

**Town of Camillus  
Planning Board Minutes  
January 12<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Marty Voss

**STAFF PRESENT**

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

**Guests and Members of the Public**

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

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

**New Business:**

None

**Old Business**

**Pioneer Farms, Section 7G / Ray Luber  
Final Plat**

**TM # 028.1-01-20.1**

Mr. Ray Luber, developer for the properties, presented the application. The purpose of the application is to obtain approval for the final five (5) lots in the Pioneer Farms Subdivision. Preliminary approval was granted quite a few years ago. Mr. Luber stated the roads, deeds, easements, sanitary sewers, water lines and drainage were completed and dedicated to the town in 2007 at the time Section 7E was approved and filed. All subdivision work has been completed and all bonds have been released. The lots are located on Starksboro Drive. Three (3) lots are located on the north side on the street and two (2) lots are located on the south side of the street.

Mr. Klaben asked if the three (3) interior lots have a grading plan as there's been concern with drainage in the area. Mr. Luber stated there is a catch basin on the east side of the street for the drainage to flow into.

Mr. Czerwinski explained to the applicant the reason for the concern as the lots are downhill from the existing lots. Mr. Luber stated they will take special care to insure water flows in the correct direction to facilitate drainage. Mr. Luber further explained there have been instances of residents with issues in regards to the drainage, due to the installation of pools.

Mr. Curtin asked the applicant if there are covenants placed on the properties to avoid the residents installing a pool, or other structure which could interfere with the drainage. Mr. Luber stated there is not. Mr. Larry Luber, (Mr. Luber's son) stated as part of the closing agreement when a homeowner purchases a property, the new homeowner is alerted to the fact there is a drainage plan in effect for their property and any modification of the said property will affect that drainage plan.

Mr. Curtin made a suggestion to the Board and applicant would be to have the engineer visit the site to inspect the property with respect to where the drainage flows. If the inspection is satisfactory then the developer would be able to move forward. Mr. Czerwinski stated he would be able to visit the site by the end of the week and send his comments soon after.

**Resolution # 1:**

As SEQR has been addressed, Mr. Voss moved to conditionally approve the five (5) lots as submitted on the Final Plat in the Pioneer Farms, Section 7G, with the condition being the engineer visually inspects the property in question to ensure there's adequate drainage, specifically to proposed lots 21, 22 and 23. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Fatcheric noted the applicant does have a waiver letter with respect to Subdivision Park Land Fees.

**1922 Route 321/ David & Lorraine A. Erwin  
Preliminary Plat/Final Plat**

**TM # 024.-02-34.3**

Mr. Matthew Erwin and Mr. David Erwin, owners of the property presented the application. The purpose of the application is to merge one (1) parcel, approximately 0.6 acres, with the existing owner's (Mr. David Erwin) 3.4 acre parcel to create (1) one parcel and to create a 2.1 acre parcel for the proposed owner (Mr. Matthew Erwin) to construct a residential structure on.

In a previous appearance before the Board, the owners explained the lots would also have a shared driveway. At that time, the applicants were advised to present a shared driveway access and maintenance agreement to ensure that any future owners would be on notice regarding the driveway responsibilities.

In tonight's meeting, Mr. Erwin presented the updated maps and agreement for review.

Mr. Curtin advised the wording in the shared driveway agreement should be modified to reflect the owner of Tax Map # 024.-02-34.3, bears the maintenance responsibility of the shared access agreement, rather than call a specific owner for the parcel. That way, any future owners of said Tax Map # will better understand the agreement in place.

Mr. Cesta clarified the new driveway location goes all the way to Route 321. Mr. Erwin stated it does and explained there is a covenant in place with the owners

of the neighboring property as he uses this driveway occasionally as it's easier to exit from.

Chairman Fatcheric noted that Lead Agency had already been declared. He also noted the application had been referred to Syracuse Onondaga County Planning Agency.

Mr. Voss then moved to declare an Unlisted Declaration. Mr. Klaben seconded the motion and it was unanimously approved.

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

**Resolution # 2:**

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

**Resolution # 3:**

Mr. Voss moved to conditionally approve the Final Plat subject to the applicant preparing the maps as full scale drawings with Lot 3 being showed as merged in Lot 1. Ms. Lauer seconded the motion and it was unanimously approved.

**Resolution # 4:**

Mr. Voss moved to assess Park Land fees for two (2) lots. Mr. Klaben seconded the motion and it was unanimously approved.

**Affordable Senior Housing Opportunities/Milton Ave      TM # 037.-01-02.1  
Site Plan Update**

Mr. Gary Clunie, project manager for Clover Construction, presented the updated information regarding the project.. His firm has provided updated details on the grading for the site, the retaining wall, and the chain link fence to be placed on the retaining wall.

Mr. Czerwinski stated his firm has reviewed the most recent documents submitted. Mr. Czerwinski stated the review shows the designs calculations, the updated wall information and fencing detail all appear to be in compliance.

Mr. Curtin stated the submitted plans show more details on the wall, the wall drawings show the fence location, and also the elevations of the fence, and also the grading details. Mr. Curtin stated the submitted documents have been reviewed and in his opinion the applicant has addressed all outstanding issues.

Mr. Curtin also addressed a concern relating to the wall being considered a structure. He stated after reviewing the code, it is his opinion the wall is not considered a structure. In that same vein, the setbacks within a PUD were also addressed and the Board was advised the setbacks within a PUD can be amended at the Board discretion.

Chairman Fatcheric and Mr. Curtin discussed the acceptance of these documents as part of the Site Plan review. It was noted the Board should accept the documents for the project.

**Resolution # 5**

Mr. Voss moved to accept the documents submitted the by the applicant noting those documents are the chain link fence, Retaining Wall labeled R1, site plan detail labeled CS101, and grading detail CG101 as drawn by C&S Engineers dated 12-4-2014. Ms. Lauer seconded the motion and it was unanimously approved.

**Resolution # 6:**

Ms. Lauer moved to ask Mr. Curtin to correspond with the Code Enforcement Office to release the stop work order for this project. Mr. Cesta seconded the motion and it was unanimously approved.

**Minutes of the Previous Meeting**

Mr. Kallfelz moved to approve the minutes of December 8<sup>th</sup>, 2014 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Kallfelz moved to approve the minutes of December 22<sup>nd</sup>, 2014 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

**Discussion**

None

**Correspondence**

None

**Comments of Town Officials**

None

**Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

None

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

Respectfully submitted, Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
January 26<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Marty Voss

**STAFF PRESENT**

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

**Guests and Members of the Public**

4 others

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

**New Business:**

**110/114 Columbus Ave / Jonathan Frateschi  
15.1,14.0  
Lot Line Re-Alignment**

**TM # 042.-08-**

Mr. Jonathan Frateschi, owner of 114 Columbus Avenue, presented the application. The purpose of the application is to move the lot line between the two properties. Mr. Frateschi wishes to obtain a portion of the property at 110 Columbus Avenue which has the structure on it, in order to increase his parcel size and also to demolish the existing structures. Mr. Frateschi stated his parcel would increase by approximately 39 feet and the neighboring parcel, owned by Mr. Rostislav Sidorchuk would retain the remaining 81 feet of the parcel, maintaining a buildable lot.

After a detailed discussion with the Board, Mr. Frateschi was advised to obtain a map from a surveyor which more clearly depicts the lot line realignment. Mr. Frateschi asked questions relating to the properties' assessments. He was advised to consult with the Assessor's Office. Mr. Frateschi was also advised to ensure the lot line re-alignment of the properties is still maintaining a buildable lot that meets Town standards.

The application is continued to a later meeting.

**Old Business**

**5633 West Genesee Street / Druger Eye Care  
Site Plan**

**TM # 029.-01-18.0**

Ms. Lisa Wennberg and Mr. Nathan LaPierre of Keplinger Freeman Associates presented the application. The purpose of the application is to detail the

upcoming changes to the building which formerly housed the World Of Wonder Day Care and Siena Restaurant.

The proposed plan calls for the Druger Eye Care offices to relocate their offices from the Medical Center West facility to this building. The owners plan to make some modifications to the interior and exterior of the building and parking lot.

Those changes are as follows:

The proposed plan calls for the Druger Eye Care offices to relocate their offices from the Medical Center West facility to this building. The owners plan to make some modifications to the interior and exterior of the building and parking lot.

Those changes are as follows:

- Interior improvements for Druger Eye Care
- Future interior expansion with access door
- Provide two (2) accessible parking spaces
- Drop area improvements which include colored, lighting drop area, stairs and accessible ramp
- Site lighting improvements including illuminated drop area and three (3) site lights
- Accessible private entry walk
- Waste/recycling area
- Parking lot re-striping, parking lot chart will be provided
- Landscape improvements.

In tonight's meeting, Ms. Wennberg reviewed the elevations and provided additional detail to the plan.

The building's footprint remains the same with the addition of a canopy in the pickup/drop-off area. The applicant has provided cut sheets for the lighting which appear to fall within the Town's guidelines. The parking lot has been modified and the applicant is proposing to remove pavement in the existing parking lot and creating more green space throughout the parcel. The number of parking spaces will be in compliance as per Town code. There are also plans to include arbor vitae throughout the site to enhance the site's aesthetic appeal. A detailed list of trees and shrubbery is provided in the plan presented.

There are also drainage modifications which have been submitted to the Town's engineering firm for review. The drainage modifications do include a plan to have drainage basis on site in order to retain more water on the site and also the drainage does include a plan to hook into the utilities already existing on the site.

Ms. Wennberg's stated she sent a reply to Mr. Terry Morgan of Onondaga County DOT as a portion of the comments received from the referral from SOCPA stated a traffic study would be needed for this site. The Board commented they appreciated that, but also realize the site was previously operated as a restaurant and also a day care.

Chairman Fatcheric asked about the six (6) spaces in the front of the building closest to West Genesee Street. He asked if the applicant could consider

removing those spaces to create additional green space. Ms. Wennberg stated she would pass along the suggestion to the owners. Mr. Curtin offered a suggestion that those spaces could be held in reserve and added if needed at a later date.

Chairman Fatcheric also commented with respect to the curb cut into the site. He asked if that could be modified. Mr. LaPierre and Ms. Wennberg stated the curb cut appears to be in the highway right-of-way and cannot be modified.

Mr. Klaben commented that he likes the plan. He appreciated the applicant is incorporating additional green space into the project.

Mr. Kallfelz, Mr. Voss and Ms. Lauer all commented favorably on the plan as well.

Mr. Cesta also agreed that he liked the proposed modifications, stating he believes this is an excellent use of the site. He asked if there is still plans to have a retail area in the front of the building and if so, where would the entrance be located. Mr. LaPierre stated the owners do still want to incorporate a retail space. The entrance would be located in the front.

Chairman Fatcheric asked if there are plans to have a dumpster. Ms. Wennberg stated there are not. Chairman Fatcheric also commented to have the snow storage plan depicted on the plan. Chairman Fatcheric asked if there is directional signage on the plan to ensure the traffic flow is traveling in proper direction. Mr. LaPierre stated there is. He also asked if the pickup/drop-off area is a one-way lane. Mr. LaPierre stated it is and would ensure the area was clearly depicted, as well as the fire lane.

Mr. Czerwinski expressed concern there is a drainage pipe that may not have a connection as the plans referenced. Ms. Wennberg stated the next page referenced the location of the pipe and showed the location of the utilities.

Mr. Curtin asked if there is curbing throughout the site's parking lot. Mr. LaPierre stated there is not. Additionally, Mr. Curtin asked if the elevations were a fairly accurate representation of the building's colors and materials. Ms. Wennberg stated it is. Mr. Curtin asked the applicant to bring the types of materials and color samples to the next meeting to ensure the Board can see exactly what is being proposed.

The application is continued to the next meeting.

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

The minutes from the previous meeting were not yet available.

### **Discussion**

None

### **Correspondence**

A voucher was received from Curtin & DeJoseph for Legal Services rendered in December in the amount of \$825.00, \$337.50 of which is recoverable. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

None

### **Comments of the Attorney**

None

### **Comments of the Engineer**

None

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

None

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

Respectfully submitted, Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
February 9<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Tracy Lauer  
Marty Voss

**STAFF PRESENT**

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

**ABSENT:  
PUBLIC**

Mike Kallfelz  
Don Klaben

**GUESTS & MEMBERS OF THE**

Steve James, 4<sup>th</sup> Ward Councilperson  
7 others

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

**New Business:**

**120 Township Blvd. / Hair Studio One  
Amended Site Plan  
(Sign Information)**

**TM # 017.-05-65.1**

Mr. Dan Martuscello, owner of Hair Studio One, presented the application. The purpose of the application is to obtain a sign permit for a sign which is slightly larger than the previously approved sign package. The proposed sign lettering is 21" instead of the previously approved 16". In addition, a circular logo with the letters "HSO" is proposed for the sign in front of the words "Hair Studio One". The approval is requested because of minor changes to the building front elevation made by the developer.

**Resolution #7:**

As there were no questions or concerns from the Board, and SEQR has already been determined for this site, Mr. Voss moved to approve the sign package as submitted by Ray Sign, Inc., dated January 16<sup>th</sup>, 2015. Ms. Lauer seconded the motion and it was unanimously approved.

**Township 5 / Hinsdale Road Group  
(etc)  
Amended Site Plan  
(New Construction)**

**TM # 017.-05-65.1**

The applicant requested their appearance be postponed to a later date.

**Old Business**

**Topaz Trail / Gary Gasparini**

**TM # 070.-01-20.0**

## **Sketch Plan (Subdivision)**

Mr. Gary Gasparini, owner of the property, presented the application. The purpose of the application is to subdivide a 130 acre property into 10 lots. Mr. Gasparini plans to subdivide the property in two phases. The first phase will be the four (4) lots on the southeastern section of the property which Mr. Gasparini would like to begin developing in the near future. The second phase would be the remaining six (6) lots on the western side of the property and the plan would be develop that portion in approximately 5 to 10 years. Mr. Gasparini stated the parcels would be approximately seven (7) acres, with some being slightly larger.

In a previous appearance before the Board, there were concerns relating to the driveway. In tonight's appearance, Mr. Gasparini appeared to present a preliminary plat for review depicting a different plan for the subdivision. The newly proposed plan calls for a driveway to be installed on Peridot Drive leading to the other entry point on Turquoise Trail. Mr. Gasparini stated this new plan will allow access to proposed Lots 1, 2, 3 & 4.

Chairman Fatcheric noted the new proposal calls for a long hammerhead and driveway. He expressed concern that the new plan also creates flag lots which are considered irregular lots.

Mr. Voss asked for clarification on the location of the existing driveway. Mr. Gasparini explained where the driveway to his residence is located, which is off Topaz Trail. Mr. Gasparini also commented he has a driveway to his residence off of Onondaga Road located in the Town of Onondaga. Mr. Voss speculated if there was a way to have access without creating the flag lots.

Mr. Czerwinski commented there is one driveway off of Peridot Drive of particular concern especially in the winter in relation to snow removal issues.

Ms. Lauer asked if there was a way to configure the lots without creating such a long driveway and irregular lots. Mr. Gasparini stated he was open to suggestions. Ms. Lauer asked if he considered having the driveway come across Lot 3 to come out near the hammerhead on Turquoise Trail. It would create a smaller lot, but avoid the longer driveway and also create a more regular lot.

Mr. Cesta agreed the driveway should be relocated. He also thought the lots should be more uniform.

Mr. Czerwinski noted the Highway Superintendent wanted to make sure the applicant knew the driveway can't come in off the end of the hammerhead, the driveway would need to be located off the back or just in front of the hammerhead; otherwise it becomes a snow removal issue.

Mr. Curtin stated to the Board and the applicant from the Planning perspective there are concerns:

- Town of Onondaga referral since part of the property is in Town of Onondaga,

- The shade and the topography present challenges for development
- Overall configuration parcels are irregular; and
- The proposal calls for flag lots and the town standard is to encourage more uniform lots.

Mr. Curtin explained to the applicant flag lots are allowed but generally speaking not the majority of the proposed lots in the subdivision. Mr. Curtin suggested various configurations to the applicant in the interest of proposing more uniform lots. He also suggested a covenant to buffer Mr. Gasparini's original property, in the event the property is sold to someone other than a family member.

Mr. Gasparini stated he would have a new map drawn up to reflect the suggestions from the Board.

The application is continued to a later meeting

**5633 West Genesee Street / Druger Eye Care  
Site Plan**

**TM # 029.-01-18.0**

Mr. John Ceresoli, of DalPos Architects, Ms. Lisa Wennberg and Mr. Nathan LaPierre of Keplinger Freeman Associates presented the application. The purpose of the application is to present a proposed plan for the upcoming changes to the building which formerly housed the World Of Wonder Day Care and Siena Restaurant.

The proposed plan calls for the Druger Eye Care offices to relocate their offices from the Medical Center West facility to this building. The owners plan to make some modifications to the interior and exterior of the building and parking lot.

Those changes are as follows:

The proposed plan calls for the Druger Eye Care offices to relocate their offices from the Medical Center West facility to this building. The owners plan to make some modifications to the interior and exterior of the building and parking lot.

Those changes are as follows:

- Interior improvements for Druger Eye Care
- Future interior expansion with access door
- Provide two (2) accessible parking spaces
- Drop area improvements which include colored, lighting drop area, stairs and accessible ramp
- Site lighting improvements including illuminated drop area and three (3) site lights
- Accessible private entry walk
- Waste/recycling area
- Parking lot re-striping, parking lot chart will be provided
- Landscape improvements.
- 

The building's footprint remains the same with the addition of a canopy in the pickup/drop-off area. The applicant has provided cut sheets for the lighting which appear to fall within the Town's guidelines. The parking lot has been modified

and the applicant is proposing to remove pavement in the existing parking lot and creating more green space throughout the parcel. The number of parking spaces will be in compliance as per Town code. There are also plans to include arbor vitae throughout the site to enhance the site's aesthetic appeal. A detailed list of trees and shrubbery is provided in the plan presented.

There are also drainage modifications which have been submitted to the Town's engineering firm for review. The drainage modifications do include a plan to have drainage basis on site in order to retain more water on the site and also the drainage does include a plan to hook into the utilities already existing on the site.

Mr. Ceresoli provided a building materials list to the Board. He stated the plan calls for Concrete Masonry Units of stone veneer to be used at the base of the building. The color will be earth tones, light in color. Stone veneer materials will be used throughout the site as accents. Also, the roof will have asphalt shingles. The sign will have those stone accents as well. The overall feel of the building will be more residential in nature.

Mr. LaPierre spoke to the Site Plan concerns discussed at a prior meeting. He noted there were concerns with five (5) parking spaces in the front. The new plan notes those spaces along with three (3) other spaces are held in reserve should those spaces ever be needed. Snow storage has been depicted on proposed plan in the southeast portion of the parking lot. Green space has been incorporated throughout the parking area.

Chairman Fatcheric also noted the applicant has a letter from Onondaga County DOT stating the applicant has their approval.

The Board members commented how nice the proposed Site is and they appreciated the applicant's attention to their concerns.

As Lead Agency has already been declared, Ms. Lauer moved to declare an Unlisted Action. Mr. Voss seconded the motion and it was unanimously approved.

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

**Resolution # 8:**

Mr. Voss moved to approve the Druger Eye Care plans as submitted, noting those plans were submitted by DalPos Architects and are labeled as Landscaping and Elevations A1 and A2, and also Site Plans submitted by Keplinger and Freeman Associates and labeled as L1, L2, L3 and L4. Ms. Lauer seconded the motion and it was unanimously approved.

**Resolution # 9:**

Mr. Cesta moved to assess the project \$250.00 in professional fees. Mr. Voss seconded the motion and it was unanimously approved.

