the most intense retail use. The applicant is applying for a parking variance from the ZBA. Chairman Pisarek commented that the proposed parking space dimensions were designated as 10 x 20 and current code states 10 x 18. If the applicant were to reduce the parking space dimensions then additional parking spaces and green space might be made available.
3. The front yard setback needs to be 130 feet as Kasson Road is an arterial road, the site plan as presented shows 128 feet. It was suggested that a 2-foot variance would also be required.
4. A snow removal plan will need to be established as well as a lighting plan and a drainage plan.

There is currently a right of way and easement for the benefit of the townhouses located to the rear of the property, to the west of the property. Mr. Curtin asked how active the traffic on that right of way was. Mr. Villa responded that there are 12 townhouses located in the rear and that this is the primary access point as there are no other access points for ingress or egress. As an estimate, Mr. Villa stated that the trip generation from the townhouses would be approximately 30 per day at the most.

The County DOT will need to review this site plan and the location of both curb cuts. The applicant was made aware that the county has been reducing the number of curbcuts along Kasson Road.

Mr. Curtin advised the applicant that additional variances for the property may be needed and that they may wish to amend their application to the Zoning Board of Appeals.

Chairman Pisarek stated that the applicant needs to apply to the Town Board to modify the Covenants which are attached to this property therefore the Planning Board will continue this application on the agenda.

OLD BUSINESS

A. K. SCHMIDT LLC (ARNOLD J SCHMIDT)-3261 WARNERS RD SKETCH PLAN TP# 007.-02-11.1

Mr. Arnold Schmidt appeared before the Board to present the approval letter from the County DOT for all curb cuts as previously requested. The letter from the Department of Transportation dated October 25, 2004 states: After review of the referenced proposal we have determined that the location meets our site distance requirements for access. If a review of this proposal from appropriate planning boards is necessary, this Department will not issue a permit for access until approval from these boards are obtained. A permit for access is contingent upon all local requirements being satisfied.

After a brief discussion, the Board requested perk tests to be completed on all six (6) parcels, as portions of the property are located in a wetland area.

The clerk was requested to verify if this property was located within the City of Syracuse 3-Mile limit jurisdiction.

Chairman Pisarek requested the applicant submit a more formal map prepared by the surveyor in order to proceed with the application to Preliminary Plat and referral to the County Planning Department.

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

Mr. Heater made the motion to refer this application to SOCPA upon receipt of the proper maps. Ms. Wheat seconded the motion and it was approved unanimously.

DISCUSSION

There were no discussion items.

MINUTES OF THE PREVIOUS MEETING

Mr. Heater moved to approve the minutes of the meeting of October 13, 2004. Mr. Flaherty seconded the motion and it was unanimously approved.

CORRESPONDENCE

A memo to George Burke, Chairman of the ZBA from the Planning Board clerk was received relative to updates on the two (2) ZBA referrals.

A copy of the minutes of the Zoning Board of Appeals meeting of October 5, 2004 was received.

A copy of the minutes of the Town Board meeting of October 12, 2004 was received.

An invitation to the F.O.C.U.S. Greater Syracuse Core Group on November 12, 2004 was received.

A voucher was received from Barton and Loguidice, P.C. in the amount of \$5,486.50 of which \$4,318.50 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 W-M Engineers in the amount of \$3,753.78, of which \$3,753.78 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 training session for Stormwater Management Program will be held on January 25, 2005 and again on March 23, 2005.

COMMENTS OF THE ATTORNEY

Mr. Curtin stated that there had been an application for the resubdivision of the Fairmount Amended Subdivision at the meeting of September 27, 2004. At that meeting the Board approved the resubdivision reducing the number of lots to 3. The Board at that time should have considered the imposition or waiver of parkland fees and he suggested that the Board move to amend the minutes from September 27, 2004 to do such.

Ms. Wheat moved to amend the minutes of the September 27, 2004 meeting to reflect a waiver of the parkland fees for the Amended Fairmount Subdivision. Mr. Fatcheric seconded the motion and it was **not** unanimously approved, therefore the Board was polled:

Mr. Flaherty - Yes

Mr. Fatcheric – Yes

Mr. Pisarek - Yes

Mr. Heater - Nay

Ms. Wheat - Yes

Mr. Trombetta - Yes

Therefore the motion was carried.

COMMENTS OF THE ENGINEER

Mr. Czerwinski commented that he had a brief conversation with James Stelter from the County DOT. He had indicated that he had just received a copy of the site plan for Walgreens as their engineer approached the County DOT to determine what would be required for a traffic study. The County DOT stated a very involved traffic study would be required because of the severity of the traffic impacted at that intersection. He indicated that the county is requesting the same information requirements as the Planning Board and feels this is a positive sign as all interested parties have the same concerns.

COMMENTS OF THE BOARD MEMBERS

Mr. Flaherty commented that there should be some way to coordinate all the traffic studies for the projects on West Genesee Street and Kasson Road.

Mr. Heater commented that Starlight Estates is well underway and homes are being built.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 8:08 PM. Mr. Fatcheric seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
NOVEMBER 8, 2004
7:00 PM**

PRESENT

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

NOT PRESENT

Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, 2nd Ward Councilor

Approximately 12 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

There were no public comments made by those assembled.

NEW BUSINESS

**DZIELAK – 6610 WINCHELL ROAD
LOT LINE REALIGNMENT
TP#010.-05-29.2 & TM#010.-05-29.1**

Mr. Matthew Dzielak appeared before the Board to request a lot line realignment. The applicant currently owns approximately 3.04 +/- acres of land located at 6610 Winchell Road. His son owns the adjacent property at 6608 Winchell Road. Both properties are zoned R-3.

The applicant is requesting this lot line realignment to adjust the rear property line of TP#010.-05-29.1. He is planning on conveying a parcel measuring 115 x 344 feet which will make the rear property lines of both parcels equal.

Mr. Curtin stated that if the Board were to consider this application, it would be classified as an unlisted action that does not involve any other agencies and does not need to be referred to SOCPA. He stated that the approval, if granted, would be subject to the planning board attorneys receipt and review of a new subdivision map and the property descriptions.

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

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

Mr. Heater made the motion to approve the lot realignment of the Dzielak Subdivision contingent upon the submission of a short EAF form and the Planning Board Attorney's receipt and approval of the legal descriptions of the reconfigured Lots A and B and the new subdivision map. Mr. Flaherty seconded the motion and it was approved unanimously.