## **Minutes of the Previous Meeting**

Ms. Lauer moved to approve the minutes of January 12<sup>th</sup>, 2015 as submitted. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the minutes of January 26<sup>th</sup>, 2015 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

## **Discussion**

### **Empower Credit Union Upcoming Site Plan Information**

Mr. Neal Zinsmeyer, of Napierala Consulting, provided an overview of the project. He stated in earlier months, the Town Board approved a zone change for a property on Hunt Avenue adjacent to the Credit Union property. The proposed plan calls for the Credit Union to install ATM machines in the northern section of the parking lot. The plan also calls for additional lane stacking space in the drive thru. The Credit Union has a high volume of patrons and with the proposed plan the Credit hopes to alleviate some current traffic concerns.

Mr. Zinsmeyer stated his firm held an informational meeting for the neighbors in the area to ensure they are informed of the proposed changes.

Chairman Fatcheric asked if the new configuration meets parking requirements and if the parking calculations fulfilled. Mr. Zinsmeyer stated all available spaces are used.

Mr. Czerwinski reminded the Board in the previous Site Plan approved in 2011, there were parking spaces toward the north end of the parking lot which were left in reserve as it was not expected they would be utilized. It was determined quickly after the Credit Union opened those spaces would be needed.

Mr. Voss and Ms. Lauer both think the proposed plan makes sense and it can only help with the traffic in the area.

Mr. Cesta asked about the Cicero location for Empower Credit Union. He asked if the Site is similar and if the parking and new ATM layout have helped. Mr. Zinsmeyer stated it has.

Mr. Curtin noted there are 47 parking spaces by his calculations. He expressed concern regarding the nine (9) spaces along Hunt Avenue, and four (4) spaces close to the building. He stated they appear to be somewhat tight with respect to maneuvering in and out of the spaces. He suggested either designate them for employee parking and/or consider making them diagonal spaces. He believes this will help with any congestion in the drive aisles.

Chairman Fatcheric asked the applicant if he has a timeline that he's trying to stay on. Mr. Zinsmeyer stated he planned to come back to the Board early to mid April.

## **3747 Milton Ave (Adjacent to Aldi's) Upcoming Site Plan Information**

Mr. Brian Bouchard, of CHA Engineering, representing Dunkin Donuts, gave an overview of the proposed Site Plan. Mr. Bouchard stated his firm has an ongoing topographic survey on the property located adjacent to Aldi's Grocery Store. The proposed plan is to subdivide the property in order to construct a new building to house a Dunkin Donuts with a drive thru.

The new building will be located on what is considered a flag lot as there is an existing stormwater site adjacent to the proposed site. The lot was created in this manner to avoid ownership of the existing stormwater site.

The plan is for the building to be located to the east of the existing entrance into Aldi's Parking Lot. The parking lot will have ample spaces to accommodate the Town Code. The drive thru should be able to accommodate approximately 6 (six) cars.

Proposed elevations show floor to ceiling windows, concrete siding, graduated brown tones for the entrance way and drive thru area. A freestanding pylon sign is planned at the entrance into the parking lot.

Chairman Fatcheric encouraged the applicant to check with Onondaga County Department of Transportation to get their thoughts regarding the driveway located off Milton Avenue. This spot is a particularly busy section and also stated the driveway is off set slightly with the Home Depot parking lot. He also suggested the applicant look into the incident reports for this area.

Chairman Fatcheric also commented the Board would like the owners to consider another style as this style seems very generic. He stated this style is not as appealing as it could be. He suggested the applicant look at other restaurants in the area. Gave examples of other restaurants in the area to get some ideas. He also advised the applicant to consider the landscaping for this site.

Mr. Czerwinski encouraged the applicant to consider the traffic in this area. He stated this will be a concern will be looked at closely.

Mr. Curtin stated the location is near a day care facility and hopes the owners consider a more residential look. The buffer area should be taken into consideration since it's near a day care. He advised the applicant granite curbing should be implemented for the parking area. He also advised the applicant that restaurants with drive-thrus are very popular and well scrutinized to ensure the site is utilized well.

The applicant is planning to return with a more detailed Site Plan and application at the next meeting.

## **Correspondence**

A voucher was received from Curtin & DeJoseph for Legal Services rendered in January 2015 in the amount of \$1350.00, \$225.00 of which is recoverable. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in October, November and December 2014 in the amount of \$10706.14, \$10143.64 of which is recoverable. Mr. Voss moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Onondaga County Planning Federation for education on March 6<sup>th</sup> in the amount of \$130.00 for Chairman Fatcheric and Mr. Cesta. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

None

### **Comments of the Attorney**

Mr. Curtin informed the Board of recent communications regarding an amendment for the Town Code with respect to filing of forms and applications in preparation for the Planning Board appearances. The amendment will allow the Board to have some flexibility with the number of paper copies required. He suggested the Board be prepared to discuss the requirements at the next meeting. The Town Board is expected to have a Public Hearing in an upcoming meeting.

### **Comments of the Engineer**

None

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

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

Respectfully submitted, Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
February 23<sup>rd</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Marty Voss

**STAFF PRESENT**

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

**Guests and Members of the Public**

6 others

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

**New Business:**

**Township 5 / Hinsdale Road Group  
Amended Site Plan  
(New Construction)**

**TM # 017.-05-65.1 (etc)**

Mr. Doug Moses, Mr. Joe Goethe, and Mr. Kevin Eldred of the Cameron Group, LLC and Mr. Greg Sgromo of Dunn & Sgromo Engineers, presented the application. The purpose of the application is to obtain an amended site plan approval for the previously approved Township 5 Site Plan to reflect a change in the development of 56,000 square foot retail building and a 3,900 square foot bank. The current proposal for this area is to construct a 6-building Medical Office Park with a total of approximately 55,200 square feet of building space.

The proposed Medical Park will have approximately 5.1 acres of impervious area and 2.1 acres of green space. There is no change to the amount of impervious area to consider for stormwater management.

In the initial approval process, the developers presented a shared parking concept to the Town. The parking for the proposed Medical Office Park will be the same. With a total of approximately 55,200 square feet of leasable space, the Medical Office Park will offer 321 shared parking spaces. While this does not meet the requirement of one (1) space for every 150 square feet of floor area, as indicated in the Town Code for personal and professional services, it does exceed the required one (1) space for every 300 square feet of floor area in a general business office park. The parking ratio provided on the proposed plan is one (1) space for every 172 square feet of floor area in the office park area, with additional parking available to the east in the commercial retail area. This parking is shared parking in line with the "Shared Parking Study" as part of the previous approvals.

The proposed Phase 3 grading and drainage concept is essentially the same as the previously approved plan. The site will continue to drain to the west, and will be split into two drainage areas, draining into two separate stormwater management facilities. Specific changes to the piping and sizing of the treatment facilities will be outlined in the revised SWPPP for the overall development. A general landscaping plan has been submitted as part of the Amended Site Plan review process. As with previous buildings, specific landscaping plans, with planting schedules, will be submitted prior to the construction of each building.

Chairman Fatcheric asked about the building elevations will be presented separately. Mr. Moses stated that is correct. Chairman Fatcheric also asked if the parking shown is adequate for the intended use. Mr. Moses stated they believe it is according to parking study.

Mr. Curtin stated when the site was initially proposed a parking use blend was incorporated into parking study for the site. He asked the developers if it's possible there may be too much parking. Mr. Sgromo stated he doesn't believe there's too much parking. He stated when the parking study was conducted; it included and considered general office use buildings. The buildings are medical office buildings and he believes the parking will be sufficient for the planned use.

Chairman Fatcheric asked how the traffic would flow through the site. Mr. Sgromo stated the main entrance would be on the western portion off of Township Boulevard. The vehicle would then enter into the parking area for the six (6) buildings. Building M5 will have a one-way drop-off area in the front of the building. The area will be well signed for their patrons. There is a second entrance to the office park via Bennett Road, but the thought is most people will enter from the Township Boulevard entrance. There will be raised curbing throughout the site, as well as integrated sidewalks. There is an integrated sidewalk in the center of the parking area which helps delineate the site.

Mr. Klaben stated the four (4) buildings on the southwest portion of the office park appear to be close to Township Boulevard. He asked if there are plans to include buffering in this area. Mr. Sgromo stated the buildings are in the preliminary stages and the facades have not been finalized. He stated there is approximately 30 to 40 feet from the buildings to Township Boulevard.

Mr. Voss asked how the changes will affect the retention basin located in the western portion of the site. Mr. Sgromo stated the basin has been raised and deepened. It is now approximately 4 ft deeper. There are still details to be finalized with respect to piping and sizing. Mr. Voss also asked what the intention was of the four (4) buildings close to Township Boulevard being placed in such close proximity to each other. Mr. Sgromo stated the four (4) buildings are located in this way to maintain synergy throughout the office park and to take advantage of the shared parking.

Ms. Lauer asked if the buildings are one (1) story buildings. Mr. Sgromo stated that is correct.

Mr. Cesta clarified the traffic flow throughout the site. Mr. Sgromo stated the vehicles will enter the site through the main entrance on Township Boulevard.

Chairman Fatcheric asked the developers if there's any flexibility with how the four (4) buildings along the southern side of the office park are positioned. Mr. Goethe stated there isn't as the prospective tenants are pleased with the way the site's synergy is reflected as they are all medical facilities and they can partake in the shared parking.

Chairman Fatcheric suggested to the developers they consider snow storage for the site. In a winter such as the one being experienced, the snow storage could pose a safety concern. The suggestions were made to consider having it hauled off site, use the retention basin as a possible area, providing the basin can handle it, using a section in the middle of the site as "temporary snow storage". It was noted the snow storage plans need to be depicted on the Site Plan whatever is decided.

Chairman Fatcheric asked if the backside of the buildings on Township Boulevard will have landscaping. Mr. Goethe stated they will consider it. Chairman Fatcheric also asked if any of the facilities are going to be 24 hour care facilities. Mr. Goethe stated they are not.

Mr. Czerwinski stated his firm will review the drainage information when it's available. He asked when the group planned to be back to the Planning Board. Mr. Goethe stated more than likely the second meeting in March.

The application is continued to a later meeting.

### **Old Business**

#### **3600 West Genesee Street Site Plan**

**TM # 047.-04-16.0**

Ms. Lisa Wennberg provided an update to a previously approved Site Plan at this location. She stated the biggest change is one of the tenants is no longer being considered for this site is no longer involved; therefore the 2<sup>nd</sup> drive thru for the site is no long needed. There are now three (3) buildings planned for the site as well. The building on the eastern side of the site will have an increased 1000 square feet of renovated space. There is not a specific tenant as yet for this site, but parking has been recalculated and it's believed the parking for the site is in compliance.

Chairman Fatcheric clarified who the prospective tenants are. Ms. Wennberg stated they are; Qdoba, Panda Express, and Aspen Dental. The tenants for the additional space available in the existing building are unknown at this time.

Chairman Fatcheric asked the applicant if the variances that had been granted previously are still in place. Ms. Wennberg stated there are some finalizations to be made and once those details are worked out, her firm will have a better sense of what is needed.

Chairman Fatcheric asked why the Aspen Building is placed slightly in front of the other buildings. Ms. Wennberg it's a request from Aspen, they wanted to be in line with Panda Express. They moved it slightly to ensure a better site line for all prospective tenants.

Mr. Curtin stated the change in tenants will across affect the traffic pattern. The proposed applicant's use for the eastern most building will need to be known so as to have some sense of the type of traffic using the site. Mr. Curtin also asked what the applicant's timeline is. Ms. Wennberg stated they're hoping for final approvals in late March, early April. They want to begin work on site in late April.

Mr. Curtin reiterated to the applicant to consider the variances already granted. Mr. Curtin also asked about the eastern most building. He asked if Ms. Wennberg if she knew who the prospective tenants are; as that will have an impact on the traffic and also parking calculations.

Ms. Wennberg advised she plans to present elevations, updated SWPPP information, site lighting and landscaping plans for the next meeting.

Ms. Wennberg also advised the Board, the Realty USA group will be presenting an Amended Site Plan, as there have been changes to the layout at the proposed location.

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

Mr. Kallfelz moved to approve the minutes of February 9<sup>th</sup>, 2015 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

### **Discussion**

As the representatives from The Cameron Group were still in the audience, Professional Fees for the Township 5 project were discussed. It was noted their professional fees are up to date. It was agreed between the Board, staff and applicant they would pay their fees as they're accumulated.

### **Topaz Trail / Gary Gasparini Sketch Plan (Subdivision)**

**TM # 070.-01-20.0**

Mr. Gasparini had provided an updated Plat to the Board for their review. As Mr. Gasparini wasn't present, the Board asked Mr. Curtin to correspond with Mr. Gasparini as to the changes they would like to see reflected on the Plat.

Those changes are:

- Remove Phase 2 from the shown plat, show only Phase 1
- Combine Lots 2 and 3, thereby creating 4 lots, rather than 5

These changes are a result of the concerns brought forth in previous meetings regarding snow removal and emergency access.

### **3747 Milton Ave (Adjacent to Aldi's) Upcoming Site Plan Information**

Mr. Brian Bouchard, of CHA Engineering, representing Dunkin Donuts, gave an overview of the proposed Site Plan. Mr. Bouchard stated his firm has an ongoing topographic survey on the property located adjacent to Aldi's Grocery Store. The proposed plan is to subdivide the property in order to construct a new building to house a Dunkin Donuts with a drive thru.

The new building will be located on what is considered a flag lot as there is an existing stormwater site adjacent to the proposed site. The lot was created in this manner to avoid ownership of the existing stormwater site.

The plan is for the building to be located to the east of the existing entrance into Aldi's Parking Lot. The parking lot will have ample spaces to accommodate the Town Code. The drive thru should be able to accommodate approximately 6 (six) cars.

Proposed elevations show floor to ceiling windows, concrete siding, graduated brown tones for the entrance way and drive thru area. A freestanding pylon sign is planned at the entrance into the parking lot.

In tonight's meeting, Mr. Bouchard stated he had reached out to Onondaga County DOT to obtain their thoughts regarding this intersection which is in close proximity to the Home Depot Parking Lot.

Mr. Bouchard also noted there is still work to do on the preparing the site survey.

In a previous appearance before the Board, the applicant was asked to reconsider the building elevations. The Board feels the building elevations could reflect a building that is more in line with the existing neighborhood. In tonight's meeting, Mr. Bouchard presented updated elevations which show some of the suggestions the Board made in the previous meeting. The applicant added a brick water table component to add some depth, gooseneck fixtures above the windows, and wall sconces on the back elevations.

Mr. Voss echoed the previous meeting's comments which asked for the elevations to be more aesthetically pleasing for the existing neighborhood.

Ms. Lauer asked if there was brick or paint added to the water table. Mr. Bouchard stated it is brick. Mr. Bouchard also clarified the awnings and sconces above the windows. Ms. Lauer stated she feels the building elevations are fine.

Mr. Cesta agreed the building would be fine, providing the landscaping around the building is plentiful. Mr. Cesta stated his biggest concern is the intersection. He stated this is a troublesome intersection for any business moving in the space. Mr. Bouchard stated he's been in conversation with the Onondaga County DOT to work with them and find out what recommendations they make.

Chairman Fatcheric suggested to the applicant the large windows may lead to advertising in the windows. Mr. Bouchard stated the windows may have advertising of specific promotions in them, if it's allowable in the Town Code.

After a detailed discussion regarding the elevations, and various ways the building could be improved, the applicant stated he'd be returning to a subsequent meeting.

Mr. Curtin noted the easements regarding the stormwater maintenance and reciprocal driveway easement would be subject to legal review.

**Correspondence**

None

**Comments of Town Officials**

None

**Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

None

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
March 9<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Marty Voss

**STAFF PRESENT**

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

**Guests and Members of the Public**

Mike LaFlair, 2<sup>nd</sup> Ward Councilperson  
Dave Callahan, 6<sup>th</sup> Ward Councilperson  
6 others

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

**New Business:**

**103 Trent Lane/ Margaret Timofy  
Site Plan Review for Special Use Permit  
(Home Business)**

**TM # 039.-02-05.0**

Ms. Margaret Timofy, prospective owner of the property, presented the application. The purpose of the application is to move her current home based colonics business from 222 Slawson Drive to 103 Trent Lane. Ms. Timofy stated her business is by appointment only. The appointments are spaced so there is only one client visiting the residence at a time. Ms. Timofy plans to have her vehicle parked in the garage, so there will always be room in her driveway for a client's vehicle. Ms. Timofy also stated she advises her clients to park in the driveway, not in the street.

Mr. Klaben asked if there would be additional lighting. Ms. Timofy stated there would not be.

Mr. Voss asked if there would be any structure changes. Ms. Timofy stated there will not. Mr. Voss also asked if there will be any signage. Ms. Timofy stated there will not.

Ms. Lauer asked how many clients would be there on a typical day. Ms. Timofy stated most days would be one (1) or two (2) appointments per day. Additionally, Ms. Timofy stated would be 5 (five) clients would be considered a busy day. She reiterated her clients know to park in the driveway only.

Chairman Fatcheric clarified Ms. Timofy would be residing at the residence. Mr. Timofy stated she will be living at the residence.

Mr. Curtin asked if Ms. Timofy has any employees. Ms. Timofy stated she does not. Mr. Curtin also explained the Planning Board's scope of review for the application; stating the Board is a referral board in this case and is commenting on whether or not there are any site specific issues regarding the application. Mr. Curtin clarified with the applicant if the special use permit is a condition of the purchase offer. Ms. Timofy stated it is not; she's planning on moving regardless, and would like to continue to operate her home business at the new location. Mr. Curtin stated there his only concern would be an ownership issue with respect to the home occupancy and that the special use permit would be granted preconditioned upon ownership of the property.

**Resolution # 10:**

With no other questions or concerns from the Board, Mr. Voss moved to advise the Zoning Board of Appeals, the Board does not have any site specific issues, however realizes the special use permit is granted preconditioned upon ownership of the property. Ms. Lauer seconded the motion and it was unanimously approved.

**3756 Milton Avenue/Home Depot  
Temporary Site Plan  
(Parking Lot Selling Space)**

**TM # 017.-04-48.2**

Mr. Bartek Churawski, a representative of Home Depot, presented the application. The purpose of the application is to construct a temporary structure in the Home Depot parking lot to sell live goods and summer items. The structure will be in place from March 16<sup>th</sup> till July 16<sup>th</sup>. The 70 x 90 square foot selling corral will include aisles, two 8 foot entrances, with concrete blocks to be bonded with liquid nails to keep the corral secure. There will be a traffic sign to alert vehicles to pedestrians crossing. Also the corral will have reflectors on the outside of the corral to enhance visibility at night.

Mr. Cesta asked if there was a Point of Sale area in the corral. Mr. Churawski stated there the stores' Point of Sale equipment has been updated and with that, the associates are able to cash out customers with a handheld device. Mr. Cesta also clarified where Centro has their drop-off for bus service. Mr. Churawski stated the drop-off is on the west side of the parking lot.

Ms. Lauer asked if there were any changes from the previous year's application. Mr. Churawski stated there are not any changes.

Mr. Voss asked if during the appearance from last year, approval was granted for Home Depot to utilize the Temporary Selling Area from year to year. That was not the case, however Mr. Curtin addressed the Board stating this is certainly an option to consider when approving the application this year providing the scope of selling area doesn't change. The temporary selling area could be renewed on an annual basis.

Chairman Fatcheric asked if the applicant would consider temporary taping of the crosswalk. Mr. Churawski stated they had considered it, but thought that paint

would be the way to go. It was agreed the applicant would implement the crosswalk painting into the Temporary Selling Space.

Mr. Curtin asked if the designated time of operations is sufficient. The applicant was advised that other locations appear to have their areas for an additional time frame. Mr. Curtin suggested the Temporary Selling Area be installed from March 16<sup>th</sup> until August 1<sup>st</sup>. Mr. Churawski agreed.

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

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

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

**Resolution # 11:**

Mr. Voss moved to approve the application as submitted with addendum to have the application's time frame be changed from March 16<sup>th</sup> through August 1<sup>st</sup>. Additionally the resolution includes the amendment the applicant does not need to come before the board on an annual basis so long as the application does not change and the Code Enforcement Officer be informed of the amendment. Ms. Lauer seconded the motion and it was unanimously approved.