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

Mr. Daniel Stanistreet of Dublin Development appeared before the Board to present a site plan. The applicant is proposing an 8-unit apartment dwelling, which will have four 1-bedroom apartments on the first floor and four 1-bedroom apartments on the second floor. The first floor apartments will be handicapped accessible. The property is zoned LBO.

The applicant will market the apartments to seniors (an undefined term) however from a zoning perspective the property is not classified as "adult housing" but as a multiple family dwelling. The front entrance would have a handicapped ramp, as the first floor will be reconfigured. The applicant is proposing adding a stairwell to the south side of the building and adding a room to the side of the building stair tower for a washer/dryer area.

The Town Board had referred the application to the County at the time of the zone change. The county has recommended the following:

The applicant must provide an engineering study to verify to the Onondaga County Department of Transportation 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 Department of Transportation for approval and implement any mitigation required.

Should the Town approve the zone change, the plan for the next development phase should include the following:

1. The existing access on Warners Road shall be closed, and access to the site shall be from Willowwood Lane to meet the requirements of the Onondaga County Department of Transportation.

Chairman Pisarek requested the applicant submit a more comprehensive plan to be inclusive of the type of materials and colors to be used, site lighting, landscaping, the parking (inclusive of reserve and handicapped spaces), and the snow removal areas will also need to be shown.

The Board requested the applicant to identify all possible variances that may be required on this property. Mr. Curtin stated that he would verify if variances will be required.

OLD BUSINESS

ANCOR, INC. CAMS PIZZERIA & RETAIL SPACE – KASSON ROAD SITE PLAN TP# 065.-04-13.1

The applicant contacted the clerk to request a postponement.

NEWPORT MEADOWS SECTION 2 AMENDED PRELIMINARY PLAT TP#021.-04-01.1

Mr. James Stanton appeared before the Board to present a preliminary plat for property located on Newport Road. The property was previously subdivided into five lots and the applicant would now like to amend that to be three lots of increased size.

Previously, the Board had declared the Town of Camillus Lead Agency and declared the application an unlisted action under SEQR.

Chairman Pisarek made the motion to approve the preliminary plat of the Newport Meadows Section 2 Amended subdivision as prepared by Stephen Sehnert, Land Surveyor, dated November 1, 2004. Mr. Fatcheric seconded the motion and it was approved unanimously.

Mr. Fatcheric made the motion to waive parkland fees. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to approve the final plat of the Newport Meadows Section 2 Amended subdivision subject to the receipt and review of the new final subdivision map. Mr. Fatcheric seconded the motion and it was approved unanimously.

PIONEER FARMS SECTION 7D & E

Mr. Ray Luber appeared before the Board to present an update on the Pioneer Farms Section 7D & 7E subdivision. As presented in the original preliminary plat, the developer had proposed to excavate a substantial amount of dirt from the Town of Camillus portion of the subdivision and move it to the Town of Onondaga, specifically to be relocated to Bealer Farm. Mr. Luber stated that the work is about to commence. He stated that they have applied to the DEC for the “SPDES” permit and to the Town of Onondaga for all proper permits.

REFERRAL RECOMMENDATIONS

Chapter 30, Zoning §402, by adding “Definitions of Principle” P23 to include “facilities for the overnight or short term parking for motor homes, trailers or other camp ground activities”

After an extensive discussion, the Board made the following recommendation:

The Planning Board cannot make a recommendation at this time, as clarification of the definition of “facility” and “short term parking” is required.

DISCUSSION

There were no items for discussion at this meeting.

MINUTES OF THE PREVIOUS MEETING

Mr. Fatcheric moved to approve the minutes of the meeting of October 25, 2004. Ms. Wheat seconded the motion and it was unanimously approved.

CORRESPONDENCE

A letter was received from Nikolay Kasyanov stating he no longer wished to pursue the special use permit for the property located at 213 Patterson Ave.

An invitation to the F.O.C.U.S. Greater Syracuse’s next core group meeting was received.

The Stormwater Management Program Winter/Spring 2005 course listing was received.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$1,828.00 of which \$1,000.00 is recoverable from fees or paid by developers for services provided for the month of September 2004. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta and approved unanimously.

A voucher was received from Ann Clancy in the amount of \$55.49 for reimbursement for lenses per the clerical contract. Motion to approve payment was made by Mr. Trombetta, seconded by Mr. Flaherty and approved unanimously.

The list of building permits that were issued in the month of October was received.

A letter was received from Mr. Borsky regarding the monuments at Silverlace Terrace.

COMMENTS OF THE ATTORNEY

The Attorney had no comment this evening.

COMMENTS OF THE ENGINEER

The Engineer had no comment this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta commented that Mr. Sposato has done a nice job with the Elm Hill Towne Center.

Mr. Fatcheric asked when the organizational meeting would be. It was discussed that the meeting will take place November 22, 2004.

With no further business to come before the Board, Ms. Wheat moved to adjourn the meeting at 9:15 PM. Mr. Fatcheric seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
NOVEMBER 22, 2004
7:00 PM**

PRESENT

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

NOT PRESENT

Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, 2nd Ward Councilor
Jim Salanger, 4th Ward Councilor
Diane Dwire, 5th Ward Councilor
Tom Dugan, 6th Ward Councilor

Approximately 30 others

Chairman Pisarek called the meeting to order at 7:09 PM, followed by the Pledge of Allegiance.

PUBLIC HEARINGS

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Loren LaRue spoke regarding the Fairmount Free Methodist Church. He submitted an outline of residents' complaints along with a copy of a petition made to the ZBA.

A few residents spoke against the proposed site plan for the former Raymour & Flanigan building.

Jim Salanger, 4th Ward Councilor spoke regarding the Fairmount Free Methodist Church with regard to the expansion of the parking lot. He formally requested the Planning Board defer any site plan review until such time as the Zoning Board of Appeals has determined if a variance should be granted for a parking lot. Mr. Salanger stated that it was his understanding that all the facts have not been presented. As a separate issue, there have also been some disheartening activities with regard to the removal of a brick wall at the entrance of Silverlace Terrace. He stated he did not want the Planning Board "spinning its wheels" on something that may or may not be entertained.

Judy Brown requested the Town complete a detailed traffic study for the area.

Carol O'Leary requested the Town revise the Comprehensive Plan.

Chairman Pisarek suspended the public comment section of the meeting until all agenda items have been reviewed.

NEW BUSINESS

**JOSEPH FINELLI – 5109 W. GENESEE STREET
SITE PLAN
TP#058.-02-01.1**

Dr. Joseph Finelli appeared before the Board to present a site plan for the property located at 5109 West Genesee Street. The property is zoned LBO.