**Todd Oudemool/ Viewpoint Estates  
Lot Line Re-alignment**

**TM # 006.1-03-34.0**

Mr. Todd Oudemool, owner of the property, presented the application. The purpose of the application is to move lot lines to merge unusable land with a contiguous lot owned by Mr. Oudemool. The parcel being merged is approximately 4.3 acres. The newly created lot will be approximately 8 acres. Mr. Oudemool stated the lot line is in line with the tree line for the purpose of creating a natural buffer.

Chairman Fatcheric asked what is the purpose of the obtaining the acreage. Mr. Oudemool stated he wants to ensure he retains ownership of surrounding land as he wants to preserve much of land in its natural state.

Mr. Voss clarified the location of the lot lines and also the acreage. Mr. Oudemool stated the lot lines follow the tree line. The acreage would be approximately 8 acres. He also asked Mr. Oudemool who the surrounding owners are. Mr. Oudemool stated the lot to the east is owned by a cell tower company and there's an easement for the property.

Mr. Cesta clarified the neighboring parcel's owner. Mr. Oudemool clarified the neighboring parcels lot line. Mr. Oudemool explained the intention of the location of the parcels was to incorporate the natural tree lines.

Mr. Curtin asked if the goal is to maintain a natural buffer and has the applicant considered a “forever green” covenant to run with the land. He thought this would be a solution to help with maintain the lots as they are currently configured. Mr. Curtin stated the new configuration would possible create irregular lots. Mr. Oudemool stated he had considered it, but feels the lot line realignment is the way to go.

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

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

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

**Resolution # 12:**

Mr. Voss moved to approve the lot line re-alignment subject to the recorded deed and a final plan drawn by lanuzi and Romans dated March 2, 2014 be provided to the clerk. Mr. Klaben seconded the motion and it was unanimously approved.

**Old Business**

**5110 West Genesee Street/Realty USA  
Amended Site Plan**

**TM # 040.-10-26.1**

Mr. Ed Keplinger, of Keplinger Freeman Associates, and Mr. Ray Scruton, of Zausmer, Frisch, Scruton, and Aggarwal Designers and Builders presented the application on behalf of the owners. The purpose of the application is to modify a previously approved Site Plan for the new construction of Realty USA’s offices.

Mr. Keplinger stated these are some of the modifications planned for the Site:

- The building’s square footage has been reduced by approximately 4000 square feet
- The building’s orientation is now east to west; it was previously north to south
- Large sub-surface stormwater station has been implemented
- Also added above grade with deep dry swale which will help flow into existing sewer
- The parking lot and building has been moved back from West Genesee Street and has been raised approximately 5-6 feet.
- Parking has been added to the rear of the building

Chairman Fatcheric asked if there are any elevation changes. Mr. Scruton stated the elevations are the same form as presented previously although the building foot print has been reduced.

Mr. Keplinger noted the parking calculations for the Site have changed slightly; but noted the plan still meets town requirements.

Mr. Voss commented the he likes the way the applicant has implemented the green space in the parking lot, agreeing the site does not need to be over parked.

Mr. Cesta asked about the new drainage plan. It was noted the engineering firm will review the plan and make their recommendations.

Mr. Curtin noted the applicant had applied for a parking variance from the Zoning Board of Appeals and still falls with in the parameters for the variance. Mr. Curtin also asked about the parking agreement with the neighboring church. He stated the applicant should provide a copy of the signed agreement for the file. Additionally, he stated the building elevations are very nice.

It was also noted the access points to the site haven't changed.

Mr. Keplinger stated they plan to return to the Board in approximately one month with the finalized plan.

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

Mr. Kallfelz moved to approve the minutes of February 23<sup>rd</sup>, 2015 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

### **Discussion**

None

### **Correspondence**

None

### **Comments of Town Officials**

None

### **Comments of the Attorney**

Mr. Curtin noted in there are a couple of students from his class the present tonight. He stated he appreciated the Board Members comments as they will be helpful to the students in their assignments.

### **Comments of the Engineer**

None

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

None

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
March 23<sup>rd</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

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

**Absent:**

Mike Kallfelz

**Guests & Members of the Public:**

6 others

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

**New Business:**

**517 Horan Road/BMR Properties  
Amended Site Plan  
(Addition to building)**

**TM # 015.-03-04.1**

Ms. Nicole Rotella Claps, of BMR Properties, presented the application on behalf of the owner, Mr. Tony Rotella. The purpose of the application is to add 2500 square foot addition onto the northeast side (rear) of the current 3500 square foot building.

Chairman Fatcheric commented there is not an updated Site Plan submitted with the application. The Board does require this in order to complete its review. The Site Plan should include parking conditions, curb cuts, snow storage, lighting, colors and types of materials to be used on the addition, as well as landscaping.

Mr. Cesta asked the applicant if the stream would be a concern as it's a children's daycare. Ms. Claps stated she believes it far enough away. Chairman Fatcheric stated the stream and any evidence of a flood plain would be shown on a Site Plan.

Mr. Curtin clarified if the Rotella family owned the three (3) properties shown on the overhead view. Ms. Claps stated they do. Mr. Curtin also clarified if those properties are individual tax parcels. Ms. Claps stated they are. Mr. Curtin asked what the other businesses adjacent to the building are. Ms. Claps stated the buildings are a dog day care and a dance center. Mr. Curtin noted the overhead view doesn't show current conditions. Mr. Curtin asked if there's one large cut. Ms. Claps stated it is. Also, there is gravel used in the parking lot. Mr. Curtin advised the applicant to consider parking calculations for the site as well.

The application is continued to a later meeting.

**120 Township Blvd/ Costco  
Temporary Site Plan  
(Temporary Selling Area)**

**TM # 017.-05-65.1**

Mr. Frank Spinella, assistant warehouse manager for Costco, presented the application. The purpose of the application is to have a temporary selling area in the northern area of the parking area past the liquor center and next to the west side of the building. The selling area will consist of outdoor plants and shrubs. A 6-foot fence will be used to enclose the area.

Mr. Cesta clarified the process of a customer purchase. Mr. Spinella stated the customer will be directed to the area through the store. They will make their selections and check out at the cash register. The only access to the temporary selling area will be through the store.

Chairman Fatcheric asked how many deliveries would be brought to the store. Mr. Spinella stated approximately three (3) times a week. The product will be from Canada and possibly local growers. Additional signage will be placed in the store to advertise the plants and shrubs. The chain link fence will be able to be broken down in case of emergency. Maintenance of plants will be early in the day and late in the evening.

Mr. Czerwinski asked about the placement of the fence posts. Mr. Spinella stated the trailer will be placed inside the white lines, not interfering with the drive aisles or fire lanes.

Mr. Curtin clarified the only access will be through the store. Mr. Spinella stated that's correct.

Chairman Fatcheric confirmed a SEQR form was needed for the application. Mr. Curtin stated the short form is required. It was noted this was not part of the application, but one could be turned in later; in the meantime a verbal SEQR could take place.

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

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

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

**Resolution # 13:**

Mr. Voss moved to approve the Temporary Site Plan application as submitted. In addition to the approval, the application can be renewed administratively yearly providing there are no modifications to the selling area. The selling area will be

open from April 6<sup>th</sup> through June 15<sup>th</sup>. Ms. Lauer seconded the motion and it was unanimously approved.

## **Old Business**

### **Township 5 / Hinsdale Road Group Amended Site Plan (New Construction)**

**TM # 017.-05-65.1 (etc)**

Mr. Doug Moses, of the Cameron Group, Mr. Ric Maar, of Dunn and Sgromo, and Mr. Leif Kallquist, from Holmes, King, Kallquist & Associates, Architects, LLP appeared on to present the application. The purpose of the application is to obtain an amended site plan approval for the previously approved Township 5 Site Plan to reflect a change in the development of 56,000 square foot retail building and a 3,900 square foot bank. The current proposal for this area is to construct a 6-building Medical Office Park with a total of approximately 55,200 square feet of building space.

The proposed Medical Park will have approximately 5.1 acres of impervious area and 2.1 acres of green space. There is no change to the amount of impervious area to consider for stormwater management.

In the initial approval process, the developers presented a shared parking concept to the Town. The parking for the proposed Medical Office Park will be the same. With a total of approximately 55,200 square feet of leasable space, the Medical Office Park will offer 321 shared parking spaces. While this does not meet the requirement of one (1) space for every 150 square feet of floor area, as indicated in the Town Code for personal and professional services, it does exceed the required one (1) space for every 300 square feet of floor area in a general business office park. The parking ratio provided on the proposed plan is one (1) space for every 172 square feet of floor area in the office park area, with additional parking available to the east in the commercial retail area. This parking is shared parking in line with the "Shared Parking Study" as part of the previous approvals.

The proposed Phase 3 grading and drainage concept is essentially the same as the previously approved plan. The site will continue to drain to the west, and will be split into two drainage areas, draining into two separate stormwater management facilities. Specific changes to the piping and sizing of the treatment facilities will be outlined in the revised SWPPP for the overall development.

A general landscaping plan has been submitted as part of the Amended Site Plan review process. As with previous buildings, specific landscaping plans, with planting schedules, will be submitted prior to the construction of each building.

In tonight's meeting, Mr. Moses presented additional details on the proposed M5 and M6 buildings. Building M5 is located in the western portion of the parcel and is approximately 17,606 square feet. Building M6 is also located in western section of the parcel, closer to the entrance off Township Boulevard and is approximately 7,504 square feet.

Mr. Moses discussed the concerns from a previous meeting. He stated those concerns were as follows:

- Adding trees along Township Boulevard – trees have been added
- Snow storage details provided
- Provided drainage calculations for review

Chairman Fatcheric noted on a previous plan there was raised curb walkway. Mr. Moses stated as a result of changes made to an electrical use, the M1 building was shifted slightly, which in turn affected the parking lot. This caused the developers to remove the curbed walkway, and at the same time find snow storage space. Mr. Moses noted the landscaping plans now depict the snow storage plan. Chairman Fatcheric asked that “temporary” be placed on the parking lot snow storage.

Mr. Ric Maar detailed the landscaping plans explaining behind Buildings M1 – M4, located along Township Boulevard, trees have been added to help soften the look of the buildings from Township Boulevard. Also, throughout the site, deciduous trees and low lying vegetation have been detailed on the plan.

Mr. Leif Kallquist talked about elevations. The elevations depict one-story buildings, with clapboard siding, architectural shingles, and peaked roofs. In these buildings, windows are placed higher due to types of procedures performed in the medical offices. The windows have apex trim which will hold up well to the elements. Building M6 depicts a common drop-off area with a canopy to protect patrons from the elements. Additionally, the roofs are styled to camouflage the mechanical systems. Compressors will be in the rear of respective buildings. Additionally, in the rear of the buildings will be an ambulatory entrance. Mr. Kallquist noted they believe this is a good blend of the retail area and the new apartments.

Mr. Klaben asked if the landscaping is final for all the buildings. Mr. Maar responded the other buildings will have similar landscaping but more details will be provided as those buildings are finalized. Mr. Klaben also stated he likes the look of the buildings.

Mr. Voss stated the buildings are really nice; he likes the blend between residential and retail. He offered the opinion that with winter, everything is a little bleak, but once the landscaping is in, the complex will really come together. With respect to the Building 1 being scaled back; and the landscaping being added; he thinks this will also add to the appeal of the complex.

Mr. Cesta asked about the curbing near the temporary snow storage. Mr. Maar noted the curbing is flush with the pavement. Mr. Cesta also asked if there are any roof compressors. There are not. They will be on the ground in the rear of the buildings. He also asked how the design of the canopy came to be. Mr. Kallquist stated he started out with a covered extension but as the building design moved forward wanted to scale back and make sure the canopy protected all types of vehicles. The canopy materials are made with metal panels. Mr.

Cesta also asked about signage. It was noted there will be a small plaque on the various buildings, with a general monument sign in the complex.

Chairman Fatcheric suggested to the applicant to include signage for the height clearance for the canopy. Chairman Fatcheric also asked the applicant about the granite curbing. He recollects granite curbing throughout on a previously approved site plan. He stated he would like to ensure granite curbing is placed in high impact areas. Mr. Moses stated he'd confer with others at the group and get an answer. Chairman Fatcheric also confirmed no parking was lost. Mr. Moses stated there wasn't, and there was a slight increase in the parking. Chairman Fatcheric asked if there is lighting under the canopy. Mr. Maar stated there is. Chairman Fatcheric clarified the area near the crosswalk in the parking lot. Mr. Maar stated this is referred to as a functional stopping area as pedestrians cross from the parking lot to the buildings.

Mr. Czerwinski stated the details of drainage appear to be in compliance as to what he's seen so far. He added he expects SWPPP details to follow as construction of the pond begins and other stormwater plans are finalized. Mr. Czerwinski stated he'll provide those comments as he receives the information.

Mr. Curtin advised the applicant regarding the granite curbing concern. He stated he believes it's depicted on main site plan, and the entrance way should have it. He also asked for additional details on the dumpster enclosures and advised the applicant to provide the materials to be used. He agreed with Chairman Fatcheric's comments to ensure signage is used for vehicle clearance under the canopy. He advised the applicant to consider fire access and turn around space. He also stated the generators should have screening. As for the landscaping plan, he stated the plan should note the planting schedule, and note the species to be used.

Mr. Curtin advised the Board to consider approving the application based on the plans provided to help the infrastructure of the site move forward, but consider reserving on some of the areas of concern.

**Resolution # 14:**

As SEQR has already been completed for this site, Mr. Voss moved to approve the Amended Site Plan as presented with the following reservations:

- Granite curbing confirmation
- Landscaping - species to be noted
- Canopy structure final design
- Snow storage (Depicted as Temporary in the Parking Lot)
- Dumpster enclosure materials
- Engineering Review

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

With respect to Professional Fees, it was noted the fees will be billed as the application moves forward.

## **Minutes of the Previous Meeting**

Mr. Voss moved to approve the minutes of March 9<sup>th</sup>, 2015 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

## **Discussion**

None

## **Correspondence**

A voucher was received from Curtin & DeJoseph for Legal Services rendered in February and March 2015 in the amount of \$1275.00, \$75.00 of which is recoverable. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in January and February 2015 in the amount of \$577.00, \$452.00 of which is recoverable. Mr. Voss moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

## **Comments of Town Officials**

None

## **Comments of the Attorney**

None

## **Comments of the Engineer**

None

## **Comments of the Board Members**

None

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:55 pm. Ms Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
April 13<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

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

**Guests and Members of the Public**

5 others

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

**New Business:**

None

**Old Business**

**3600 West Genesee Street  
Site Plan**

**TM # 047.-04-16.0**

Mr. Ray Trotta, of Holland Trotta Project, architect for the project and Ms. Lisa Wennberg, of Keplinger Freeman Associates presented the application. The purpose of the application is to provide an update to a previously approved conceptual Site Plan at this location. Mr. Trotta stated he stated the biggest change is one of the tenants is no longer being considered for this site is no longer involved; therefore the 2<sup>nd</sup> drive thru for the site is no long needed. The existing eastern building will have renovated space of approximately 1300 square feet on the western side. The building adjacent will be an Aspen Dental, the next building will be a Chipotle, and the most western building is a Panda Express. The tenant for the renovated space in the existing building in not known as yet, but parking has been recalculated and it's believed the parking for the site is in compliance.

Mr. Trotta stated with the changes in tenants the site traffic will flow in a more cohesive manner. The vehicle traffic for the site is also diminished as one of the earlier proposed tenants is no longer a viable tenant.

Mr. Trotta also explained the proposed changes required changes to the previously approved Drainage and SWPPP reports, and those modifications have been sent to the engineer for his review.

Mr. Klaben asked for clarification on an addition in the rear of the eastern most building's renovation. He stated it appears there's an addition proposed for the

area. Mr. Trotta explained even though they don't have a tenant there as yet, they have the space outlined for any prospective tenant. The space could also be used for additional landscaping.

Ms. Lauer asked for clarification on why the eastern most building is being renovated in the particular space as proposed. Mr. Trotta explained this is where the structure's load bearing wall is.

Mr. Cesta asked what will happen to the three existing tenants in the eastern most building. Mr. Trotta explained their leases are still being worked out. It's possible they may move, but also possible they'll remain in their existing spaces. Mr. Cesta also asked if Chipotle has curbside service at their restaurants. Mr. Trotta stated he didn't believe so, but would check with the regional manager.

Chairman Fatcheric asked if there were any changes in landscaping or the buffers. Ms. Wennberg stated there are slight changes regarding the possible patio area and planters which would be placed in different areas. A buffer has been added in between the sidewalk area and building as those buildings are slightly adjusted from the road. Site lighting has been adjusted slightly and those specs have been provided in the Site Plan. The buffer and screening area remains the same. Chairman Fatcheric also asked for clarification on the granite curbing in the area. Ms. Wennberg stated any free standing curbed area is granite curbing. Chairman Fatcheric and Mr. Curtin commented with respect to the Panda Express logo, expressing concern the applicant may need to apply to the Zoning Board of Appeals for a variance. Mr. Trotta stated each establishment would be expected to apply for their own signage package.

Mr. Czerwinski stated drainage has been reviewed and every thing appears to be in order. The review is not finalized as yet but expects to have final comments in place within the week.

The Site Plan approval will not include the signage for each building.

As the Site Plan's SEQR has already been reviewed and the Amended Site Plan shows the Site's impact has been reduced, Mr. Voss moved that the Board reaffirm their negative declaration for SEQR for the modification of the Site Plan. Mr. Cesta seconded the motion and it was unanimously approved.

**Resolution # 15:**

Ms. Lauer moved to approved the site plan as submitted, as prepared by Keplinger Freeman Associates and The Holland Trotta, specifically labeled L1.0 through L8.0, and L7.1 and L8.1, dated March 16<sup>th</sup>, 2015, along with elevations prepared by various architects for the Aspen Dental Building, the Panda Express Building, and Chipotle Building, and the existing eastern most building renovations dated April 8<sup>th</sup>, 2015. Mr. Voss seconded the motion and it was unanimously approved. The patio area of Building 4 (eastern most building) will require a separate application before the Planning Board.

**Resolution # 16:**

Mr. Voss moved to assess \$900.00 in professional fees for the project. Mr. Klaben seconded the motion and it was unanimously approved.

**5110 West Genesee Street/Realty USA  
Amended Site Plan**

**TM # 040.-10-26.1**

Mr. Ed Keplinger, of Keplinger Freeman Associates, and Mr. Ray Scruton, of Zausmer, Frisch, Scruton, and Aggarwal Designers and Builders presented the application on behalf of the owners. The purpose of the application is to modify a previously approved Site Plan for the new construction of Realty USA's offices.

Mr. Keplinger reviewed the modifications planned for the Site:

- The building's square footage has been reduced by approximately 4000 square feet
- The building's orientation is now east to west; it was previously north to south
- Large sub-surface stormwater station has been implemented
- Also added above grade with deep dry swale which will help flow into existing sewer
- The parking lot and building has been moved back from West Genesee Street and has been raised approximately 5-6 feet.
- Parking has been added to the rear of the building and reduced the spaces by approximately 16 – 18 spaces.

The reports for the stormwater management facility have been prepared and sent to the engineer and Onondaga County for their review. The modifications included grading modifications for the site. The applicant also included updated lighting information for the new configuration. In addition, the applicant eliminated the curbed islands in the parking lots.

Mr. Cesta asked about the front of the building where the detention pond will be. He asked if it would be a mowed lawn. Mr. Keplinger stated it would be and they hope to add trees as the budget allows.

Mr. Czerwinski stated the engineer's review is complete and shows no issues.

Mr. Curtin addressed the granite curbing, stating they have integrated all the granite curbing where asked for, also addressed the landscaping along Hinsdale Road, stating their plan fits in with well with the residential area. Mr. Curtin asked for a copy of the signed R.E.A with the adjacent church.