The applicant is proposing to extend a fixed awning approximately 30 feet to be supported by architectural columns. This extension will protect a handicapped walkway from ice, water and falling ice. The roof will be pitched and the runoff will go into the grassy area below.

The color and texture of materials being used will be the same existing building materials and will blend with the building.

Ms. Wheat made the motion to declare the Town of Camillus Lead Agency for this application. Mr. Fatcheric 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 a negative declaration under SEQR regarding this application. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat moved to approve the addition of 5109 West Genesee Street the original map dated March 1, 1991 with revisions of April 5, 1991 as subsequently revised by the undated paste and cut revisions on the map dated November 19, 2004 subject to the map being remarked with the date of November 19, 2004. Mr. Flaherty seconded the motion and it was approved unanimously.

**DANIEL BIANCHI – DIVERSIFIED –6338 AIRPORT ROAD
SITE PLAN
TP#011.-01-05.0**

The applicant notified the clerk he would be unable to attend this evening.

**FAIRMOUNT FREE METHODIST CHURCH – ONONDAGA ROAD
SITE PLAN FOR A SPECIAL USE PERMIT
TP# 050.-02-03 & 050.-02-02**

Mr. Jeffrey Lauffer appeared before the Board on behalf of the Fairmount Free Methodist Church to present a site plan for a special use permit. The applicant is proposing a 100 x 100 square foot expansion for parking. Currently the church has 28 parking spaces and is requesting to add an additional 22.

In order for the Board to calculate the exact number of parking spaces required per current code, they will require the exact occupancy capacity for the church and instructional rooms. Mr. Lauffer did not have that information available at this meeting. The site plan as presented is not drawn to scale, nor prepared by a surveyor.

Mr. Lauffer stated that regarding the disheartening activity related to the removal of the brick wall at the entrance of Silverlace Terrace, a Barrett vehicle struck the brick wall. Due to the condition of the brick wall, the church felt the best option and the only option was to demolish the wall. At some point, the church may entertain the possibility of rebuilding the wall.

After some discussion, the Board advised the applicant to submit a map prepared by a surveyor that is drawn to scale and includes the snow removal area, the dimensions of the driving aisles and parking spaces, identifies the buffering, clarification of the site drainage and provide the occupancy capacity of the building. The Board will be able to proceed with this application once the above has been received.

**HR ASSOCIATES, LLC – 450 HORAN ROAD
SITE PLAN
TP#015.-04-06.1**

The applicant is proposing to add an awning, 8 x 80 over the sidewalk on the north side of the building. This is a minor change to the site plan that had previously been approved.

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

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

Mr. Heater made the motion to approve the amendment to the prior approved site plan approving the addition of the awning on the north side of building on the CMV Building located at 450 Horan Road. Mr. Fatcheric seconded the motion and it was approved unanimously.

OLD BUSINESS

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

Previously, the Board had requested the applicant submit a more comprehensive plan that includes the type of materials and colors to be used, site lighting, landscaping, the parking (inclusive of reserve and handicapped spaces), and showing the snow removal areas. It was also requested that the applicant identify all possible variances that may be required on this property. Mr. Stanistreet has supplied the above.

In addition, Mr. Stanistreet can meet and exceed the parking requirement, as the site requires 16 parking spaces. The plan as presented shows 12 parking spaces plus a reserved area for 5 parking spaces.

It was noted that the approximate square footage of each of the apartments is 588, derived from 28 x 21 foot print. The Board has requested the architect to certify the square footage of each unit.

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

Mr. Heater made the motion to refer the site plan application to Onondaga County Planning Agency (SOCPA). Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek advised the applicant to submit a revised site plan to include the dimensional requirements of the apartments, the stormwater management area and the dimensions of the turnaround.

DISCUSSION

Chapter 30, Zoning §402, by adding “Definitions of Principle” P23 to include “facilities for the overnight or short term parking for motor homes, trailers or other camp ground activities”

Previously, the Planning Board could not make the recommendation, as clarification of the definition of “facility” and “short term parking” was required. The definition of “facility” has since been defined as any connection for water, electric or sewer hookup.

Chairman Pisarek then moved to recommend to the Town Board that the Planning Board is in favor of approving the proposed legislation with the definition of facility, being a defined word and that definition could include sanitary sewer, water or electrical hook ups. Mr. Trombetta seconded the motion and it was approved unanimously.

Chairman Pisarek stated that Mr. Vitale of the Camillus Ridge Adult Assisted Living Center would be returning before the Board. It has been decided to move the project farther to the west to the Titus property. The plan will be presented as a Planned Residential Treatment Facility (PRTF) as stated in §504 of Chapter 30 in the Camillus Town Code. Chairman Pisarek requested the Board members to familiarize themselves with this section of the code.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of November 8, 2004. Mr. Fatcheric seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from W-M Engineers in the amount of \$1,347.57, of which \$1,347.57 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Ms. Wheat, and approved unanimously.

A voucher was received from Barton & Loguidice for the period of August 28, 2004 through October 23, 2004 in the amount of \$9,736.89, of which \$8,726.89 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 Dell Marketing L.P. in the amount of \$1,320.80 for a Dell Computer for the Planning Board. Motion to approve payment was made by Mr. Fatcheric, and seconded by Mr. Trombetta and approved unanimously.

A copy of the Town Board minutes from the November 9, 2004 meeting was received.

A copy of the Zoning Board of Appeals minutes from the November 4, 2004 meeting was received.

A copy of the Onondaga County Planning Board's resolution for the Celtic Arms Apartments was received.

A copy of the F.O.C.U.S. Core Group meeting minutes of October 8, 2004 was received.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$2,203.50 of which \$50.50 is recoverable from fees or paid by developers for services provided for the month of October 2004. Motion to approve payment was made by Mr. Heater, seconded by Mr. Flaherty and approved unanimously.

ORGANIZATIONAL

Ms. Wheat made the motion to enter Executive Session at 9:16 pm to discuss a personnel issue. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to return to regular session at 9:45 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

Chairman Pisarek stated that the Planning Board is making the following recommendations to the Town Board:

- The reappointment of Ms. Wheat as a Planning Board member with an expiration date of December 31, 2012.
- The reappointment of Mr. Pisarek as chairman for the 2005-year.

- The reappointment of Mr. Fatcheric as Vice-chairman for the 2005-year.

The Planning Board has appointed:

- Paul J. Curtin of Shulman, Curtin, Grundner and Regan, P.C as Planning Board Attorney at the prevailing Town rates.
- Paul Czerwinski of Barton and Loguidice as Planning Board Engineer and W-M Engineers are to complete the projects they are currently involved in.
- Ann Clancy as clerk to the Planning Board.
-
- **COMMENTS OF THE ATTORNEY**

The Attorney had no comment this evening.

COMMENTS OF THE ENGINEER

The Engineer had no comment this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Heater commented that there are nice homes being built in Golden Meadows.

Ms. Wheat requested that the Planning Board engineer and attorney submit their vouchers as close to the end of year as possible so we may close out the 2004-year.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 10:02 PM. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD – WORK SESSION
NOVEMBER 22, 2004
5:00 P.M.

PRESENT

Roger Pisarek, Chairman
John Fatcheric, Vice Chairman
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat- Arrived @ 5:40

NOT PRESENT

Raymond Wynne

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Janice Farrelly - 117 Genesee Rd.
Shelly Smith – 211 Peterson Dr.
Chris Smith - 211 Peterson Dr.
Vicky Christo – 126 Thornton Circle N

BTHO, INC. / ANCOR, INC.
APPLICATION OF CAMS PIZZERIA & RETAIL SPACE – KASSON ROAD
TP# 065.-04-13.1

The first matter discussed was the redevelopment of the former Raymour and Flanigan furniture store. Mr. Mike Villa of Ancor, Inc. appeared on behalf of the applicant, BTHO, Inc. to discuss a revised site plan for property located at 112 Kasson Road, TM# 065.-04-13.1.

On November 9, 2004, the Town Board revised the Covenants that affected the property. They approved the revisions of the 1965 covenants, by removing Covenant #1 which stated that the premises will only be used as a retail furniture store and to remove from the 1986 covenants Covenant #2 which stated that the southeast corner of the then proposed new front of the building shall be cut on an angle to improve the line of site visibility. All other covenants are to remain in place, contingent upon the transfer of title to the new owner and approval of the new owners development proposal by the Camillus Planning Board and the Zoning Board of Appeals if variances are required.

The applicant has made modifications to the site plan inclusive of, but not limited to extending the right of way 6 1/2 feet, adding 3 feet of green space, 2 streetscape light poles and an 8 foot island with a catch basin, that will be used as greenspace.

The revised plan as presented proposes 54 parking spaces. Current code requires that 133 parking spaces, as the property must be evaluated for its most intense use. Mr. Villa requested the Board to review the criteria required for hardship and determine if this property would qualify for relief. Mr. Curtin stated that he would explore the code and advise accordingly.

Employee parking is proposed to be located in the rear of the property. The plan provides for full access to the rear of the property with a width of 24 feet. It was noted that fire apparatus couldn't get around the building. Mr. Villa commented that the Code Enforcement Officer advised that as long as there was access to 3 sides of the building, code has been met. The Board would like the Fairmount Fire Department to review the site plan.

Mr. Curtin stated that his major concern is the right of way and easement that exists for the benefit of the townhouses located to the rear of the property, to the west of the property. He has requested a copy of the existing right of way and easement agreement.

It was noted that currently, there are trees creating a visual buffering however the adjacent property owners own them therefore a rear yard variance would be required that addresses required buffering.

The Board requested the applicant to contact the County DOT for their review of this site plan and to provide comment accordingly, specifically regarding both curbcuts along Kasson Road. The applicant has been advised that the county has been reducing the number of curbcuts along Kasson Road.

Mr. Curtin advised the applicant that additional variances for the property may be needed and that may wish to amend or file a new application with the Zoning Board of Appeals.

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

Gregory Sgromo of Dunn and Sgromo Engineers and Guy Hart of Point Five Development, LLC appeared before the Board to discuss modifications to the site plan that had been submitted.

Previously, the Board advised that their major concerns had to do with exiting on Hinsdale Road traveling north and the exiting on West Genesee Street traveling east. Mr. Hart stated that they have completed a traffic study that will be made available shortly. He also stated, the traffic counts were as follows: Current conditions at peak times are 33 seconds, current conditions with the Walgreens store are estimated at 33.4 seconds, current conditions with the Walgreens store and the Camillus Commons are estimated at 40.4 seconds.

The Board recommended granite curbing and also suggested curbing on the interior aisles, possibly creating islands in the parking area to inhibit vehicles from cutting thru the site. The Board suggested the use of stone and bushes to be placed in those island areas. They also stated that the applicant would need to follow the West Genesee Corridor plan and plant trees along the streetscape as required.

The Developer stated that they want to maintain the existing vegetation located on the North side of the property and add to the areas that are thinning. As there is not adequate area available for buffering, a variance will be required from the Zoning Board of Appeals for the buffer area as the neighboring property to the north is zoned R-3 and to the west, it is zoned LBO.

The Board advised the applicants to revise the site plan to include the streetscape and revise the parking area to include some islands with green space.

Respectfully submitted.

Ann C. Clancy
Planning Board Clerk

**PLANNING BOARD
DECEMBER 13, 2004
7:00 PM**

PRESENT

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

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Tom Fero, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Bill Davern, 3rd Ward Councilor
Diane Dwire, 5th Ward Councilor
Tom Dugan, 6th Ward Councilor
Tom Price, Code Enforcement Officer
Dirk Oudemool, Esq.

Approximately 50 others

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

Chairman Pisarek requested a moment of silence in memory of Planning Board member Raymond Wynne who recently passed away.

PUBLIC HEARINGS

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Mr. Curtin commented that the Board normally invites public comment, however due to the length of this evenings agenda the Board is restricting public comment to only those items that do not relate to the Benderson Development project. The Board will be setting a public hearing for the Benderson application and by the end of this evenings meeting a date and time will be determined. At that juncture full public comment will be heard and a full record of all proceedings will be undertaken. For those reasons, any individual wishing to make public comment on any other item is invited to do so.

Mr. Charles Tourin of Newport Road voiced concerns regarding property being developed off of Newport Road behind the Elks Club. His major concern is that they may use the right of way for egress/ingress and if they do, who will maintain it. Mr. Curtin stated that he would be happy to discuss and address his issues and concerns.

NEW BUSINESS

**CAMILLUS ELKS LODGE – NEWPORT ROAD
SKETCH PLAN
TP#006.-01-26.9**

Mr. Flaherty requested to be excused from any discussions regarding this application as he is a member of the Elk's Club.