As the Site Plan's SEQR has already been reviewed and the Amended Site Plan shows the Site's impact has been reduced, Ms. Lauer moved that the Board reaffirm their negative declaration for SEQR for the modification of the Site Plan. Mr. Voss seconded the motion and it was unanimously approved.

**Resolution # 17:**

Mr. Voss moved to approve the Site Plan for 5110 West Genesee Street as submitted, dated 4-9-2015, subject to a signed R.E.A agreement provided to the clerk's office. Ms. Lauer seconded the motion and it was unanimously approved.

**Resolutions # 18:**

Mr. Cesta moved to assess Professional fees in the amount of \$1100.00 for the project. Mr. Klaben seconded the motion and it was unanimously approved.

**Minutes of the Previous Meeting**

Mr. Klaben moved to approve the minutes of March 23<sup>rd</sup>, 2015 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

**Discussion**

The Board addressed the digital copies of the site plans for the agenda. The Board appears to be split as to how they'd like to receive the information. It was agreed it's a work in progress and the Board will continue to review the submission process.

**Correspondence**

A voucher was received from Curtin & DeJoseph for Legal Services rendered in March 2015 in the amount of \$1920.00, \$375.00 of which is recoverable. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

**Comments of Town Officials**

None

**Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

None

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
April 27<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

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

**Guests and Members of the Public**

10 others

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

**New Business:**

**45 Gifford Dr. / Verizon  
Amended Site Plan  
(Addition of generator)**

**TM # 047.-04-01.0**

Mr. Jim Kirnbaum, project manager for GHD, a generator installation company; and Mr. Matt Conner, power technician for Verizon presented the application. The purpose of the application is to install a generator on the outside of the existing Verizon building. There is currently a generator located inside the building which needs to be replaced. The new generator's size and functionality doesn't allow for it to be located inside the building. The generator will be located in an enclosure on the eastern side of the building on a grass area in close proximity to the building. The generator's noise level is compliant with the Town's noise ordinance. The sound radius reaches to approximately the middle of Gifford Street. The size of the generator is approximately 25 x 12 feet. The location of the building provides a natural buffer.

Mr. Klaben asked for the location of the nearest house. Mr. Kirnbaum stated the house is located approximately 25 feet east of where the noise radius reaches.

Mr. Czerwinski recommended to the applicant, the monthly exercise of testing be completed during the day. Mr. Connor stated they regularly conduct the exercises during the day.

Mr. Curtin asked for information regarding the dumpster enclosure. The applicant responded they don't have the information as the enclosure hasn't been ordered as they were waiting for Site Plan approval. Mr. Curtin explained to the applicant the elevations of the enclosure are part of the Site Plan Approval. That information would need to be provided to approve the Site Plan.

It was recommended the applicant send the information to the Planning Board to review and be part of the next Planning Board's meeting discussion. The applicant would not need to be present.

It was recommended the applicant considered installing bollards to protect the structure. Mr. Connor stated those are installed as a matter of course, but those details will be provided on the spec sheet for the enclosure.

The application is continued to the next meeting.

**200 Township Blvd. / The Brasserie  
Site Plan  
(Sign information)**

**TM # 017.-05-65.1**

Ms. Nora Roesch, owner of The Brasserie, presented the application. The purpose of the application is to obtain signage approval for the new restaurant. The proposed signage includes two signs, one for the front of the building which faces into Township 5, the other for the rear of the building which faces Township Boulevard. The signs are approximately 26" in height x 157" in length. The sign on the front of the building is face lit with channel LED lighting. The sign on the back is a metal box with the lettering inside the box.

Mr. Cesta clarified which is the front of the restaurant and which is the rear. Ms. Roesch explained the front faces in to the lifestyle center; the rear faces the Township Boulevard. Mr. Cesta also asked for clarification on the lighting for the sign. Ms. Roesch confirmed it is LED.

Ms. Lauer asked for the description of the box. Ms. Roesch explained it's a metal box which holds the lettering for the sign. Ms. Lauer asked why the different signs for the front and back. Ms. Roesch stated the sign in the rear is more visible and the cost is less for this type of sign.

Mr. Voss asked for a brief explanation of the type of restaurant. Ms. Roesch stated it's a small plates restaurant, with appetizers and dessert type offerings, along with a full bar.

Mr. Klaben asked if there is any out door seating planned. Ms. Roesch stated there is not. Mr. Klaben also asked what the hours of operation will be. Ms. Roesch stated during the week they plan to be open till approximately 11 p.m. and on the weekends till approximately 1 a.m.

Mr. Czerwinski confirmed the type of lighting for the signs is LED.

Mr. Curtin explained the scope of the Planning Board's jurisdiction for this application, stating it's for the signage only as this is in the Planned Unit Development Township 5. The building does fall under the umbrella scope of the lifestyle center; however the signage is an independent action. With that, the applicant did provide a Short Environmental Assessment Form which the Planning Board should address.

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

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

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

**Resolution # 19:**

Mr. Voss moved to approve the sign package for The Brasserie located at 200 Township Boulevard as presented. Mr. Kallfelz seconded the motion and it was unanimously approved.

**4945 W. Genesee St. / W. Gen. Hills Baptist Church                      TM # 058.-05-02.0**  
**Amended Site Plan**  
**(Façade modification)**

Mr. Nelson Pardee, assistant pastor of the church, presented the application. The purpose of the application is to modify the church's façade with new siding, and an updated entrance. There will be two windows on the northwest elevation which will be removed. The siding is clapboard siding, in a sage green color, along with accents in a lighter cream color. There will also be a brick veneer which will be approximately 3'- 4' in height around the base of the building on the north and northwest elevations. The entrance will be modified with a gabled look to enhance the appeal of the entrance. There is an existing step into the entrance, which will be removed and replaced with a ramp. Additionally, there will be exterior lighting wall packs with 43-64 wattage added to the building. There's also a wooden cross on the front of the building which is being replaced with a stone cross.

Mr. Kallfelz asked for clarification on the removal of the windows. Mr. Pardee stated there are lighting issues inside the church and the removal of these windows will help with that.

Mr. Voss asked if the church is replacing the roof. Mr. Pardee stated they are not.

Mr. Cesta asked about the remaining windows integrated with the stone on the lower level. Mr. Pardee stated those are existing windows.

Chairman Fatcheric asked if there are any plans to add landscaping. Mr. Pardee stated there are not plans currently to do so. Chairman Fatcheric stated landscaping would add the building's recent facelift. Chairman Fatcheric asked about the signage. Mr. Pardee stated they do plan to upgrade the sign at some point, but they don't have the funds to do so at this time.

Mr. Czerwinski stated the lighting plan appears to be in compliance.

Mr. Curtin asked the applicant about the parking in the front of the building near the front entrance. He expressed some concern that the parishioners are parking right up close to the building. He suggested the applicant consider a sidewalk to serve as a buffer from the parking lot to the building. He added it would also help define the entranceway to the church. Mr. Pardee stated he would take it under advisement.

Mr. Curtin asked the applicant if they're experiencing any drainage problems with run-off from the roof and gutters. Mr. Pardee stated the slope appears to help keep the run-off from pooling.

Chairman Fatcheric asked how the shared parking agreement is working for the church and the adjacent dentist office. Mr. Pardee stated both parties are benefiting from the agreement.

Chairman Fatcheric noted there's no need to refer the application to the County as this is a façade modification only; the footprint of the building is not changing.

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

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

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

**Resolution # 20:**

Mr. Voss moved to approve the Amended Site Plan as presented and submitted by Mr. Pardee. Mr. Kallfelz seconded the motion and it was unanimously approved.

**3700 W. Genesee Street / Empower Credit Union  
& 03.1**

**TM # 042.-10-04.1**

**Amended Site Plan  
(Installation of ATM)**

Mr. Neal Zinsmeyer, of Napierala Consulting, provided an overview of the project. He stated in earlier months, the Town Board approved a zone change for a property on Hunt Avenue adjacent to the Credit Union property. The proposed plan calls for the Credit Union to install ATM machines in the northern section of the parking lot. The plan also calls for additional lane stacking space in the drive thru. The Credit Union has a high volume of patrons and with the proposed plan the Credit hopes to alleviate some current traffic concerns.

The new plan proposes a total of four (4) drive thru lanes, and two (2) new ATM machines in the northern portion of the parking lot. The plan also proposes to enhance the landscaping on Hunt Avenue to provide a buffer. The landscaping plans include low lying vegetation for the Hunt Avenue elevation. Mature trees

are planned to be added to the existing natural buffer for the existing neighborhood. Additional changes for the front of the building include a walkway to help facilitate patrons using the entrance.

Chairman Fatcheric asked the applicant if there have been any concerns with patrons using the handicapped spaces in front of the building as far as backing out onto Hunt Avenue. Mr. Zinsmeyer stated they have not heard of any concerns.

Mr. Cesta asked if the ATM lanes are two (2) lanes. Mr. Zinsmeyer stated there is one operational lane, but a second lane installed in the event it's needed. Mr. Cesta also asked for clarification for the screening on the Hunt Avenue elevation. Mr. Zinsmeyer stated the types of vegetation would be mature trees and low lying vegetation. Mr. Cesta asked the applicant if there have been any concerns with patrons using the handicapped spaces in front of the building as far as backing out onto Hunt Avenue. Mr. Zinsmeyer stated they have not heard of any concerns.

Ms. Lauer stated she likes the changes very much and believes they will help alleviate the traffic concerns for the area.

Mr. Voss asked if there's a canopy for the ATM machines. Mr. Zinsmeyer stated there is. Additionally, Mr. Voss asked about the lighting for the ATM machines. Mr. Zinsmeyer stated the lighting for those adheres to the national banking standards for ATM machines.

Chairman Fatcheric asked if there's any directional signage planned for the Site, Mr. Zinsmeyer stated there will be directional signage on the Site. Chairman Fatcheric asked if there's any additional signage proposed for the building. Mr. Zinsmeyer stated possibly a sign directing customers to the entrance. As for signage for the building, the applicant would apply for a sign permit through the Code Enforcement office. Chairman Fatcheric stated if they have anything relating to the sign, the Board would like to see it. Mr. Zinsmeyer stated there isn't additional signage planned at this time. Chairman Fatcheric also noted in a previous Public Hearing for this location there was concern expressed neighbors having vehicular lights reflected in their yard. Mr. Zinsmeyer noted there is one neighbor in particular who has expressed concern; however the credit union has met with the neighbor and offered several solutions to help with any issues they may encounter. Chairman Fatcheric asked if there's any county or state permits needed. Mr. Zinsmeyer stated there isn't but they have been in contact with those agencies to advise them of the changes. Chairman Fatcheric asked if the canopy for the ATM and drive thru areas are consistent with the existing building. Mr. Zinsmeyer stated they are. Snow removal has been planned to the rear of the site. Snow removal will possibly come into play if it becomes necessary.

Mr. Czerwinski asked the applicant to follow up with the County DOT with respect to the traffic study for County DOT the applicant had conducted for the Site. Mr. Zinsmeyer stated he would. Mr. Czerwinski stated his firm has received the drainage details and will provide his report as soon as they have finished reviewing it.

Mr. Curtin commented with respect to the landscaping. He stated there's an existing group of pine trees, along Hunt Ave, the plan should call out the species. Mr. Curtin noted to the applicant the overall landscaping plan helps naturally deflect the lights from vehicles especially during the winter months. Additionally, a berm could be used in certain areas especially where the site flows into the existing neighborhood.

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

The application does need to be referred to Syracuse Onondaga County Planning (SOCPA) as the site has changed. With that, Mr. Klaben moved to refer the application to SOCPA. Ms. Lauer seconded the motion and it was unanimously approved.

The application is continued to a later meeting.

### **Old Business**

#### **517 Horan Road / BMR Properties Amended Site Plan (Addition to building)**

**TM # 015.-03-04.1**

Mr. Tony Rotella, owner of the property, presented the application. The purpose of the application is to install an addition of approximately 2500 square feet in the rear of the building. The New York State code calls for the building to have a certain square footage for a certain amount of children. Mr. Rotella also explained the site is in compliance with the flood plains and parking is compliant with the Municipal Code.

Chairman Fatcheric asked how the parking calculations were figured. Mr. Rotella explained they used the previous tenant's plan but also checked to with the Code Enforcement Office. Chairman Fatcheric stated those parking calculations will need to be verified.

Mr. Klaben asked the applicant about the 100 year flood plan as depicted on the plan. He asked where Mr. Rotella where he obtained the information. Mr. Rotella stated the information came from a previous Site Plan and the surveyor. Mr. Czerwinski stated FEMA has different information and he suggested the applicant verify the latest flood plains map with the Code Enforcement Office. He stated it could determine the elevation of the slab and also put the building's structure flood insurance at a different price. Mr. Klaben also asked about the parking lot in the rear of the building. He asked if the applicant would consider directional signage or one way traffic. Mr. Rotella stated there's virtually no traffic in the space. Most of the customers drop and pick up in the front of the building. Mr. Rotella added if there was ever an event there, that would be when they would have the most traffic and Mr. Rotella doesn't anticipate that happening.

Ms. Lauer asked if there's an outdoor play area for the building. Mr. Rotella stated there's the play area behind the dog day care.

Chairman Fatcheric asked if there are lighting changes. Mr. Rotella stated there lighting for the exterior of the building. Chairman Fatcheric asked the applicant to provide cut sheets for the lighting. Chairman Fatcheric asked about the trees as depicted on the Site Plan. Mr. Rotella stated all the trees aren't going to be part of the Site. The applicant was asked to show the trees as they are and any additional trees or new landscaping to be added on the Site Plan. The applicant was also asked to show snow storage on the plan. Chairman Fatcheric stated there's a materials list that was provided from an earlier meeting, so the applicant is all set there.

Mr. Klaben asked if there's any curbing on the Site. Mr. Rotella stated there are no plans to add curbing.

Mr. Czerwinski advised the applicant to show they are in compliance with SWPPP requirements. He stated the plan should show any new area being disturbed to ensure any questions from other agencies are answered.

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

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

The application is continued to a later meeting.

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

The minutes from the previous meeting were not yet available.

### **Discussion**

#### **3747 Milton Ave (Adjacent to Aldi's) Upcoming Site Plan Information**

Mr. Brian Bouchard, of CHA Engineering, representing Dunkin Donuts, gave an overview of the proposed Site Plan. Mr. Bouchard stated his firm has an ongoing topographic survey on the property located adjacent to Aldi's Grocery Store. The proposed plan is to subdivide the property in order to construct a new building to house a Dunkin Donuts with a drive thru.

The new building will be located on what is considered a flag lot as there is an existing stormwater site adjacent to the proposed site. The lot was created in this manner to avoid ownership of the existing stormwater site.

The plan is for the building to be located to the east of the existing entrance into Aldi's Parking Lot. The parking lot will have ample spaces to accommodate the

Town Code. The drive thru should be able to accommodate approximately 6 (six) cars.

Proposed elevations show floor to ceiling windows, concrete siding, graduated brown tones for the entrance way and drive thru area. A freestanding pylon sign is planned at the entrance into the parking lot.

Mr. Bouchard stated he's met with State and County DOT to address any concerns. He is still working on clearing up concerns with respect to those agencies. He states he's aware a separate application will be needed to apply for a subdivision of the property as well. He also stated a stormwater plan will be forthcoming.

Mr. Bouchard updated the Board of the building's appearance. In previous appearances before the Board, the Board had made some suggestions and he brought those suggestions back to his client. With that, Mr. Bouchard stated the orange band around the building has been toned down to a less bright orange than previously planned. Additionally the windows are consistent throughout the building. The awnings are one color and above each window. There is a 3-4 feet high brick accent around the base of the building.

In those previous appearances before the Board, Mr. Bouchard was asked to have their client reconsider the type of building they're proposing. The Board has asked for a style of building that is similar to the existing Dunkin Donuts on West Genesee Street near Camillus Commons. They do not feel that the applicant has incorporated those changes as yet. Chairman Fatcheric, speaking for the group, stated they were hoping for a better compromise. The color palate isn't what he expected; he was hoping to see a more subdued palate.

Mr. Voss asked the applicant if the brick around the base of the building is brick. Mr. Bouchard stated it is brick veneer. Mr. Voss reiterated Chairman Fatcheric's comments regarding the style of the building.

Ms. Lauer stated she likes the style of the building as presented.

Mr. Klaben asked if the same owner who owns the Dunkin Donuts on West Genesee Street is this owner. Mr. Bouchard stated it is. Mr. Klaben wondered why the owner is struggling to present a similar type building on Milton Avenue.

Mr. Kallfelz asked if the orange awnings could be less bright. It was noted they're depicted as slightly brighter on the screen than they are in actuality.

Mr. Cesta reiterated the other Board members comments. He expressed concern with the intersection and parking lot with respect to traffic flow.

Mr. Curtin commended Mr. Bouchard on the communication between the Board and applicant. He stated this is a complicated site and believes Mr. Bouchard has conveyed the pitfalls of this site and provided solutions. He commented this is a visible site with great accessibility and the Planning Board's responsibility is to make sure the plan works both visually and with respect to Public Safety.

The application is continued to a later meeting.

**Correspondence**

None

**Comments of Town Officials**

None

**Comments of the Attorney**

None

**Comments of the Engineer**

Mr. Czerwinski advised the Board his firm has recently received updated stormwater information from the ongoing project at 3600 West Genesee Street. The information is being reviewed and Mr. Czerwinski will provide his comments as soon as possible.

**Comments of the Board Members**

Chairman Fatcheric asked the clerk to correspond with Mr. Rotella to advise him to have his parking spaces on the Site Plan he presented tonight to reflect a 10 x 18 parking space.

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
May 11<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

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

**Guests and Members of the Public**

Mike LaFlair, 2<sup>nd</sup> Ward Councilperson  
3 others

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

**New Business:**

**5956 Breed Road / Dennis Brokamp  
Sketch Plan**

**TM # 021.-07-27.0**

Mr. Dennis Brokamp, owner of the 6.4 acre parcel, and Mr. David Pierce, owner of the adjacent parcel asked for the Board's direction on how to proceed with a conveyance of land located between their respective parcels.

Mr. Brokamp stated there's approximately 60 feet of land to be conveyed to Mr. Pierce, who owns approximately 50 acres adjacent to Mr. Brokamp. The parcel has an easement on it as well. As the adjacent land is contiguous, the Board feels a Lot Line Re-Alignment is in order.

Mr. Curtin noted this creates an oddly shaped lot. He asked Mr. Pearce if there are any plans to develop the land. Mr. Pearce stated he doesn't, however he may use it for agricultural purposes. Mr. Curtin also asked Mr. Pearce if there's any other access to his property. Mr. Pearce responded there's another easement which allows access across from Barnwood Lane. Mr. Curtin stated he would verify the wording on both the easements when the application is presented.

The applicants were advised to present a Lot Line Re-Alignment Application to the Planning Board if they wish to move forward.

**Township 5  
Subdivision – Final Plat**

**TM # 017.-05-65.1**

Mr. Matthew Kerwin, of Hiscock & Barclay Law Firm, attorney for the Cameron Group, developer of Township 5, presented the application. The purpose of the application is to subdivide the existing Township 5 parcel into three (3) parcels as part of an agreement with Costco. Costco has an agreement with the Cameron

Group whereby it will convey the lot on which the Costco building, gas station and some surrounding areas. With the subdivision action the agreement can be met. The three (3) lots will be broken out as follows:

Lot 1 - 41.804 acres which encompasses the majority of the parcel

Lot 2 - 12.87 acres which consists of the Costco Building and Gas Station and parking areas

Lot 3 – 7.6828 acres which outlines the area for the future apartment development

A map of this plat is available to view in the clerk's office.

Mr. Curtin explained for the benefit of the Board that Costco has "buyout" agreement in place currently in place. This requested action is part of the developer's agreement with Costco. The apartment complex also has a "ground lease" with the developer and it's believed the intended owner of the apartments would also need the subdivision action in order to secure financing. The site has had numerous SEQR reviews and as this is a minor subdivision it is not required to be referred to Syracuse Onondaga County Planning Agency. (SOCPA). There is a reciprocal agreement for common maintenance in place for the sections of the parcels which are used by all owners.

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

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

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

Mr. Voss moved to waive the Public Hearing for the minor subdivision. Ms. Lauer seconded the motion and it was unanimously approved.

**Resolution # 21:**

Ms. Lauer moved to approve the final subdivision plat as presented and drawn by Warren Ramie Surveying; dated March 26<sup>th</sup>, 2015 entitled Final Subdivision of the Lands of Hinsdale Road Group, LLC. Mr. Voss seconded the motion and it was unanimously approved.

**Resolution # 22:**

Mr. Voss moved to assess Park Land fees for three (3) lots. Mr. Klaben seconded the motion and it was unanimously approved.

**Township 5  
Amended Site Plan  
(Movie Theatre)**

**TM # 017.-05-65.1**

Mr. Curtin gave the Board an update on the status of the application. The developers have minor modifications as the footprint and elevations have

changed. The building will also house a relocation of the existing Petco, However the applicant had to postpone as they didn't have all the necessary details to present as they planned.

### **Old Business**

None

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

Mr. Voss moved to approve the minutes from the April 13<sup>th</sup>, 2015 meeting. Mr. Klaben seconded the motion and it was unanimously approved.

### **Discussion**

**Town Board Referral regarding amending the Municipal Code by adding a new subdivision C which shall read as follows:**

**Tax Map # 017.-04-48.2 is hereby exempt from the off premises prohibition contained in Section 802(K) of this Chapter to allow owners and occupants of parcels 017.-04-02.1 and 017.-04-48.3 to advertise on a sign to be erected at the Hinsdale Road driveway of parcel 017.-04-48.2 which sign shall otherwise comply with provisions of Chapter 30, unless varied by the Zoning Board of Appeals.**

Ms. Lauer excused herself from the discussion as she's employed by Widewaters Group; the applicant requesting additional signage.

The referral was discussed in detail with the decision being noted as the Planning Board not being in favor of the proposal as submitted for the following reasons.

- The action creates an extraordinary precedent which could become very problematic in the future. The Board feels it would be difficult for the Town to defend this singular action as an exception to the general sign standards.
- The Board feels there may be excessive signage within the corridor and that the Home Depot Shopping Center is properly signed and additional signage is certainly not necessary.
- If the Town believes the applicant's concern have some sort of legitimacy then it would be the recommendation of the Planning Board that the signage be significantly reduced in size as well as height.

Mr. Voss moved to ask Mr. Curtin to correspond with the Town Board to make their position known. Mr. Klaben seconded the motion and it was unanimously approved.

### **Correspondence**

A voucher was received from Barton & Loguidice for Engineering Services rendered in March 2015 in the amount of \$3502.08, \$3252.08 of which is recoverable. Mr. Voss moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Hummels Office Plus in the amount of \$35.88 for a name plate for the attorney. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Curtin reviewed also reviewed correspondence received from Mr. Gary Gasparini regarding recent comments in regard to his sketch plan for a subdivision. Mr. Gasparini is looking for the next step in the ongoing process to create a subdivision. In his correspondence he notes his surprise in the direction the Board has suggested he take. Mr. Curtin stated the applicant can use the suggestions from the Board to continue to move the application forward. The Board believes their suggestions to Mr. Gasparini regarding the reduction in lots are beneficial to the Town concerns with respect to the difficult topography and also the existing neighborhood concerns.

The Board also received correspondence from Mr. Thomas Wight regarding the Gasparini Subdivision. Mr. Wight has expressed concern with the possibility of the subdivision as they are in the existing neighborhood and have problems with the maintenance of the roads in this area as it's a challenging spot due to the road's configuration and wants to have their concerns noted as a matter of record in relation to the Gasparini Subdivision.

Finally, correspondence was received from Ms. Susan Grobsmith, a neighbor of the recently approved minor subdivision, Erwin Subdivision, expressed concern with respect to the statement from Mr. Erwin noting, he has his neighbor's permission to occasionally use the driveway as an egress. Ms. Grobsmith expressed in her letter this is not the case and that Mr. Erwin is using the driveway without their permission. Mr. Curtin stated this is a private property concern; and therefore not the Town's policy to interfere with private ownership of property.

Mr. Kallfelz moved to ask Mr. Curtin to advise the various correspondents that their concerns were discussed and the outcome of their correspondence. Mr. Cesta seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

None

### **Comments of the Attorney**

None

### **Comments of the Engineer**

None

## **Comments of the Board Members**

None

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 8:00 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
May 27<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer

**STAFF PRESENT**

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

**ABSENT:**  
**PUBLIC:**

Marty Voss

**GUESTS & MEMBERS OF THE**

10 others

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

**New Business:**

**BMR Properties / 519 Horan Road  
Amended Site Plan  
(Addition)**

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

Mr. Tony Rotella, owner of the property, presented the application. The purpose of the application is to modify the rear of the building with a 2200 square foot addition. The building currently houses a dog day care facility. The building's addition will be the same color as the existing building, using complementary materials. The parking for the facility remains the same, with shared parking between the building located at 517 Horan Road and this building.

Mr. Klaben noted there are a couple of parking spaces which encroach onto the neighboring property. As these are two separate parcels, the concern is how to ensure each parcel is protected in the event the properties are sold.

Mr. Curtin addressed Mr. Klaben's concern stating the properties should have a Reciprocal Easement Agreement (REA) which would address the cross access, cross parking and cross maintenance. Mr. Curtin explained this would protect the properties in the event the properties are sold.

Ms. Lauer clarified the total square footage for the entire building is closer to 3200 square feet. With that, the parking calculations should reflect that total square footage. Ms. Lauer provided the applicant with suggestions for parking spaces in order to accommodate the updated parking calculations.

Mr. Cesta reiterated Ms. Lauer's point and also that the REA is needed to move the project forward. Additionally, he advised the applicant to ensure the wetlands are delineated on the plan.

Mr. Curtin advised the applicant which areas a REA covers typically. Mr. Curtin also advised the applicant's engineer to calculate the parking spaces and make sure they're outlined on the site plan.

Chairman Fatcheric asked if there's any additional lighting. Mr. Rotella stated there are wall packs on the outside of the building and they are in compliance with the Town's lighting guidelines.

Mr. Czerwinski asked if there's parking in the front of the building and if it's striped. Mr. Rotella stated there is parking and it can be striped. Mr. Czerwinski also asked the applicant if the parking area is clear to anyone entering the property. Mr. Rotella stated it is.

Mr. Price commented with respect to the Flood Plains. Mr. Rotella noted there are two different opinions as to where the Flood Plains are located. He would make sure they're noted once he receives non-conflicting confirmation on the location of the flood plains. Mr. Price also commented with respect to the structure materials, confirming the type of structure is a noncombustible structure.

Mr. Curtin noted the R.E.A will be required as part of the approval process. After a brief discussion, it was agreed that there's enough information for the application to Syracuse Onondaga County Planning Agency. (SOCPA)

With that, Mr. Cesta moved to declare Lead Agency for the application. Ms. Lauer seconded the motion and it was unanimously approved.

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

**JFJ Holdings LLC / 3747 Milton Ave  
Preliminary – Subdivision  
(Aldi Dunkin Subdivision)**

**TM # 038.-02-33.2**

Mr. Brian Bouchard, of CHA Companies, Project Engineer for the applicant, presented the application. The purpose of the application is to subdivide the existing parcel into two (2) lots to accommodate the construction of a new building to house a Dunkin Donuts.

Lot 1 will house the proposed Dunkin Donuts and will be approximately 0.577 acres in size. Lot 2 retains the Aldi's Grocery store and surrounding parking area and is approximately 5.366 acres in size.

An egress/access agreement will be needed for the site, as well as a utility easement for sewer. The gas utility is proposed be retained by Aldi's. Mr. Bouchard stated he is working on the agreement for the utilities.

Ms. Lauer clarified Mr. Bouchard is working on the REA agreement. He stated there is an REA in progress but not finalized. Mr. Bouchard further explained that there's an existing detention pond which Dunkin Donuts doesn't want to

have ownership of the pond, but based on the setbacks Dunkin Donuts will have some maintenance responsibilities for the pond. Dunkin Donuts discharge from the site will use the pond as a pathway to the main sewer so there will need to be some agreement in place to ensure the pond is maintained.

Mr. Cesta clarified the maintenance agreement for the pond and what will be done to make sure it's maintained. Mr. Bouchard explained there's no function of the pond for the Dunkin Donuts but the discharge does flow through the pond so there will be some type of agreement.

Mr. Czerwinski stated the pond is an older pond, and he doesn't have any design or capacity details. He expects the drainage report would have some specific details with respect to how it's maintained and will advise the Board accordingly.

Mr. Curtin clarified the access easement. He stated it appears it will remain with Lot 2, but will service both lots and wanted to be sure that's correct. He also clarified the stormwater detention will remain with Lot 2, even though a small section is on Lot 1. Mr. Bouchard stated there will be a shared portion of the pond that will require an easement and will have more details as the project moves forward. Mr. Curtin suggested some wording that could be helpful as the easement is created.

There was some discussion regarding possible ownership of the detention pond and also what standards may need to be adhered to as the standards have changed since the pond was first created.

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

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

**JFJ Holdings LLC / 3747 Milton Ave  
Site Plan  
(New Construction)**

**TM # 038.-02-33-2**

Mr. Brian Bouchard, of CHA Companies, Project Engineer for the applicant, presented the application. The purpose of the application is for the construction of a new building to house a Dunkin Donuts.

The proposed site plan includes a parking area, curbing, sidewalk, a landscaping plan and site utilities. Mr. Bouchard also provided a traffic study for the area.

The building's elevations depict a 2200 square foot building to be constructed with beige colored EIFS and brick accents. The brick will be the traditional brick color. The elevations also include windows, awnings, and roof parapets to house the maintenance units. Mr. Bouchard presented two (2) versions of the elevations; one version has the graduated colors of brown EIFS leading up the

building towers (Option A). The other version depicts a solid color brick on the towers with the brick accent on the lower portion of the building (Option B).

After a brief discussion it was decided the Board preferred Option B.

Chairman Fatcheric and Mr. Klaben noted while they'd still prefer a style similar to the Dunkin Donuts on West Genesee Street, they believe Option B complements the surrounding area satisfactorily.

Chairman Fatcheric asked Mr. Bouchard to make sure the rooftops parapets hide the equipment.

Mr. Price advised the applicant the signs as depicted on the elevations will need a variance per the sign code. The sign on the front is allowed but others are not.

Mr. Bouchard also spoke with respect to other site plan features such as parking. Mr. Bouchard based his parking calculations based on 650 square feet of service of food. Mr. Price stated his calculations are increased due to other areas in the service area being considered areas of service of food. It was noted the parking calculations would be adjusted, and also parking could be accommodated by a Reciprocal Easement Agreement (REA) with the neighboring Aldi's.

Mr. Bouchard spoke with respect to the drainage and utilities explaining there will be a utilities easement. The landscaping plans detail the plantings, and low lying vegetation planned for the area. There will be a dumpster enclosure which will complement the building. Site lighting will be presented as the project continues to move forward.

Mr. Bouchard explained some results of the Traffic Study. He stated the Dunkin Donuts driveway is aligned with Home Depot driveway. He further noted during the morning peak hours; and according to the study shows a service level of "A". He also noted during the evening peak hours the study shows a level of "E". With that said, Mr. Bouchard stated there isn't a recommendation for a traffic light. Mr. Bouchard stated a suggestion to help with congestion could be to post a "No Left Turn" sign as patrons are exiting the Dunkin Donuts site.

Mr. Klaben asked the applicant to consider granite curbing in the high impact areas. Mr. Bouchard stated they would implement that. Mr. Klaben stated he is in agreement for the REA with respect to the parking.

Ms. Lauer asked the applicant what the snow removal plan is. Mr. Bouchard stated he would add it for the next plan.

Mr. Cesta asked if there are trash receptacles outside the restaurant. Mr. Bouchard stated he would add those details for the upcoming plan.

Chairperson Fatcheric asked the applicant for the materials on the dumpster enclosure and asked if those materials are the same as the fence planned for the property line. He asked for those materials to be noted on the updated plan.

Chairman Fatcheric asked the applicant to confirm the traffic flow. Mr. Bouchard stated there is one entrance into the site and two-way traffic throughout the site. The plan shows five (5) cars can be stacked in the driver thru. As for the building, there is one entrance/exit for the public; and an entrance/exit in the rear of the building for the employees.

Chairman Fatcheric stated he likes the landscaping plans, with planters along the outer edge of the site and the low level plantings, He did ask for specific species that are planned. Mr. Bouchard stated he will provide those details.

Mr. Czerwinski has received the drainage study and traffic study and will provide his review as soon as possible. Mr. Czerwinski also provided some insight into the County's perspective with respect to a traffic light in the area, stating the County in years past was not in favor of a traffic light in such close proximity to the traffic light at the intersection of Milton Avenue and Hinsdale Road.

Mr. Curtin advised the applicant the landscaping plans are minimal and the Board will need more information. Additionally, Mr. Curtin pointed out to the applicant the areas that should be high impact areas and therefore have granite curbing. He also suggested this will alleviate vehicles crossing over the parking lot haphazardly.

Mr. Curtin additionally stated that with respect to the project moving forward, the REA is an important piece of the project.

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

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

**Township 5  
Amended Site Plan  
(Movie Theater)**

**TM # 017.-05-65.1**

Mr. Doug Moses, of Dunn and Sgromo, presented the application. The purpose of the application is to amend a previously approved site plan for Frank's Movie Theater. As Franks is no longer a viable option, Movie Tavern has proposed a plan for the site.

The proposed building will be approximately 46,500 square feet. The main entrance will be in the front facing the other buildings in Township 5. There will be 11 movie screens, totaling 1090 seats. Additionally there are 142 bar seats. There will not be a bowling alley.

The building depicted shows a brick veneer with awnings over the windows, with LED lighting on the plan depicting the sign.

Mr. Klaben asked about the rear and side elevations. He asked if there is anything the developer can do to make those elevations more attractive. Mr. Moses stated they can do that, suggesting they could possibly use brick accents.

Chairman Fatcheric asked if the proposed building's colors are the colors as depicted on the computer. Mr. Moses stated the computer rendering isn't reflecting the building's true colors and will clarify with the owner of the colors.

Ms. Lauer and Mr. Cesta reiterated the comments with respect to making the side and rear elevations being more appealing.

Chairman Fatcheric noted there's no problem with the architecture; the Board just would like to ensure all four (4) sides are appealing and for the clarification on the colors.

Mr. Czerwinski asked about Building 6 and if these changes would affect Building 6. Mr. Moses stated it shouldn't, but will modify anything if needed.

Mr. Curtin stated the changes are within the footprint of previously approved Site Plan however there is additional detail needed for the architectural, texture and color for the elevations. Additionally, Mr. Curtin asked if the marquee will be lit. Mr. Moses stated he isn't sure but will provide more details as they become available. Mr. Curtin also advised the applicants to consider the other buildings' uses and if they would be affected by parking. Mr. Moses stated he will be sure to take that under consideration.

Mr. Moses also spoke briefly about Building 8, advising the Board it will be retail space and is approximately 12, 500 square feet.

**Resolution # 23:**

Mr. Cesta moved to approve the footprint of the building to house the movie theater known as Movie Tavern, as drawn by JKR Partners, LLC, dated May 19<sup>th</sup>, 2015 labeled A1.0 Ms. Lauer seconded the motion and it was unanimously approved.

**Morgan Management /Canal Crossing Apartments  
Township 5  
Amended Site Plan  
(Apartments)**

**TM # 017.-05-65.1**

Mr. Greg Sgromo, of Dunn and Sgromo, presented the application on behalf of the applicant, Morgan Management. The purpose of the application is to amend a previously approved Site Plan for the development of apartment buildings.

Mr. Sgromo stated there the plan calls for the same number of buildings, same architecture styles, and same layout of sidewalk. There are no changes to access road and the utilities remain the same. Mr. Sgromo stated the changes are:

- 1) Modify the parking spaces, which was previously approved 189 spaces and will now be now 245 spaces to accommodate for guest parking and functions which may require additional parking.
- 2) Move Building 8 which will be relocated to a more eastern location.
- 3) Those changes will affect the buffer in that the buildings are slightly closer to existing homes in the neighborhood, and with that the developer has proposed retaining walls, evergreen trees and 4 ft high fence to help shield the lights from vehicles additional landscaping, and the proposal calls for using whatever existing vegetation can be used.

Mr. Sgromo stated in specific areas near the garage areas, near existing neighborhood will need more attention to ensure the neighbors are not disturbed by vehicular lights. The developer wants to make sure the existing vegetation and additional landscape buffering will protect the neighbors from those vehicles traveling though the site.

The lighting plan is still the same and in compliance with 10-12 ft poles with LED lights. The lighting plan will be provided.

With respect to impervious pavement, there are some slight modifications which will be sent to Barton & Loguidice for review. As for the drainage, drainage will still be flowing to detention pond and also Bennett Road connector sewers.

Chairman Fatcheric commented for those present that the development of the lifestyle center is a work in progress. With that, he stated the view from existing neighbors back yards is subjective as to what's pleasing to one resident and not another. Mr. Sgromo stated the owner's intention is to be a good neighbor to the existing neighborhood and accommodate their requests whenever possible and practical. The apartment buildings' owners will be responsible for the maintenance of the buffer

There was some discussion as to what the buffer is required to be the neighborhoods back yards. A 25' buffer is required. The proposed plan shows a 30' buffer. Mr. Price noted there were some residents present in the meeting and they feel there's some confusion as to the property lines in their back yards. Mr. Price stated the contractor plans to resurvey to make sure all the residents' property lines are surveyed properly. There was some discussion to the buffer's appearance in the various seasons; with Mr. Sgromo stating what might look nice in the summer could possibly look entirely different in the winter.

Mr. Klaben stated he likes the plan. He feels the new plan more evenly distributes the parking.

Mr. Kallfelz also likes the plan.

Mr. Cesta also likes the plan and believes there will be a period of adjustment for the neighbors and the lifestyle center, but it appears the developer is willing to work through the adjustments

Mr. Czerwinski stated he will review the plan and provide his comments as soon as possible.

As there were some residents in attendance, one resident asked if the work can be halted until the property lines are resurveyed. Mr. Price stated there are no plans to ask the contractor to stop work because all present work is not in the area of the rear yards of the single family homes.

The contractor, Mr. Chris Krawiec, for the development of the apartments was present. Mr. Krawiec talked about the plan as they move forward and explained to the residents that by the time they start building close to their properties the survey concerns will be worked out.

Mr. Curtin reiterated the work as it will be performed and advised all present the survey property lines should be clarified and as the contractor stated the time line for the work to be performed is such that those concerns should be clarified by then.

Mr. Curtin also stated as Building 5 has been relocated and the apartments have been orientated in an east to west fashion the side of the buildings is what is facing the neighborhood's back yards. There is raised area element which will require more information and asked the applicant to supply a rendering which clarifies the buffering so the Code Enforcement Officer will have something to compare it to. Mr. Sgromo stated he will provide that.

**Resolution # 24:**

Ms. Lauer moved to approve the Amended Site Plan, as presented for Canal Crossing Apartments, conditional upon reviewing the buffer landscaping contiguous to the neighbors on the Bennett Road and also conditional upon the stormwater review. Mr. Kallfelz seconded the motion at it was unanimously approved.

It was noted there's no need to review SEQR as the proposed plan is a modification of an already approved plan

**Old Business**

None

**Minutes of the Previous Meeting**

Mr. Klaben moved to approve the minutes from the April 27<sup>th</sup>, 2015 meeting. Mr. Kallfelz seconded the motion and it was unanimously approved.