At the Board's request, Mr. Curtin reviewed the chain of events that led up to the formation of this individual tax parcel. It appears that the original formation of this tax parcel was by way of deed back in 1986 confirmed by records located at the County Clerk's office. This predated the creation of subdivision regulations in the Town of Camillus. The parcel has access and egress to Newport Road by way of a right of way in common with others. The right of way does not speak to the maintenance of the roadway and/or right of way. Any maintenance would have to be done collectively with the contiguous property owners who also enjoy that right-of-way. In its present state, it is and has been a separate tax parcel for over 18 years. It is zoned appropriately for residential development and is being proposed to be sold for the purposes within the confines of existing zoning. As such, Mr. Curtin believes that the Board could entertain a motion relative to the status of the Lot without requiring further subdivision to be imposed upon the present owner. This is one single lot that came out of a larger parcel prior to subdivision regulations.

Mr. Trombetta made the motion to declare this application an unlisted action with a negative declaration. Mr. Fatcheric seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion affirming the subject tax parcel is a developable lot within the confines of the existing zoning and that no further subdivision is required because formation of the lot predated subdivision regulation. Ms. Wheat seconded the motion and it was approved unanimously.

**DANIEL BIANCHI – DIVERSIFIED –6338 AIRPORT ROAD
SITE PLAN
TP#011.-01-05.0**

Mr. Daniel Bianchi appeared before the Board to present a site plan for the property located at 6338 Airport Road. The applicant is proposing to adhere to Chapter 30 zoning regulations §402, P30- Outdoor Storage or Warehousing.

The applicant is proposing outdoor storage for construction equipment. The company is a small firm and at the present time has only 6 pieces of equipment. There are no buildings located on this property and currently, electric service is the only utility available on the site. The applicant would like the ability to store and park his heavy equipment on the parcel. The equipment would be cleaned prior to leaving work sites, therefore no other activity, including maintenance of the vehicles, will be conducted on the site which could lead to potential environmental concerns which might affect Nine Mile Creek.

The proposed storage area on the site would consist of a road-grinding base mixed with crushed concrete as a sub base. Storm water presently drains toward the waste beds and Onondaga Lake, going away from Nine Mile Creek. It is then directed into a drainage system that has monitoring wells which have been previously placed on and around the surrounding property.

Mr. Heater stated that he would like to see a fence on each side of the driveway in order to give definition to the access points and block the view from motorists. He has also requested written approval from the county regarding the curb cut. The Board has recommended the use of an eight foot high chain link fence with green vinyl slates. Buffering will not be required as this is an Industrial zone.

There is lighting on the property however during hunting season, the lighting has been lost and will need to be replaced. The lighting will need to be shown on the plan and the applicant was notified that the Board prefers down lighting as to only light the area and not illuminate the surrounding neighborhood.

Chairman Pisarek advised the applicant that the plan as submitted requires additional detail prior to being referred to SOCPA as this site is on a county road. The plan must show the area in which the storage of the vehicles will be maintained, the fencing, and to identify the flood zone, because of the proximity of Nine Mile Creek as there is a 100 foot buffering area required.

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

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

Dr. Bernard Straile appeared before the Board to present an amended site plan to the property located at 5631 West Genesee Street. Dr. Straile stated that after purchasing the property he realized that the existing structure would not be conducive to his business and that the amended plan would work better.

The applicant is proposing to demolish the existing garage and expand the current structure by 170 square feet and adding two (2) additional parking spots which will exceed the parking requirement by one (1) parking spot. The entrance will be located in the back of the property adjacent to the parking area.

After a discussion with the Applicant, the Board requested that the applicant describe the building from the street. Due to this property being located in an LBO district, the property needs to maintain the appearance of a single family dwelling inclusive of a front entrance. Dr. Straile stated that the proposed entrance will be located in the rear of the property and the street side of the property will have windows but no doors. Mr. Fatcheric commented that the visual impact from the street as the building does not resemble the front of a building is a concern.

After a brief discussion, the Board did suggest a possible “false” entrance for the street side of the property.

Mr. Czerwinski commented that landscaping would need to be added to the front and rear of the property. It was also noted that a handicapped ramp has never existed on the property.

Chairman Pisarek advised the applicant to revise the plan to include an “entranceway” on the street side of the building and add landscaping.

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

Mr. Wheat made the motion to set the professional fees for this application in the amount of \$750.00. Mr. Trombetta seconded the motion and it was approved unanimously.

**CAMILLUS RIDGE – EASTVIEW ASSOCIATES
CONCEPTUAL PLAN
TP#023.-01-33.1**

Mr. James Vitale on behalf of Eastview Associates appeared before the Board to present a conceptual plan for the Camillus Ridge Adult Home.

According to the Zoning Code §504 of Chapter 30, the concept plan shall be approximately to scale, although it need not be to the precision of a finished engineering drawing; and it shall clearly show the following information: the location of the various uses; the general outlines of the interior roadway system and all existing rights of way and easements, whether public or private; any interior open space system; the overall drainage system; site topography with contours at intervals of not more than five feet of elevation; uses and ownership of contiguous lands. The following documentation shall accompany the concept plan: a completed long Environmental Assessment Form (EAF); all operational details including a statement of the types of the residents' personal problems for which treatment will be rendered; evidence that the proposal is compatible with the Town Comprehensive Plan; a statement regarding the availability of water supply and sewage disposal; a general description of the public safety services which will be required and whether such services are presently available. The application package did not include all the above information; therefore Chairman Pisarek requested the additional information before the Board could render a decision.

Mr. Fatcheric made the motion to set the professional fees for this application in the amount of \$2,000.00. 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**

Mr. Daniel Stanistreet appeared before the Board to present the revised site plan for the Celtic Arms Apartments.

The Town Highway Superintendent, Mark Pigula has approved the curb cuts for the entrance on Willowwood Road.

The Planning Board has received the resolution from the Onondaga County Planning Board. The resolution states; NOW THEREFORE BE 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.

The 1st floor apartments do not meet the minimum requirements needed for apartments per the criteria of the current code. The applicant is proposing approximately 580 square feet per apartment, the criteria is 600 square feet. An area variance will be required from the ZBA.

Mr. Heater made the motion to refer the Celtic Arms Apartment application 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 which is fairly insignificant as the property has been rezoned and the applicant is constrained physically by the improvements that currently exist. Mr. Fatcheric seconded the motion and it was approved unanimously.

Mr. Heater made the motion to set the professional fees for this application in the amount of \$750.00. Mr. Fatcheric 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**

Gregory Sgromo of Dunn and Sgromo Engineers appeared on behalf of the applicants to present a revised site plan for the purpose of building a Walgreen Pharmacy on the corner of West Genesee Street and Hinsdale Road. Currently the property houses Cole Muffler and Yards and Gardens. The property is zoned C-3.