The minutes from the May 11<sup>th</sup>, 2015 meeting were not yet available.

**Discussion**

**45 Gifford Dr. / Verizon  
Amended Site Plan**

**TM # 047.-04-10.0**

### **(Addition of generator)**

In an earlier appearance before the Board, Mr. Jim Kirnbaum, project manager for GHD, a generator installation company; and Mr. Matt Conner, power technician for Verizon presented the application. The purpose of the application is to install a generator on the outside of the existing Verizon building. There is currently a generator located inside the building which needs to be replaced. The new generator's size and functionality doesn't allow for it to be located inside the building. The generator will be located in an enclosure on the eastern side of the building on a grass area in close proximity to the building. The generator's noise level is compliant with the Town's noise ordinance. The sound radius reaches to approximately the middle of Gifford Street. The size of the generator is approximately 25 x 12 feet. The location of the building provides a natural buffer.

Also, in that meeting, Mr. Klaben asked for the location of the nearest house. Mr. Kirnbaum stated the house is located approximately 25 feet east of where the noise radius reaches.

Additionally, Mr. Czerwinski recommended to the applicant, the monthly exercise of testing should be completed during the day. Mr. Connor stated they regularly conduct the exercises during the day.

In tonight's meeting, the applicant has submitted spec sheets and additional information on the generator and enclosure for the Board to review. It was noted the information is sufficient to approve the Amended Site Plan with the addition of the outdoor generator and enclosure.

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

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

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

### **Resolution # 25:**

As there was a question regarding a dumpster placed on the site currently, it was noted to conditionally approve the Amended Site Plan pending the notification from the application if the dumpster is temporary or permanent. Ms. Lauer moved as such and Mr. Klaben seconded the motion and it was unanimously approved.

### **Correspondence**

A voucher was received from Curtin & DeJoseph, P.C., for Legal Services rendered in April 2015 in the amount of \$1740.00, none of which is recoverable. Ms. Lauer moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in April 2015 in the amount of \$4623.00, \$4498.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Comments of Town Officials**

None

**Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

None

With no other business before the Board, Mr. Cesta moved to adjourn the meeting at 8:45 pm. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
June 8<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

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

**Absent:**

Mike Kallfelz

**Guests & Members of the Public:**

6 others

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

**New Business:**

**Jaclyn Iasnik / 309 Kasson Road  
Site Plan Review for Special Use  
(Day Care Business)**

**TM# 061.-03-02.0**

Ms. Jaclyn Iasnik, prospective tenant of the lower level of the property, presented the application. The purpose of the application is for the tenant to receive a special use permit as she plans to operate a day care business in an "LBO" zoned building.

Ms. Iasnik explained she plans to move her existing day care business which she is currently operating out of her home and into this location. She currently has 18 children in her care. The hours of operation are 7:00 am to 5:30 pm. Ms. Iasnik stated parents drop off their children from 7:00 – 9:30 am and pick up their children from 4:00 – 5:30 pm. The entrance to the proposed day care is in the rear of the building.

The applicant explained there is a dentist office in the upper portion of the building. The dentist office opens at 9:00 am and most days sees approximately 4 patients per hour.

As Ms. Iasnik is a New York State licensed day care provider; New York State will be visiting the space to complete an evaluation as per state requirements.

Chairman Fatcheric inquired if it's a NYS requirement to have an outdoor play area. Ms. Iasnik stated there is a Town of Camillus Park nearby which she plans to use as the day care's play area. An outdoor play area is required but it is not a requirement to have a fenced in play area. If NYS requires a space other than the nearby park for the play area, Ms. Iasnik stated she would ask the landlord of the building if she could use a space on the property and then fence the area.

Mr. Klaben asked if the site plan presented needed to be signed by an architect or engineer. Chairman Fatcheric stated it's a rendering of existing conditions. Mr. Klaben asked about the liability issue of the day care using a Town Park. He expressed concern the Town could have some liability issues if this practice isn't addressed. Ms. Iasnik stated she believes the liability would be the same for the day care as if she used the park to take her children to it. Ms. Iasnik stated she believes this is a common practice of home day care providers to use Town Parks as their play area, especially in more urban settings such as the City of Syracuse.

Mr. Voss asked if the building is a one or two story building. Ms. Iasnik stated it is a two story building, with the day care on the street level, no stairs to manage. Mr. Voss also clarified the reason for the Special Use Permit, stating it was due to the day care facility using an LBO zoned property.

Ms. Lauer asked if the applicant knew how many patients visited the dentist offices located on the upper level. Ms. Iasnik stated she believes it between 3 and 4 per hour. Ms. Lauer asked the applicant how many parents pick up and drop off. Ms. Iasnik stated it's currently 18 clients. She is looking to increase the amount of children she can provide care for to 24 at some point. She stated those pick up and drop off periods span a two hour time frame. Ms. Lauer asked the applicant to describe the traffic in and out of the parking lot. Ms. Iasnik stated the parent would drive into the rear of the property, park their vehicle, walk into the facility, drop their child off, and then exit the parking lot.

Mr. Cesta asked if there would be any events held at the day care facility. Ms. Iasnik stated the space would be too small for any events, and if she did have an event, such as a recital, or moving up ceremony, she would use a church or a community room at another location. Mr. Cesta also asked if there would be any changes to the signage. Ms. Iasnik stated she may place an ornamental sign on the rear of the property to make the entrance to the day care more visible, with the landlord's permission. Mr. Cesta also asked if the applicant has any concerns about the drop off and pick up procedures. Ms. Iasnik stated she does not. Mr. Cesta asked where the majority of the clients of the day live. Ms. Iasnik states it's a mix from Camillus, Onondaga Hill and the Town of Geddes. Mr. Cesta asked if Ms. Iasnik if she has any concerns about using the park as the day care's play area. Ms. Iasnik stated she does not, as this is a common practice for home day care providers.

Mr. Curtin asked the applicant what is the rule of square footage required per child. Ms. Iasnik stated the square footage required is 35 square feet. Mr. Curtin also stated several Board members have expressed concern regarding the Town Park, which could have some latent liability on the part of the Town. As the applicant had brought forth the Town Park use as the day care's play area, Mr. Curtin stated it should be brought to the Town's attention. It was further discussed that the Planning Board is commenting on the Site Plan specifics and could state no site specific issues for this referral.

**Resolution # 26:**

Mr. Cesta moved to ask Mr. Curtin to correspond with the Zoning Board of Appeals to state the Planning Board has no site specific issues regarding this application. The resolution further states a letter will be sent to the Town Board to advise them of the concerns relating to the Town Park being used as a play area. Mr. Klaben seconded the motion and it was unanimously approved.

### **Old Business**

#### **517 Horan Road / BMR Properties Amended Site Plan (Addition to building)**

**TM # 015.-03-04.1**

In a previous meeting, Mr. Tony Rotella, owner of the property, presented the application. The purpose of the application is to install an addition of approximately 2500 square feet in the rear of the building. The New York State code calls for the building to have a certain square footage for a certain amount of children. Mr. Rotella also explained the site is in compliance with the flood plains and parking is compliant with the Municipal Code.

In that earlier meeting, Chairman Fatcheric asked how the parking calculations were figured. Mr. Rotella explained they used the previous tenant's plan but also checked to with the Code Enforcement Office. Chairman Fatcheric stated those parking calculations will need to be verified.

Also at that meeting, Mr. Klaben asked the applicant about the 100 year flood plan as depicted on the plan. He asked where Mr. Rotella where he obtained the information. Mr. Rotella stated the information came from a previous Site Plan and the surveyor. Mr. Czerwinski stated FEMA has different information and he suggested the applicant verify the latest flood plains map with the Code Enforcement Office. He stated it could determine the elevation of the slab and also put the building's structure flood insurance at a different price. Mr. Klaben also asked about the parking lot in the rear of the building. He asked if the applicant would consider directional signage or one way traffic. Mr. Rotella stated there's virtually no traffic in the space. Most of the customers drop and pick up in the front of the building. Mr. Rotella added if there was ever an event there, that would be when they would have the most traffic and Mr. Rotella doesn't anticipate that happening.

In tonight's meeting, it was noted the County referral had been returned to the Town, and the comments were standard with the exception of the delineation of the wetlands as brought up previously by the Board. Mr. Czerwinski explained to the applicant the delineation needs to be depicted on the plan and if the location of the wetlands does impact the proposed addition, a new plan may be necessary. Mr. Czerwinski asked the applicant if there has been a wetland delineation for this property. Mr. Czerwinski stated this is needed before the applicant can move forward. Additionally there was some discussion with respect to the floodplains. It was noted that with the current maps the proposed structure isn't in the floodplains, however the future maps may reflect the structure is in the floodplains. The applicant should be aware this could affect his insurance in the future.

Mr. Czerwinski asked if the property has ever flooded. The applicant responded that in the 30 + years he has owned the property, it has never flooded.

As the applicant has addressed all other details as requested, it was noted the Board could consider approving the Site Plan, conditional upon the applicability of the wetlands.

As Lead Agency has already been declared, Ms. Lauer moved to declare an Unlisted Action. Mr. Cesta seconded the motion and it was unanimously approved.

Chairman Fatcheric noted there are two modifications to questions on the applicant's SEQR form. Question # 10, asking if the proposed addition connects to a public water supply should be yes. Also, Question # 16, asking if the proposed action is in a flood plain, the answer should be no.

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

**Resolution # 27:**

Mr. Cesta moved to approve the application as submitted as drawn by Craig Polhamus, Architect, dated April 29<sup>th</sup>, 2015, subject to determination of the applicability of wetland separation from the proposed addition, to be determined by the Board's engineer. Ms. Lauer seconded the motion and it was unanimously approved.

**Resolution # 28:**

Ms. Lauer moved to assess the project \$200.00 in professional fees. Mr. Klaben seconded the motion and it was unanimously approved.

**3700 W. Genesee Street / Empower Credit Union TM # 042.-10-04.1 & 03.1  
Amended Site Plan  
(Installation of ATM)**

Mr. Neal Zinsmeyer, of Napierala Consulting, provided an overview of the project. He stated in earlier months, the Town Board approved a zone change for a property on Hunt Avenue adjacent to the Credit Union property. The proposed plan calls for the Credit Union to install ATM machines in the northern section of the parking lot. The plan also calls for additional lane stacking space in the drive thru. The Credit Union has a high volume of patrons and with the proposed plan the Credit hopes to alleviate some current traffic concerns.

The new plan proposes a total of four (4) drive thru lanes, and two (2) new ATM machines in the northern portion of the parking lot. The plan also proposes to enhance the landscaping on Hunt Avenue to provide a buffer. The landscaping plans include low lying vegetation for the Hunt Avenue elevation. Mature trees are planned to be added to the existing natural buffer for the existing neighborhood. Additional changes for the front of the building include a walkway to help facilitate patrons using the entrance.

This application was previously sent to SOCPA and their comments have been returned to the Board. There were no comments from that referral to be addressed by the applicant.

The applicant noted they had been to the Zoning Board of Appeals, and received the necessary variances. The applicant also noted they had made some landscaping modifications as requested.

Mr. Czerwinski drainage report is in order. He requested from the applicant maps showing the existing connection to existing and proposed drainage basins. He expressed minor concerns the flow from the runoff may affect the property at the edge of the property, and to watch that area. He added the Lighting Plan is in compliance. He also stated the lighting adheres to the banking standards as well.

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

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

**Resolution # 29:**

Mr. Voss moved to approve the plan for the Amended Site Plan for the Empower Credit Union at 3700 West Genesee Street, as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

**Resolution # 30:**

Ms. Lauer moved to assess the project \$900.00 in professional fees. Mr. Klaben seconded the motion and it was unanimously approved.

**Minutes of the Previous Meeting**

Mr. Cesta moved to approve the minutes of May 11<sup>th</sup>, 2015 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

**Discussion**

None

**Correspondence**

None

**Comments of Town Officials**

None

**Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

Mr. Cesta stated a concern regarding legislation of Solar Panels being introduced as part of commercial projects. He believes this is a topic that will be brought forward as more and more companies are offering environmentally conscious materials and incentives. Mr. Curtin stated his firm would research the issue and bring some suggestions forward for the Board to review.

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
June 22<sup>nd</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

Brian Sinsabaugh, Esq.  
Paul Czerwinski, P.E.

**Guests and Members of the Public**

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

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

**New Business:**

**121 & 125 Turkey Run Lane/ Reginald Palmer      TM # 007.1.-09-02.0 & 03  
Lot Line Re-Alignment**

Mr. Tim Coyer, of Ianuzi & Romans Land Surveyors, presented the application on behalf of the applicant. The purpose of the application is to move the lot line for two properties located in the Country Oaks subdivision. The lot line re-alignment request is due to a basketball court installed on the property located at 125 Turkey Run Lane slightly encroaching on to the neighboring property located at 121 Turkey Run Lane. The two lots are conforming lots.

Chairman Fatcheric asked if both neighbors were in agreement regarding the lot line re-alignment. Mr. Coyer stated they are.

Mr. Voss asked if either property owner had wanted a straight line dividing the property. Mr. Coyer stated his firm had suggested that, but neither property owner wanted to give up any more property than absolutely necessary.

Mr. Sinsabaugh stated the approval could be granted conditional upon the deeds of conveyance being recorded and a copy of the recorded deed being provided to the clerk.

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

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

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

**Resolution # 31:**

Mr. Voss moved to approve the Lot Line Re-Alignment for 121 and 125 Turkey Run Lane as submitted conditional upon the deeds of conveyance being recorded and a copy of the recorded deed being provided to the clerk. Mr. Kallfelz seconded the motion and it was unanimously approved.

**5310-5316 & 5388 West Genesee Street  
Preliminary Subdivision  
(McDonalds Subdivision)**

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

Ms. Carol Zenzel, attorney for the applicant presented the application. The purpose of the application is to re-subdivide a 2.5 acre parcel into two lots. Lot # 1 will retain the McDonald's located at 5288 West Genesee Street. Lot # 2 retains the building located at 5310-5316 with no further development anticipated for Lot # 2. Ms. Zenzel stated all necessary easements are in place.

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

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

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

Mr. Voss moved to waive the Public Hearing. Mr. Cesta seconded the motion and it was unanimously approved.

Chairman Fatcheric noted as its' an existing subdivision, there's no requirement to refer to Syracuse Onondaga County Planning Agency (SOCPA).

**Resolution # 32:**

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

**Resolution # 33:**

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

**Resolution # 34:**

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

**Malibu Hills Estates / Sciuga Custom Builders  
12.4  
Amended Final Plat**

**TM # 015.1-06-**

Mr. Salvatore Scuiga, developer for the property, presented the application. The purpose of the application is to amend the Malibu Hills Final Map, Phase 1, Section 1 and 2, to include Lot # 32. Mr. Scuiga has a contract with an interested property to build a residential structure. The lot is served with sewer, water, and all utilities are in place.

Chairman Fatcheric noted to the applicant there are outstanding Professional Fees which need to be brought current, therefore any approval would be conditional and dependent upon before those fees being brought current. Additionally, there are Town Board concerns relating to securities which would need to be addressed as well. Those Town Board issues would need to be addressed with the Town Board.

The Code Enforcement Office has been advised not to issue any Building Permits or Certificates of Occupancies until those matters are addressed.

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

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

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

**Resolution # 35:**

Mr. Kallfelz moved to approve the Amended Final Plat as presented, conditional upon the outstanding Professional Fees incurred by Malibu Hills being brought current. Additionally, there are Town Board concerns relating to securities which would need to be addressed as well. Those Town Board issues would need to be addressed with the Town Board. Mr. Klaben seconded the motion and it was unanimously approved.

**Resolution # 36:**

Ms. Lauer moved to assess Park Land Fee for one (1) lot. Mr. Klaben seconded the motion and it was unanimously approved.

**Red Robin / Township 5  
Amended Site Plan**

**TM # 017.-05-65.1**

Mr. Earl Smith, of Conboy and Mannion, contractor for the building, presented the application. The purpose of the application is to modify the rear of the building where the dumpster enclosure is located by adding a wall near the man door in order to have the dumpster enclosure area more accessible to the employees.

Chairman Fatcheric inquired if the wall is made of the same materials as the existing wall. Mr. Smith stated it is.

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

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

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

**Resolution # 37:**

Mr. Cesta moved to approve the Amended Site Plan as submitted for the dumpster enclosure for Red Robin. Ms. Lauer seconded the motion and it was unanimously approved.

**Old Business**

**517 Horan Road / BMR Properties  
Amended Site Plan  
(Addition to building)**

**TM # 015.-03-04.1**

Mr. Tony Rotella, owner of the property, provided an update to his recent application for an Amended Site Plan. Mr. Rotella had previously provided an application which proposed a 2500 square foot addition in the rear of the building. As part of the application process, Mr. Rotella was asked to determine the location of the wetlands in relation to the addition. It was determined the wetlands in the rear of the property did adversely affect the addition proposed to the rear of the building. With that, Mr. Rotella proposed an addition of the same size, with the same color and materials to the front of the building. All setbacks are in compliance.

Mr. Kallfelz asked if the applicant had provided a letter regarding the shared parking agreement. Mr. Rotella stated he had conferred with Mr. Curtin and they're working on an agreement.

Mr. Czerwinski stated he commended the applicant's actions with respect to the relocation of the addition and the wetlands' location. He worked to find an alternative solution which will solve the concerns relative to the wetlands.

Mr. Sinsabaugh noted the application could be approved conditional upon the legal review of the shared parking agreement.

Chairman Fatcheric noted the application has already been referred to Syracuse Onondaga County Planning Agency (SOCPA). As such, Lead Agency has already been declared.

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

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

**Resolution # 38:**

Mr. Voss moved to approve the Amended Site Plan for 517 Horan Road as submitted conditional upon the legal review of the applicant's parking agreement. Mr. Kallfelz seconded the motion and it was unanimously approved.

**519 Horan Road / BMR Properties  
Amended Site Plan  
(Addition)**

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

Mr. Tony Rotella, owner of the property, presented the application. The purpose of the application is to modify the rear of the building with a 2200 square foot addition. The building currently houses a dog day care facility. The building's addition will be the same color as the existing building, using complementary materials. The parking for the facility remains the same, with shared parking between the building located at 517 Horan Road and this building.

Mr. Rotella stated he made a minor modification with respect to the walkway between the two buildings to stay clear of the wetlands. The walkway is now 20 feet instead of the previously proposed 30 ft. Mr. Rotella also stated he added snow removal and also the parking agreement easement is to be provided.

Mr. Voss clarified the parking agreement applies to this application as well

Mr. Czerwinski stated that based on the dimensions of the proposed drawing, wetlands are in the clear.

Chairman Fatcheric noted the application has already been referred to SOCPA and their comments have been returned. Additionally, Lead Agency has been declared for this application.

As there were no other questions or comments from the Board, Mr. Kallfelz moved to declare an Unlisted Action. Mr. Cesta seconded the motion and it was unanimously approved.

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

**Resolution # 39:**

Mr. Voss moved to approve the Amended Site Plan for 519 Horan Road, as submitted conditional upon legal review of the parking agreement easement. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Minutes of the Previous Meeting**

Mr. Kallfelz moved to approve the minutes from the May 27<sup>th</sup>, 2015 meeting. Mr. Klaben seconded the motion and it was unanimously approved.

## **Discussion**

**Solar Panels** – Mr. Sinsabaugh provided information to the Board for their review with respect to possible upcoming legislation regarding solar panels. It's believed that as towns and villages become more environmentally conscientious this legislation will be necessary. The Board felt the draft prepared by Mr. Sinsabaugh of Curtin & DeJoseph is thorough. The next step would be to have the Town Board review it and decide to move to the next step of legislation.

## **Correspondence**

A voucher was received from Curtin & DeJoseph, P.C., for Legal Services rendered in May 2015 in the amount of \$1462.50, \$225.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Kallfelz seconded the motion and it was unanimously approved.

## **Comments of Town Officials**

None

## **Comments of the Attorney**

None

## **Comments of the Engineer**

None

## **Comments of the Board Members**

None

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
July 13<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

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

**Absent:**

Mike Kallfelz

**Guests & Members of the Public:**

2 others

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

**New Business:**

None

**Old Business**

**Township 5  
Amended Site Plan  
(Movie Theater)**

**TM # 017.-05-65.1**

Mr. Doug Moses, and Mr. Joe Goethe of The Cameron Group, LLC, presented the application. The purpose of the application is to finalize the details of the color palette and the elevations and other specific details for the Movie Tavern building in Township 5.

The building will be constructed with EIFS, brick and stucco for the façade. The color of the brick veneer will be Continental Brown to complement the other buildings. Other colors depicted on the elevations for the EIFS are Roasted Sesame, Oklahoma Wheat, Avon Green, Montana Agate, Plymouth Brown, and Copper Mountain. The main color of the building will be Roasted Sesame with the other colors to be used throughout the site and also on the raised EIFS color bands on the front of the building.

The building will have a concrete apron around the entire building for protection against the elements. There will be landscaping around the Site. Additionally there will be a dumpster enclosure in the rear of the building which will complement the structure.

There will be strip lighting which will be LED lighting as advertisements of the movies being shown.

Chairman Fatcheric asked if the lettering for the movie advertisements is digital. Mr. Moses stated he believes so. Mr. Goethe confirmed other locations use the digital lettering.

Mr. Klaben stated the building's side elevations are somewhat plain. He asked if the developer can break up the elevation with some type of accent. Chairman Fatcheric noted prior to the meeting Mr. Klaben had suggested raised EIFS accents such as the ones depicted on the front elevation. Mr. Moses and Mr. Goethe stated they could implement those on the building.

Mr. Voss and Ms. Lauer stated they liked the looks of the building.

Mr. Cesta asked if there is wall pack lighting around the entire building. Mr. Moses stated that is correct.

Mr. Curtin noted to the Board, they have jurisdiction as to the elevations and if they'd like to have the developer include the raised EIFS accents for the side elevation on the west end of the building. There was a detailed discussion as to the amount of those raised accents. It was as noted the Board would want no less than two raised EIFS accents for the elevation on the west side of the building.

Chairman Fatcheric noted there is no need for a SEQR as the approval for the PUD encompasses this building.

#### **Resolution # 40:**

Mr. Voss moved to approve the Amended Site Plan as submitted for the Movie Tavern building as drawn by JKR Partners and the Site Plan as submitted, as drawn by Dunn & Sgromo dated June 19<sup>th</sup>, 2015, with the addition of no less than two raised EIFS accents for the west side of elevation of the building. Mr. Klaben seconded the motion and it was unanimously approved.

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

Mr. Cesta moved to approve the minutes of June 8<sup>th</sup>, 2015 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minutes of June 22<sup>nd</sup>, 2015 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

#### **Discussion**

None

#### **Correspondence**

A voucher was received from Barton & Loguidice, P.C., for Engineering Services rendered in May 2015 in the amount of \$3249.60, \$2999.60 of which is recoverable. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

**Comments of Town Officials**

None

**Comments of the Attorney**

Mr. Curtin asked if the Affordable Senior Housing project has had any new developments. The Board stated the project appears to be moving along.

**Comments of the Engineer**

None

**Comments of the Board Members**

None

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
July 27<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Don Klaben  
Tracy Lauer

**STAFF PRESENT**

Brian Sinsabaugh, ESQ.  
Paul Czerwinski, P.E.

**Absent:**

Mike Kallfelz  
Martin Voss

**Guests & Members of the Public:**

6 others

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

**New Business:**

**3512 West Genesee Street / Bubble Up Carwash  
Site Plan**

**TM # 047.-05-22.3**

Mr. Dan Mevec, attorney for the applicant and property owner, Mr. Mitchell Sakran, presented the application. The purpose of the application is to amend the façade to allow for a deli counter window for patrons of the car wash to be able to order sandwiches, etc. from. The counter will be to the right of the car wash bay. The façade will be modified with a window and man door to enter the deli area.

Mr. Klaben asked since there's parking in the rear; how would a vehicle approach the window? Mr. Mevec stated the customer would walk up to the window order the food and then go back to the vehicle. Mr. Klaben stated there doesn't appear to be a walkway which would be his concern. The applicant offered to add a walkway for pedestrians.

Ms. Lauer asked if there is in fact a "Loading Zone" in between Mr. Sakran's building and the Advanced Auto Parts, as depicted on the Site Plan. Mr. Sakran stated those words on his Site Plan: however the area is not a "Loading Zone". Ms. Lauer and Chairman Fatcheric stated there's "Loading Zone" stated on the Site Plan which causes the concern there would be a walkway in the Loading Zone. Ms. Lauer asked which side of the building is the deli counter planned. Mr. Mevec stated it's the right side. Mr. Mevec also stated there is parking available in the front of the building for customers to utilize. Ms. Lauer asked where the applicant planned to have snow storage. Mr. Mevec stated it would be in the rear of the building. Ms. Lauer also asked in there's a parking agreement with Advanced Auto Parts. Mr. Sakran stating they don't have a written agreement, rather a verbal agreement as the businesses in that area are supportive of each other. Ms. Lauer also asked about the dumpster as depicted

on the Site Plan. The dumpster cannot be located in the area that it is, as it's within the 25' buffer from a residential neighborhood. If the dumpster is staying it will need to be relocated. Chairman Fatcheric stated the dumpster should be located in the rear if it's going to be needed at the facility.

Mr. Cesta asked if there was another business that may have placed a dumpster in the rear of the property. It was discussed that the architect may have drawn it there as a Site Plan traditionally has a dumpster on premises. Mr. Cesta discussed with the applicant the Site works well for a car wash but expressed concern that the site may not work as well for pedestrian traffic. It was suggested the applicant install pedestrian crosswalks to ensure safety for all patrons.

Chairman Fatcheric asked about changes to the façade. The applicant plans to redo the façade with Colonial Red Brick veneer. There will be a glass door and windows with no changes to the outdoor lighting. Chairman Fatcheric noted the Site Plan depicts lit signs in the windows. He advised the applicant to discuss with Tom Price the signs in the windows to ensure he's following municipal code for those signs.

Mr. Czerwinski advised the applicant the pedestrian walkways, the striping, and parking spaces in the front the building should be delineated. The signage for "No Parking should be explicit; "No Parking on this Side of the Building". Mr. Czerwinski also noted if the applicant uses the front of the building parking, he would be able to use one of the spaces in the rear for a dumpster. Mr. Czerwinski commented the parking spaces in the rear are 16' from edge of the property and driving lane, so there's plenty of room for the snow storage,

Mr. Sinsabaugh stated to the applicant the parking area issue is a concern. Parking will occur in the lot to the right, and is unavoidable, so the pedestrian walkway is important for public safety in the site. He asked the applicant who owns the right-of-way in the rear of the property. Mr. Sakran stated he does.

Chairman Fatcheric reviewed the changes for the site plan to be presented at the next meeting:

- Dumpster removed from rear buffer parking area and relocate it to Parking Space #1 in the rear of the building
- Signage for "No Parking" areas
- Pedestrian walkway (crosswalks striped)
- Remove the words "Loading Area" on the Site Plan
- Snow storage depicted on the site plan
- Signage for building should be discussed Tom Price to ensure Town Code is followed
- Sample of the materials to be used in the façade change.
- Parking area in front needs to be depicted on the plan

The application is continued to a later meeting.

**6001 West Genesee Street / Cynthia Maggio  
Site Plan Review for Special Use**

**TM # 027.-03-11.1**

## **(Pet lodge/Boarding facility)**

Ms. Cynthia Maggio and Mr. Ben Allanson presented the application. The purpose of the application is to add a pet boarding facility to the existing alpaca farm. The alpaca farm's activities are decreasing and as such the dog facility will become the focus.

The facility will be designed with pet suites constructed inside an existing metal pole barn. The plan is to construct 10-15 suites, each suite measuring approximately 5' x 5'. The facility will not have kennel runs and dogs will be housed in single room suites. Supervised groups or a single dog will be let out into one of a few large fenced yards to get exercise and play time. There will be no outdoor runs, so as to minimize barking. The outside of the facility will be wood and synthetic wood material. The suites will be constructed on an existing wood floor. The insides of the suites will be lined with plastic board that is easily cleaned and disinfected for the next client. Hours of operation will be set up to facilitate typical working clientele, 8 am to 6 pm. The owners expect most people to drop off in the morning and pick up in the afternoon.

Chairman Fatcheric asked how the owners handle the animal waste. Ms. Maggio stated she would handle the dog waste the same as she does the alpaca waste which is composted for 12 months. There is a compost bin of approximately 2' x 4' directly on the farm in which the waste is stored for 6 months. The compost is then composted in an open area which is turned over every couple of weeks and then basically turns to dirt.

Mr. Cesta clarified the hours of operation are from approximately 8 am to 6 pm. Mr. Allanson stated that's correct.

Ms. Lauer clarified that the facility is a day care. Mr. Allanson stated that's correct along with along with boarding and training sessions.

Mr. Klaben asked the applicant if the area will be a grooming facility. Mr. Allanson stated there are no plans at this time. He stated boarding and training are the main focus. Mr. Klaben also asked if there are any changes in the trees or landscape. Mr. Allanson stated there are not. Mr. Klaben also asked how close the facility is to other houses. Mr. Allanson stated he doesn't have the exact distance, but knows it's quite a distance.

Chairman Fatcheric noted to the applicant he sees that dog agility training is trending these days. Mr. Allanson agreed and stated in the future he could see this happening. Chairman Fatcheric also asked how many acres the property is. Ms. Maggio stated it's approximately 26.7 acres.

Ms. Maggio stated this property at one time the property was a horse farm and stable and those main buildings been maintained.

## **Resolution # 41**

As there were no other questions or comments from the Board, Mr. Cesta moved to make a positive recommendation to the Zoning Board of Appeals. Ms. Lauer seconded the motion and it was unanimously approved.

**206 Male Ave / Katherine Croom  
Site Plan Review for Special Use)  
(Home Occupation)**

**TM # 042.-01-24.0**

Ms. Katherine Croom, owner of the property, presented the application. The purpose of the application is to apply for a Special Use Permit for the purpose of using her home for a massage practice. Ms. Croom stated she plans to have 1 – 2 clients a week, most likely on Fridays and Saturday mornings. Ms. Croom stated there will be no changes to her house and property. She also stated there's enough room for 2 ½ vehicles in her driveway.

Mr. Klaben asked about the driveway as it appears the applicant shares a driveway with her neighbor. Ms. Croom stated each resident has their own driveway; however there's no delineation between the driveways, so she would advise the clients to always park behind her vehicle.

Ms. Lauer clarified the amount of clients Ms. Croom planned to have. Ms. Croom reiterated she plans to have 1 - 2 clients per week.

Mr. Czerwinski clarified there are no changes to the site at all. Ms. Croom stated there are not.

**Resolution # 42**

As there were no other questions or comments from the Board, Ms. Lauer moved to make a positive recommendation to the Zoning Board of Appeals. Mr. Klaben seconded the motion and it was unanimously approved.

**3529 West Genesee Street/ Ashley Furniture  
Amended Site Plan  
(Façade Changes)**

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

Mr. Timothy Quinn of Ashley Furniture presented the application. The purpose of the application is to obtain approval for façade modifications for Ashley Furniture. Mr. Quinn stated they plan to have new signage on the building with the Ashley Furniture colors and logo. In addition, the new tenants plan to add EIFS directly under the sign and over the sign to soften the look of the façade.

The proposed sign is approximately 230 square feet. With that, Mr. Quinn asked the Board if they would consider allowing the furniture store to have a sign with is larger than the Municipal Code allows. As the Planning Board has oversight in a CP Zone, Chairman Fatcheric explained to the applicant, the Board could grant the applicant the extra square footage for signage, providing the Board is comfortable with the amount of square footage.

The Board agreed the sign's size is acceptable.

Mr. Quinn stated the sign lettering will be approximately 10'6" x 22'. The sign will be back lit with LED lighting.

Mr. Klaben asked if the basketballs that were part of the Dick's Sporting Goods logo were still in existence on the façade. Mr. Quinn stated he didn't believe the basketballs are still there, but if they are, they would be removed.

Mr. Cesta asked about the doors entering the store. Mr. Quinn stated the automatic doors will be removed, and replaced with tempered glass for the entry way.

Mr. Czerwinski confirmed the Planning Board's responsibilities for the CP Zoning and noted the Planning Board has the jurisdiction to approve the size of the sign.

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

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

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

**Resolution # 43:**

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

**Old Business**

None

**Minutes of the Previous Meeting**

The minutes from the previous meeting were not yet available.

**Discussion**

None

**Correspondence**

A voucher was received from Barton & Loguidice, P.C., for Engineering Services rendered in May and June 2015 in the amount of \$4302.40, \$3927.40 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

**Comments of Town Officials**

None

**Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

None

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
August 10<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Mike Kallfelz  
Don Klaben  
Tracy Lauer

**STAFF PRESENT**

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

**Absent:**

Chris Cesta  
Martin Voss

**Guests & Members of the Public:**

2 others

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

**New Business:**

**5323 W. Genesee Street / FST Engineers  
Amended Site Plan  
(Hess Gas Station Façade Changes)**

**TM # 066.-01-10.1**

Mr. Christopher Scotti, of FST Engineers, project engineer for the application, presented the applications. The purpose of the applications is to modify the façade with new paint colors in order to “rebrand” the existing Hess Gas Stations to Speedway Gas Stations. With that, Mr. Scotti explained the green trim around the building will be repainted green with red, the checkers on the facade removed, and repainted with a grey color, and the green roof repainted with a bronze color.

Chairman Fatcheric asked if the canopy fascia which is green will be redone. Mr. Scotti stated the canopy is considered signage, and believes the green will be repainted.

Mr. Curtin stated there’s no need to refer these applications to Syracuse Onondaga County Planning Agency (SOCPA) as the modifications are considered minor, and there are no physical alterations to the site or the footprint of the site. Mr. Curtin also stated the elevations can be approved conditional upon the removal of the ancillary advertising signage in the windows.

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

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

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

**Resolution # 44:**

Ms. Lauer moved to approve the elevations with the changes in colors as submitted, for the changes at 5323 West Genesee Street, conditional upon no ancillary signage being allowed, only primary signage as depicted on the building. Mr. Klaben seconded the motion and it was unanimously approved.

**2053 W. Genesee Turnpike / FST Engineers  
Amended Site Plan  
(Hess Gas Station Façade Changes)**

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

Mr. Christopher Scotti, of FST Engineers, project engineer for the application, presented the applications. The purpose of the applications is to modify the façade with new paint colors in order to rebrand the existing Hess Gas Stations to Speedway Gas Stations. With that, Mr. Scotti explained the green trim around the building will be repainted green, with red, the checkers on the facade removed, and repainted with a grey color, and the green roof repainted with a bronze color. Additionally there is a carwash on this site and that roof will repainted as well with the bronze paint.

Mr. Klaben asked how does paint hold up on the roof. Mr. Scotti stated the roofs are currently painted, and it holds up well. Mr. Klaben asked about the signage in windows advertising various items the stores have to offer. Mr. Klaben and the Board feel at both these locations there is an over abundance of signage in windows. He stated he's otherwise fine with the changes.

Chairman Fatcheric asked for Mr. Curtin's input with respect to limiting the signage in windows. Mr. Curtin reminded the Board they had a rebranding of the Sunoco proliferation of signage in windows and they were able to limit that.

Mr. Kallfelz agreed with Mr. Klaben's comments with respect to the signage.

Ms. Lauer asked if there are plans to remove the canopy at the 2053 West Genesee Turnpike location. Mr. Scotti stated there are no plans to do so. Ms. Lauer also asked if the Dunkin Donuts signage in windows at the locations is the only way the customers know there's Dunkin Donuts products offered in the locations. Mr. Scotti responded he doesn't believe so, and stated there's a mention of it on the pylon signs.

Mr. Curtin stated there's no need to refer these applications to Syracuse Onondaga County Planning Agency (SOCPA) as the modifications are considered minor, and there are no physical alterations to the site or the footprint of the site. Mr. Curtin also stated the elevations can be approved conditional upon the removal of the ancillary advertising signage in the windows.

Mr. Scotti asked if the condition is something the Board enforces throughout the town. Mr. Curtin stated they enforce it whenever the opportunity presents itself. Mr. Curtin specified to the applicant it's for the window signage advertisements.

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

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

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

**Resolution # 45:**

Ms. Kallfelz moved to approve the elevations with the changes in colors as submitted, for the changes at 2053 West Genesee Turnpike, conditional upon no ancillary signage being allowed, only primary signage as depicted on the building. Mr. Klaben seconded the motion and it was unanimously approved.

**2739 Warners Road / Sam Pitcher  
Sketch Plan for Subdivision**

**TM # 006.-03-16.0**

Mr. Alan Coulter, of Keller Williams Realty, presented the application on behalf of the applicant. The purpose of the application is to subdivide a parcel of land into three (3) separate lots. The newly created lots will be lot 1E, approximately 1.85 acres, and 1C which will be approximately 4.65 acres with approximately 80' of road frontage. Mr. Pitcher retains his parcel which contains his residence and pond.

Chairman Fatcheric commented that with this action and previous subdivision action, Mr. Pitcher is creating a major subdivision piecemeal, which concerns the Board. Another concern is that with this application, the applicant is creating a flag lot, which is considered a non-conforming lot. Additionally, Chairman Fatcheric commented with respect to the variety of lots, as to what the subdivision plans are for the parcels in question

Mr. Curtin commented interested parties have plans to construct homes on the lot. The 4.65 parcel presents concern as there is possibility that parcel could be further subdivided, which is why the Board is in need of more details as to who owns which parcels.

Chairman Fatcheric questioned which property is currently owned by Mr. Pitcher. This information as to who owns the property would be needed in order for the Board to have a better understanding so as to render a decision. Mr. Coulter commented the pond is to be retained by Mr. Pitcher.

Ms. Lauer commented to Mr. Coulter that while some Board member know the property, some members don't, so a map explaining the conditions as they exist, and then the future plans, along with the parcels in question would provide a clear picture.

Chairman Fatcheric stated to the applicant the Board would need to provide the following:

- Subdivision action to the west of the property
- Labeling of the gravel driveways
- Ownership of the pond.

The Board agreed to keep sketch open until these concerns can be explained.

Ms. Lauer moved to keep sketch open. Mr. Kallfelz seconded the motion and it was unanimously approved.

Mr. Curtin noted to the Board and applicant he would research further tax map information. Mr. Curtin also advised the applicant that as this is beginning to look like a major subdivision, a Long Form Environmental Assessment Form may be necessary for the application.

### **Old Business**

None

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

Mr. Klaben moved to approve the minutes from July 13<sup>th</sup>, 2015. Mr. Kallfelz seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from July 27<sup>th</sup>, 2015. Mr. Klaben seconded the motion and it was unanimously approved.

### **Discussion**

None

### **Correspondence**

A voucher was received from Curtin & DeJoseph for Legal Services rendered in June 2015 in the amount of \$2412.50, \$262.50 of which is recoverable. Mr. Kallfelz moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

None

### **Comments of the Attorney**

None

### **Comments of the Engineer**

None

## **Comments of the Board Members**

None

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
August 24<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

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

**Guests and Members of the Public**

Steve James, 4<sup>th</sup> Ward Councilperson  
2 others

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

**New Business:**

**101 Knowell Road / Preventive Medicine**

**TM # 035.-**

**02-18.0**

**Site Plan**

Mr. Paul Billings, architect for the applicant, presented the application. The purpose of the application is to allow an expanded parking area in a LBO zone. The proposal depicts the parking area which currently has 5-6 spaces, to expanding to have one (1) handicapped space and 19 parking spaces. The plan also calls for the elimination of the curb cut closest to the intersection. There will be one entrance and one exit into the lot. The plan also calls for a sidewalk leading from the parking lot to the edge of the property. Additionally, a PVC fence will be added to maintain the buffer from the existing neighborhood. Mr. Billings stated they may also transplant selected vegetation to enhance the buffer.