Mr. Sgromo stated that they had made some changes that the Board had recommended. The major change is the entranceway on Hinsdale Road being right in only and right out only. They are still working on the lighting, landscaping and drainage report and are awaiting comments from the county regarding the traffic study as it has been submitted for their review.

The applicant will be requesting a variance for buffering from the ZBA. It was noted that a sign variance may be required as the ordinance requires that no part of the sign can be closer than 15 feet to the property line.

Mr. Sgromo stated that the curbing located around the islands in the parking area would be granite and that some type treatment would be used in the parking lot to distinguish the pedestrian crosswalk area.

Mr. Trombetta made the motion to refer this application to Syracuse Onondaga County Planning Agency. Mr. Fatcheric seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to set the professional fees for this application in the amount of \$1,500.00. Mr. Trombetta seconded the motion and it was approved unanimously.

The applicant was instructed to apply to the Zoning Board of Appeals for the variances needed. Chairman Pisarek made the motion to authorize the Planning Board attorney, Paul Curtin to communicate with the Zoning Board of Appeals with regard to this application. Ms. Wheat seconded the motion and it was approved unanimously.

**BENDERSON DEVELOPMENT – CAMILLUS COMMONS
SITE PLAN
TP#066.-01-10.1**

Mr. Donald Robinson, Vice President of Benderson Development appeared before the Board. He stated that since the last time he appeared before the Board much has happened to the project design. Since Benderson purchased the site, the company has met with members of the community, starting with Town Officials then to the Chamber of Commerce, the school district, and finally several meetings with the Concerned Citizens Group. As a result of those meetings, a number of changes have been made. He stated that the primary changes to the proposal are Wal-Mart has agreed to forego the gas operation on the property and instead of using “stock buildings” the buildings are to be constructed of brick and all areas that are visible to the public are to be “dressed up”. He then introduced the “Team” representing Benderson Development; Peter Trowbridge from Trowbridge and Wolf Landscape Engineers, Dan Aiken from FRA (the traffic engineer) , Chris Wood from Carmina & Wood (the overall project engineer) , Terresa Bakner (Attorney) and Jim Rumsy from Benderson Development (licensed architect).

Mr. Peter Trowbridge and Kimberly Michaels from Trowbridge & Wolf then proceeded to present the details of the site plan. According to the Applicant, the site plan is located primarily in a CP zone and the uses being proposed are certainly allowable. The overall site has been reduced by 76,666 square feet of retail space. The new project is smaller than the prior Camillus Mall project that existed on the site.

The materials proposed for the Wal-Mart, Lowes and outparcel buildings are to be two colored brick block with additional brick on the pilasters and detailing on the face of the buildings which will help break up the façade as well as create a more uniform design and color standard. The elevation plans for Lowe’s, Wal-Mart and the outparcels have a two-toned brick color and some standard signage. Chairman Pisarek has requested 3 dimensional drawings.

Current zoning of the property does not require setbacks however the applicant has proposed the following:

- Between the School District's bus garage and the Camillus Commons - an 8 foot cedar fence with flowering trees. There will be breaks in the fence in the areas where fire hydrants are presently located. Benderson Development will maintain the fence.
- Kasson Road - Sidewalk, light poles that are the town's standard and trees as per streetscape plan.
- Main Entrance – Granite curbing, ornamental lighting with full landscaping.

The applicants have supplied a summary of traffic mitigation measures, they are as follows:

- West Genesee Street at Knowell Road – The installation of a traffic signal with separate right-turn and left-turn lanes.
- West Genesee Street at Kasson Road – Modifications to the traffic signal timing and re-striping to allow for protected westbound only dual left turn lanes.
- Kasson Road and Site Drive #1 (Northernmost drive) – Modifications to the intersection to allow right-in/right-out turning movements only.
- Kasson Road and Site Drive #2 (southernmost drive) – A fully actuated traffic signal that is to be coordinated with the existing traffic signal at West Genesee/Kasson Road.
- West Genesee Street and Site Drive #3 (right in/right out at P&C) – No mitigation is required.
- West Genesee Street and Key Bank/Site Drive #4 – This intersection is to be coordinated with the West Genesee/Kasson Road intersection to include modifications to the timing.
- West Genesee Street and Vanida Drive/Site Drive #5 – the intersection to be coordinated with the W. Genesee St/Kasson Road intersection to include modifications to the timing.
- West Genesee Street and Hinsdale Road – The intersection to be coordinated with the W. Genesee St/Kasson Road intersection to maintain smooth progression along W. Genesee Street.

Current Town code requires 3,007 parking spaces to be provided in order to accommodate the proposed project. The site plan as shown proposes 2,564 with an additional 325 parking spaces located on the south side of the site. The area was to be used for snow storage. Mr. Robinson stated that Benderson does haul snow off site when needed. Chairman Pisarek asked how many employees Wal-Mart and Lowe's have per shift. Mr. Robinson stated that representatives would be available at the public hearing to answer those questions.

Per the applicants, the existing drainage system is adequate, however it will require minor modifications. They will add grinder pumps to the sanitary sewer lines for the proposed new restaurants.

The applicants are proposing ornamental lighting around the perimeter of the facility, illuminating downward. There will be granite curbing from the main streets to the interior streets, then the use of concrete is proposed to be used. Mr. Fatcheric commented that the Board prefers granite curbing be used on the entire site. Ms. Bakner asked if this was town code. Mr. Fatcheric responded that the town preferred the use of granite.

Chairman Pisarek suggested the use of brick and ornamental metal for the fence to be located between the site and the school district property. Mr. Robinson stated that a cedar fence had been suggested by the school district however he would contact the school district to discuss the suggestion. Benderson Development will also review the bus transportation information and schedule.

Mr. Flaherty made the motion to deem the application for Benderson Development – Camillus Commons complete as staff has reviewed the text of the application and all submissions and recommends same. Ms. Wheat seconded the motion and it was unanimously approved.

Ms. Wheat made the motion to refer this application to the Syracuse Onondaga County Planning Agency. Mr. Flaherty seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to hold a public hearing for this application on Wednesday, January 19, 2005 at 7:00 pm at the Camillus Municipal Building. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek suggested that the Board and the applicant hold a work session on Wednesday, January 5, 2005 at 6:30 pm. The applicant agreed to this date and time.

DISCUSSION

Ms. Wheat made the motion to approve the 2005 Planning Board meeting schedule as follows: 7:00 PM on the second and fourth Mondays (with the exceptions as noted with *) being January 10 and 24; February 14 and 28; March 14 and 28; April 11 and 25; May 9 and 23; June 13 and 27; July 11 and 25; August 8 and 22; September 12 and 26; *October 12 and 24; November 14 and 28; *December 12 and 28. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Fatcheric requested that the Planning Board application forms be reviewed, as some applications do not include telephone numbers for the applicants. Mr. Curtin stated that he will review the applications and advise the Board accordingly.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of November 22, 2004. Ms. Wheat seconded the motion and it was unanimously approved.

Mr. Flaherty moved to approve the minutes of the work session meeting of November 22, 2004. Ms. Wheat seconded the motion and it was approved unanimously.

CORRESPONDENCE

A voucher was received from Dell Marketing L.P. in the amount of \$89.10 for a Dell Read Write with DVD Slimline for the Planning Board. Motion to approve payment was made by Mr. Flaherty, and seconded by Mr. Fatcheric and approved unanimously.

A voucher was received from Hummel's Office Plus in the amount of \$9.19 for a monthly planner for the Planning Board Clerk. Motion to approve payment was made by Mr. Heater, and seconded by Ms. Wheat and approved unanimously.

A voucher was received from Barton & Loguidice for the period of October 24, 2004 through November 27, 2004 in the amount of \$7,177.00, of which \$6,721.00 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 \$2,800.00 of which \$1,175.00 is recoverable from fees or paid by developers for services provided for the month of November 2004. Motion to approve payment was made by Mr. Heater, seconded by Ms. Wheat and approved unanimously.

A copy of the Town Board minutes from the November 23, 2004 meeting was received.

A copy of the memo from Barton & Loguidice to Dan Aken of FRA Planning Services in regard to the Traffic Impact Study for Camillus Commons was received.

A copy of the memo from Carlie Hanson of QPK Design in regard to the Concept Sketch Plan review of November 9, 2004 was received.

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

A memorandum was received from the Central New York Regional Planning & Development Board regarding the Seneca River Water Trail meeting agenda.

A list of the building permits that were issued in the month of November 2004 was received.

A letter from Barton & Loguidice P.C. regarding the drainage system installation of Singing Hills Subdivision was received.

COMMENTS OF THE ATTORNEY

Mr. Curtin wished all Happy Holidays.

COMMENTS OF THE ENGINEER

Mr. Czerwinski wished Happy Holidays to all.

COMMENTS OF THE BOARD MEMBERS

The Board exchanged Holiday Greetings.

Councilor MacRae requested Chairman Pisarek to contact Mr. Feyl the new ZBA Chairman to update him on all pending matters.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 10:08 PM. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
DECEMBER 27, 2004
7:00 PM**

PRESENT

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

STAFF PRESENT

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

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, 2nd Ward Councilor

Approximately 25 others

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

PUBLIC HEARINGS

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Chairman Pisarek made an announcement that notification was received from Niagara Mohawk that power in the Town of Camillus and Village of Camillus will be turned off this evening at 10:00 pm. This interruption should last no longer than 30 minutes.

Chairman Pisarek then opened public comment for items only on the agenda. There were no comments from those assembled.

NEW BUSINESS

There was no new business before the Board this evening.

OLD BUSINESS

**DARMINIO – WARNERS ROAD
SKETCH PLAN
TP#012.-01-37.1**

Mr. Darminio appeared before the Board and stated that he last appeared before the Board in August 2004 to propose to separate Lot 3 from Lot 1 and Lot 2. Since then a perk test has been completed by an engineer who has also designed a raised mound system for the lot.

A letter was received from Mark Pigula, Highway Superintendent, which stated the following: there are two leach fields that run thru the property which release into the ravine

located at the north end of the property. The leach fields service the property located at 3411 Warners Road and the adjacent lot previously known as the old Craig home. There are also two open basins or traps located on the property that are used for clean out and two additional open basins that are located on the adjacent property.

Mr. Pigula stated that it appears that Frank Street has been dedicated to the Town and that there is a turnaround located at the end of the Street, which should be a hammerhead.

The applicant stated that the pipes for the leachfield have been abandoned and that drywells and septic systems have been installed. Mr. Curtin asked the applicant if there are formal easements over his property for the benefit of the contiguous property owners. Mr. Darminio did not know the answer but assumes that there are. If there are formal easements to the property, Mr. Curtin stated that the Board would like to see the discontinuance of those easements on public record. The applicant was instructed to contact the attorney who handled the closing on the property to obtain copies of easements. Mr. Curtin stated that if the pipes have been abandoned then the rights to use those pipes should also be abandoned and advised the applicant accordingly.

After a brief discussion, Chairman Pisarek notified the applicant to obtain copies of the easements on the property and verification that drywells and septic systems have been installed on all interested properties.

The Board requested Mr. Czerwinski and Mark Pigula, Highway Superintendent to verify that the leach fields are inactive. Mr. Czerwinski will contact Mr. Pigula to set an appointment to visit the site. The Board also requested Paul J. Curtin Jr, to review the original file for the road dedication and any easements.

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

Mr. Villa appeared before the Board to present a revised site plan. Prior to the presentation, the applicant had been notified by the County DOT that the proposed traffic light on Kasson Road, which had been intended to be located on the northern side of this property, aligning the entrance with the Camillus Commons has been relocated. The new proposal would place the traffic light in the middle of the property. Mr. Villa stated that they were not proposing changing the location of the entrance. Previously they had proposed to shift the entrance slightly to the south to accommodate the traffic signal and align the entrance with it. He went on to say that the traffic signal has shifted so far south that adjusting the entrance would not be conducive as there is an easement on the northern boundary of this property for the use of the twelve (12) unit apartment complex located in the rear of the property.

After a brief discussion, the Board was in agreement that without the County DOT's comments regarding the curbcuts located on Kasson Road and resolution of the traffic issues, further review of the site plan was not possible. The Board instructed the clerk to send correspondence to the County DOT regarding the easement with the right of way located on the

north side of the property. The easement cannot be moved without consent of both the Grantor and the Grantee. Mr. Curtin requested the applicant provide a copy of the easement. Mr. Czerwinski stated that he will contact Jim Stelter from the County DOT to discuss curbcuts.

**IMMANUEL CHURCH OF THE NAZARENE
SITE PLAN
TP#017.-04-48.1**

Mr. Paul Hysman appeared before the Board to present a revised site plan. The applicant has received curb cuts from the County DOT and has received letters from the adjacent property owners approving the plan.

Since the previous meeting, the following changes have been made on the site plan; the site lighting has been submitted to the Town Engineer for review and approval, granite curbing has been added at the “dog bone” ends of the parking lot, the snow removal staging areas have been indicated on the site plan, additional landscaping has been shown on the site plan specifically on the westerly portion of the property, the entry road has been reconfigured based on review by Onondaga County DOT, as they requested 1 ingress and 2 egress lanes onto Warners Road, the Storm Water Pollution Prevention Plan has been updated based on review from the engineers and the Storm Water Management Plan has been submitted to NYS DOT.

The revised elevation plan of the building depicts a steeple and a cross. The steeple will be a focal point entering from the driveway. The cross will be on the sanctonarys southerly wall facing the 695 bypass and will possibly be backlit. Additional windows have been added to the fellowship hall building and dormers have been added to the east and west wings. The Board was in agreement that the modifications made to the plan by the Applicant addressed their previous comments.

Mr. Flaherty commented that the property has a swale that runs through the property. He asked what the applicants proposed to do with it. The applicants stated that they will not modify it.

Mr. Curtin stated that this application is a referral from the ZBA therefore the Planning Board will not refer this application to SOCPA as they are not lead agency. He did state that the Board, if they find this application acceptable, may want to authorize him to draw findings of fact of recommendations to the ZBA and in essence address the SEQR criteria that the Planning Board would recommend to the ZBA that they adopt. In so doing, when the ZBA makes this referral to the SOCPA the record would be complete. He will draft the findings of fact for the Board’s review.

Mr. Trombetta made the motion that the Immanuel Church of the Nazarene has met all criteria and requests of the Board and authorize Mr. Curtin to draw up findings of fact of recommendations to the to the ZBA. Mr. Flaherty seconded the motion and it was approved unanimously.

**CAMILLUS RIDGE – EASTVIEW ASSOCIATES
CONCEPTUAL PLAN
TP#023.-01-33.1**

Mr. James Vitale appeared before the Board to present a conceptual plan for the Camillus Ridge Adult Home. This application has been referred to the Planning Board from the Town Board.

At the present time, the Planning Board is only addressing the zone change. The applicant will need to submit a full site plan for review at a later date. The Board was in agreement that the type of use being proposed for the property is appropriate.

Mr. Trombetta made the motion to authorized Mr. Curtin to draw up findings and recommendations to the Town Board consistent with the applications and representations that have been made by the applicant. Ms. Wheat seconded the motion and it was approved unanimously.

**GOLDEN MEADOWS-SECTION 2
FINAL PLAT
TP#010.-05-27.1**

Mr. John Szczech appeared before the Board to present the final plat for the Golden Meadows Section 2 subdivision, which consists of 33 lots. All utilities and roadways have been installed. Approvals from the Engineer and Town Attorney have been received.

Ms. Wheat made the motion to approve the final plat of the Golden Meadows Section 2 subdivision, Part of Military Lot 56, Town of Camillus, as shown on a map dated August 6, 2004, Revised December 14, 2004 as prepared by Survey Systems, with no conditions. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Fatcheric made the motion to assess Parkland Fees for 33 lots in the amount of \$200.00 per lot for a total of \$6,600.00. Mr. Trombetta seconded the motion and it was approved unanimously.

DISCUSSION

There were no items for discussion.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of December 13, 2004. Mr. Heater seconded the motion and it was unanimously approved.

CORRESPONDENCE

A thank you card from Mary Anne Wynne has been received.

Letters of recommendation for Cams Pizzeria have been received.

Letters from citizens regarding the Camillus Commons development have been received.

A voucher was received from W-M Engineers in the amount of \$646.30, of which \$646.30 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Trombetta, seconded by Mr. Heater, and approved unanimously.

A voucher was received from QPK Design in the amount of \$1,197.00, of which \$1,197.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Fatcheric, and approved unanimously.

Copies of email formatted correspondence between Supervisor Coogan and various residents were received regarding the redevelopment of the Camillus Commons site.

The Onondaga county Planning Board meeting schedule for 2005 was received.

The Onondaga County Planning Federation 2005 Annual Municipal Training Program Meeting Notice and Reservation Form was received.

Copies of the ZBA meeting minutes from December 7, 2004 and the revised November 4, 2004 minutes were received.

A letter from the Department of Transportation in regard to the traffic count at West Genesee Street and Vanida Drive was received.

A letter from Tom Price, Code Enforcement Officer was received regarding the Celtic Arms Apartments. The letter stated that the Planning Board had not interpreted the code correctly. The Board requested Mr. Curtin to compose a letter to Mr. Carr, attorney for the ZBA regarding the Planning Boards interpretation of the code for this application. It was requested that Mr. Feyl, Chairman of the ZBA and Tom Price, Code Enforcement Officer are copied with the correspondence.

COMMENTS OF THE ATTORNEY

Mr. Curtin stated that the Public Hearing with Benderson Development for the Camillus Commons project has been scheduled for January 19, 2005. The notice will be sent for formal publication no less than 10 days in advance. This will be a formal public hearing and therefore we want to make sure that more than adequate notice is given to the public for the date and location. The location will simply be in the Town Hall. If the public hearing is to take place in the auditorium the Planning Board will need to rent a sound system that will be audible to the Board and the audience. Ms. Wheat suggested contacting David Fore at Visual Technology for the sound system. The Board can expect a power point presentation and adequate technology needs to be coordinated. Mr. Curtin requested the clerk contact Teresa Bakner to see if any specific audio/visual needs will be needed for their presentation. John Drury, stenographer has been contacted to transcribe this public hearing.

Mr. Curtin stated that during the public hearing, the Planning Board will listen to the comments of the public but will not engage in questions and answers. He also stated that he will contact Mr. Fucillo to find out how many people from the Camillus Concerned Citizens group are planning on speaking as he is requesting 25 minutes. He also stated that if people are repetitive, the Board should simply ask them to submit their comments in writing as the Board encourages any new information. The Board should then close the public hearing section of the meeting that evening but accept written comment for up to an additional 10 days.

The Board agreed to meet prior to the public hearing of January 19, 2005 at 6:00 pm.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Chairman Pisarek commented that the work session for Benderson Development will be January 5, 2005 at 6:30 pm in the upstairs large conference room.

Mr. Fatcheric questioned if developers are being charged double for engineering fees on some projects. He feels that B & L is the Planning Boards engineering firm and therefore current projects should be reviewed by them solely beginning in 2005. Chairman Pisarek commented that he would look into the matter and contact W-M Engineers for clarity.

Ms. Wheat wished Mr. Heater a Happy Birthday.

Mr. Trombetta stated WSYR radio had requested names of community involved persons who passed away this year. He called the radio station and praised Ray Wynne.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 8:50 PM. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

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