Mr. Billings further explained Dr. Joseph Barry of Preventive Medicine has a contract to purchase the property. His plan is to lease offices in the existing building to 3-4 low impact tenants and reserve 10 spaces for employees of the medicine practice. Mr. Billings stated the current parking situation in the lot across the street where the practice is located is experiencing some overflow, and the lot at 101 Knowell Road will allow the employees to park at the building and leave spaces open for patients.

Mr. Klaben stated the Site Plan depicts only 15 spaces. Mr. Billings stated that reference is a mistake and he'll supply a corrected map. Mr. Billings also stated he'd like the Board to know how invaluable Mr. Tom Price, of the Code Enforcement has been for this application in that he's made suggestions which have been very helpful. Mr. Klaben also expressed concern with the size of the

turnaround, stating he's worried it will not be able to accommodate larger size vehicles. Mr. Billings stated they could extend it possibly by 2-3 feet.

Mr. Kallfelz asked about the drainage on the property. Mr. Billings stated the east side of the parking area flows to Knowell Road. The west side flows into the grass area on the property.

Mr. Voss asked if the Site is less than an acre. Mr. Billings stated that's correct.

Ms. Lauer asked if there would be signage for the tenants. Mr. Billings stated it will be clear to the prospective tenants that they will have to apply for their own signage. Ms. Lauer asked what the interior is like. Mr. Billings stated the current owner did very little remodeling inside and the interior still looks like a house inside.

Mr. Cesta asked if there are any additional modifications planned for the building. Mr. Billings stated there are not. Mr. Cesta asked about the sidewalk heading towards West Genesee Street. Mr. Billings stated it's intended as a safety feature for pedestrians to reach the intersection. Mr. Cesta also mentioned there are spaces close to the road that could possibly be reconfigured in order to have more space for a turnaround. Mr. Billings stated they could modify the spaces as requested. Mr. Billings also explained the thought process behind the handicapped spaces and their generous size. The handicapped accessible vehicles are generally larger and the larger space allows for that.

Chairman Fatcheric asked if there was any new lighting for the Site. Mr. Billings stated there is not. Chairman Fatcheric asked about the directional signage to ensure it will be shown on the map. Chairman Fatcheric also noted snow storage plan is needed on the plat.

Mr. Czerwinski expressed concern with respect to the paved area after the parking lot is enlarged as the expanded pavement area will affect the drainage. Mr. Billings stated the flow will still go to the grassy area and should not affect the neighbor to the left as the property is slight elevated. Mr. Billings added if it does, the owner of the building will address those concerns. There is a catch basin to the south close to the curb cut. Mr. Czerwinski reiterated Mr. Klaben's concern about the turnaround; stating spots 9 & 10 could be difficult to maneuver.

Mr. Curtin stated he doesn't disagree with the comments about the parking. However the building is anticipated to be a low impact use. Tenants are going to park closer to the access point. Mr. Curtin also asked about the sidewalk and whether there's a crosswalk at the end of the sidewalk. Mr. Billings stated there isn't. Mr. Czerwinski stated the county didn't require crosswalks for the medical office application as the sidewalks weren't planned for that application. Mr. Billings stated after contacting the County, they may consider installing a crosswalk.

Chairman Fatcheric offered that a referral to Syracuse Onondaga County Planning Agency (SOCPA) wouldn't be necessary are the proposed modifications are considered low impact. With that, Ms. Lauer moved to waive

the referral to SOCPA. Mr. Klaben seconded the motion and it was unanimously approved.

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

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

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

**Resolution # 46:**

Mr. Klaben moved to approve the plan as submitted with the addition of the snow storage which should be depicted northerly buffer, to the northwest of the structure and the additional condition that any off-site improvements be reviewed by those agencies affected whether it's state or county.

Mr. Cesta commented with respect to the sidewalk connection to the parking area. Mr. Billings explained the sidewalk is connected to the parking lot.

Chairman Fatcheric asked if the privacy fence could be an earth tone which would be complementary to the brick style of the building. Mr. Billings agreed on behalf of the owner.

As there were no other questions or concerns with respect to this application, Ms. Lauer seconded the motion and it was unanimously approved.

**Old Business**

None

**Minutes of the Previous Meeting**

The minutes from the previous meeting were not yet available.

**Discussion**

None

**Correspondence**

A voucher was received from Curtin & DeJoseph for Legal Services rendered in July 2015 in the amount of \$842.50, none of which is recoverable. Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Crystal Rock, LLC for batteries in the amount of \$11.49. Mr. Voss moved to approved payment. Ms. Lauer seconded the motion and it was unanimously approved.

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

**Comments of Town Officials**

None

**Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

None

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
September 14<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

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

**Guests and Members of the Public**

Mike LaFlair, 2<sup>nd</sup> Ward Councilperson  
5 others

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

**New Business:**

**3717 Warners Road / Adam, Jan & Barbara Raczka      TM # 016.-01-06.0  
Sketch Plan for Subdivision**

Mr. Adam Raczka, owner of the property presented the application. The purpose of the application is to subdivide a 1.528 (+/-) parcel into two (2) lots. The owner plans to construct a new residence for his parents. The owner contacted Onondaga County for their opinion with respect to the location of the driveway. Mr. Raczka stated they approved the location verbally, but he doesn't have a written confirmation.

Chairman Fatcheric asked the applicant if he took into account the Code Enforcement Officer's comments with respect the setbacks for the front yard. Mr. Raczka stated he did, and that would be reflected on the next plan presented. Chairman Fatcheric also clarified there would be a separate driveway for each residence. Mr. Raczka stated that's correct.

Mr. Voss asked about the elevation shift on the property. Mr. Raczka stated it does shift approximately 7' upward as the property goes to the south.

Mr. Cesta asked about the lot shape. He asked if the applicant considered dividing the property differently so as to have a more regular shaped lot. Mr. Raczka stated the paved driveway prevents that, and the driveway wouldn't be removed and/or repaved as it's quite long. Mr. Cesta also asked about the plat showing an existing foundation on the lot to be subdivided. Mr. Raczka stated there is, however it's from an old building, and there's nothing left of the foundation except for a couple of lines showing where the foundation existed.

Chairman Fatcheric asked about available utilities. Mr. Raczka stated the gas/electric and water utilities are available.

Chairman Fatcheric discussed with Mr. Curtin as to whether the applicant had provided enough information to refer the application to Syracuse Onondaga County Planning Agency (SOCPA) as the location is 500' within a state road. Mr. Curtin stated he believed so.

With that, Mr. Voss moved to close sketch. Mr. Kallfelz seconded the motion and it was unanimously approved.

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

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

The application is continued to a later meeting.

**Township 5 / Cameron Group  
Site Plan  
(New Construction)**

**TM # 017.-05-65.1**

Mr. Doug Moses, of the Cameron Group, presented the application. The purpose of the application is to provide details for the construction of Building # 9 which to be located in the area between Longhorn Restaurant and Costco Gas Station. The building is expected to be approximately 4000 square feet. The building will house Summit Credit Union (2000 square feet) and an unnamed retail establishment (2000 square feet).

Chairman Fatcheric asked how a vehicle would travel through the site. Mr. Moses stated vehicles would enter into the parking lot for Building 9 via its own entrance and travel through the site in a northerly direction. The Summit Credit Union proposes to have two (2) drive-thru lanes. The west side of the building will be the best access for the drive thru area. An island will separate the Longhorn restaurant and Building 9. Directional signage will be placed throughout the site to ensure patrons will understand the traffic flow especially in the area of the drive thru lanes.

The main entrance for Summit Credit Union and retail establishment will be on the North side of the building.

The materials to be used for the building are hardy plank siding, with azek trim board, with EIFS accent details on the outside perimeter to break up the façade but still have it complementary to the existing buildings. Additional details provided by Mr. Moses included typical windows will be installed. There will be a 4' concrete island in the drive thru area which will house the communication area for the drive thru customer.

Mr. Moses also explained Summit Credit Union has requested additional signage, as the sides of the buildings are very visible. Chairman Fatcheric noted there would be some factors to consider, the size of the signage, and the proximity to the road.

Mr. Curtin advised the applicant to consider the other tenant's in the building too, and to plan for the building to have cohesiveness with respect to the signage.

Mr. Cesta asked about the signage for the canopy specifically asking for signage stating for "drive thru only" as he is concerned that the vehicles using the drive thru may encounter some confusion. He also asked the applicant to list the utilities to be listed on the site plan. Mr. Moses showed Mr. Cesta the utilities as they are depicted on the plan. Mr. Cesta asked Mr. Moses if the rooftop parapets depicted on the plan are a true representation of how they'll look. Mr. Moses stated they are.

Ms. Lauer asked for clarification on the type of signs to be used around the building. She advised to have the signs be consistent. Mr. Moses stated they are.

Mr. Voss asked for clarification with respect to the 3-way stop sign as the patrons enter into Township 5 near the Costco Gas Station. Mr. Voss asked why it's a 3-way stop sign and not a 4-way stop sign. According to Mr. Moses, County DOT mandated that in order to avoid vehicle backup as patrons enter the Township 5 site. There was discussion among the Board with respect to what's working and spots of concerns. Mr. Moses stated he can bring those concerns to the developers, however he believes as people continue to use the site they will become accustomed to how the site flows. Mr. Voss stated how nice the site is, and how beneficial the development is for Camillus. There was additional discussion between the Board and staff with respect to the development and which agencies (town, county, and state) have oversight.

Mr. Klaben commented that he would advise the applicant to consider making the entrance one way, and have the traffic flow through the site in one way direction. Mr. Moses agreed and stated he would take the suggestion back to his client.

Chairman Fatcheric asked Mr. Moses to provide the details for the landscaping, snow storage and photo metric. He realizes the bank has the final say on the lighting as they have their regulations regarding lighting, however the Town would like to review the plan.

Mr. Czerwinski stated he wanted to expand on Mr. Klaben comments; he explained the entrance/exit is scaled 24 ft, which technically is wide enough for 2-way traffic, however doesn't take into consideration the vehicles could be crossing through the parking lot. He reiterated the comments about the one-way traffic flow on that side of the structure. Additionally he advised Mr. Moses to take a second look at the canopy structure as it may be an obstruction as far as sight distance. Mr. Czerwinski also asked Mr. Moses for an updated offset sewage plan as the town is updating their plan overall.

Mr. Curtin stated the primary access point which is on the north side of the building, not many accessible spaces for those customers wishing to do one-on-one banking. He asked the applicant to consider reversing the parking plan. Mr.

Moses said he would look into it, but was concerned that the adjacent tenant may be reluctant to give up spaces in close proximity. Mr. Curtin also noted the building should limit the tenants to Summit Credit Union and the unnamed retail tenant as there is the potential for a cluttered site. Mr. Curtin noted the applicant called out the materials, but reminded Mr. Moses about the granite curbing in the high impact areas and to ensure that's noted on the plan. Mr. Curtin also noted for the record that Building 9 had previously been noted as a single tenant and now is a multiple tenant building.

Chairman Fatcheric asked if the color palette as presented is a true representation. Mr. Moses stated he believes it to be, but is just waiting on clarification from the client.

The Board and staff discussed whether approval could be granted tonight. It was agreed the footprint is there, but there are too many outstanding issues to consider a complete approval. It was decided to offer Mr. Moses a limited approval to allow him to obtain a building permit to begin site work.

Mr. Curtin stated in terms of this being a modified site plan, the Board is seeing at least the footprint of the building. He explained the approval would be limited to the footprint only. The elevations would have to be more detailed, and the Site Plan would need to have additional details provided.

Additionally, Mr. Curtin stated the Board would be able to approve the modified plan of Building # 9; footprint only, acceptable in terms of location, configuration, and gross leasable area. This would enable the applicant to obtain a permit for a foundation plan.

As Lead Agency has been declared for the site previously, Mr. Cesta moved to declare an Unlisted Action for the application. Ms. Lauer seconded the motion and it was unanimously approved.

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

**Resolution # 47:**

Mr. Kallfelz moved to approve the **footprint only for Building # 9**, as drawn by Dunn & Sgromo, dated 9-8-2015. Mr. Klaben seconded the motion and it was unanimously approved.

**Township 5 / Cameron Group  
Amended Site Plan / Petco**

**TM # 017.-05-65.1**

Mr. Moses explained the overall Site Plan for the new building adjacent to east of the Movie Tavern to house Petco. The building will be approximately 12,500 square feet. There will be an alley way between the Movie Tavern and Petco. A loading dock is planned to the north side of the building. The front entrance is to the east side of the building. There will be steps leading to the entrance.

Chairman Fatcheric asked when the applicant would have the elevations. Mr. Moses stated he hopes to have them within two weeks, in time for the next meeting. Chairman Fatcheric asked if there is a dumpster enclosure for the building. Mr. Moses stated there is one planned for the north side of the building.

Mr. Cesta asked about the sidewalk in between the two buildings. Mr. Moses stated the walkway is planned to be approximately 20'.

Mr. Czerwinski asked for the details regarding the loading dock. He wanted those details to ensure there's enough turning radius and room for vehicles to maneuver. Mr. Moses pointed out those details as depicted on the overall Site Plan.

The application is continued to a later meeting.

### **Old Business**

#### **Pitcher Flats / Alan Coulter 16.0**

**TM # TM # 006.-03-**

#### **Sketch Plan for Subdivision**

Mr. Al Coulter, of Keller William Realty, presented the application on behalf of the applicant, Mr. Sam Pitcher. The purpose of the application is to subdivide a parcel of land into three (3) separate lots. The newly created lots will be lot 1E, approximately 1.85 acres, and 1C which will be approximately 4.65 acres with approximately 80' of road frontage. Mr. Pitcher retains his parcel which contains his residence and pond.

In the previous appearance, the Board had these concerns:

- Subdivision action to the west of the property
- Labeling of the gravel driveways
- Ownership of the pond.

Mr. Coulter explained the property to the west is owned by Mr. Sam Pitcher, with the exception of a small parcel being owned by Mr. Flood. There's a small right-of-way owned by Mr. Pitcher in order to access the pond.

Mr. Coulter also stated he asked Mr. Pitcher if he had any plans to develop a Cul-de-sac. Mr. Coulter stated Mr. Pitcher said he has no plans to so. Additionally, Mr. Pitcher does own the pond.

Chairman Fatcheric stated with those clarifications the plat doesn't appear to have any substandard plots. Chairman Fatcheric also stated Mr. Pitcher visited with the chairperson to explain the pond's history of ownership.

Mr. Cesta asked for clarification intended use of the remaining parcel would be. Mr. Coulter stated he didn't know. Mr. Cesta asked for the clarification of the naming of the lots. Mr. Czerwinski clarified the lot's name and origin.

Mr. Czerwinski asked for clarification that Lot 1B has a house and Lot 1A only has a garage. Mr. Coulter stated that's correct.

Mr. Curtin advised the applicant that even though Mr. Pitcher has stated he has no intentions for further interior development interior spoken statements are not binding. He also noted there are no covenants not being issued for this plan, the Board should be aware that a road could be developed at a later time. Additionally, Mr. Curtin advised Mr. Coulter if Lot 1 C is planned at a later date, a new sketch plan would be required.

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

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

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

Chairman Fatcheric noted to the applicant that a Long Form Environmental Assessment Form would be necessary as this subdivision is considered a major subdivision.

**JFJ Holdings LLC / 3747 Milton Ave  
Preliminary – Subdivision  
(Aldi Dunkin Subdivision)**

**TM # 038.-02-33.2**

Mr. Brian Bouchard, of CHA Companies, provided an update to the application that was presented earlier this year.

Mr. Bouchard stated he's provided the language for the easements necessary for the subdivision action requested to attorneys for the respective parties for their review. He explained Lot #1 will house the proposed Dunkin Donuts. Lot #2 will continue to house Aldi's Grocery Store as depicted on the new subdivision map

Mr. Bouchard stated stormwater plan will be controlled by Aldi allowing Dunkin to use the pond as a thoroughfare to the existing sewer on Milton Avenue. The drainage easement states as such.

Additionally there's an ingress/egress agreement, along with a shared parking agreement.

Dunkin Donuts plans to manage their drainage on site. However Aldi would need to access their drainage, which in turn creates the necessity for a utility easement to allow Aldi to access their drainage.

Mr. Curtin stated the easements have not been provided to him for review. Mr. Bouchard stated he had included the easements in the application packet. As it turns out, the documents that had been received are a draft of what should be

included for the easements. The applicant's attorneys would need to provide the legal descriptions.

Mr. Cesta asked who would be responsible for aesthetic maintenance of the stormwater pond. Mr. Bouchard stated it would be under the purview of Aldi's.

Chairman Fatcheric asked as there's no road frontage for lot 1; does the right-of-way stay with Lot #1? Mr. Curtin stated the right-of-way actually stays with Lot #2. The easement depicted on the plan allows for mutual access and egress, thereby grants the access to the road.

Mr. Curtin explained to the applicant his responsibility for the review of the necessary easements, stating the information to be provided should be who maintains, who insures, who contributes, and what happens if the primary lot owner (in this case, Aldi), neglects their obligations. Dunkin Donuts would need to know which actions they could take if that in fact occurred. Those easements include an access easement, shared parking easement, ingress/egress agreement, drainage and key utilities agreement. Those documents are needed to be part of the record.

The approval could not be granted just yet as additional details are necessary.

**JFJ Holdings LLC / 3747 Milton Ave  
Site Plan  
(New Construction)**

**TM # 038.-02-33-2**

Mr. Brian Bouchard, of CHA Companies, provided an update to the application that was presented earlier this year.

Mr. Bouchard stated there's been some discussion between the agencies involved, State DOT and County DOT and there hasn't been a final determination as to the intersection between Aldi and Home Depot Plaza. Mr. Bouchard hopes to have the final determination very soon.

Mr. Bouchard stated the following information has been updated on the most recent Site Plan:

- Parking counts revised and noted on the Site Plan
- Granite curbing in high impact areas shown on the Site Plan
- Snow storage area depicted on the Site Plan
- Lighting plan submitted
- Garbage receptacles added to the Site Plan

Mr. Bouchard also addressed the most recent SWPPP updates that were requested by Barton & Loguidice. He stated the final report had been sent to Mr. Czerwinski late Monday before the meeting.

With respect to the Traffic patterns, it appears that NYS DOT is adamant the Home Depot side of the intersection warrants a traffic signal, although the Aldi

and Dunkin Donut side of the intersection don't appear to warrant a traffic signal. Onondaga County DOT is also adamant that there is no need for a traffic signal and is against a signal as there's a traffic light approximately 150' further west on Milton Avenue. Mr. Bouchard stated he believes there is an impending meeting to determine exactly what can be done at this location.

Mr. Cesta stated to the applicant he did a good job presenting the applications. He commented with respect to the receptacles and that he appreciated Mr. Bouchard had added them in to the Site. Mr. Cesta brought up the one lane exit to check with the applicant if that worked for the Site, however the Chairperson explained that is not negotiable for this Site. Mr. Cesta also asked what makes a Site an archaeological sensitive area. Mr. Curtin advised the area could be near or in close proximity to, but could not hazard a guess as to which area could be designated as an "archaeologically sensitive' area.

Mr. Voss asked if there's full access with respect to the one lane in and one lane out. Mr. Bouchard stated that's' correct.

Chairman Fatcheric noted for the record, the project works overall, and he appreciates the work the applicant has put into the project, however the aesthetic appeal of the building is not something he's in favor of for the Town of Camillus.

Mr. Czerwinski stated he felt the applicant addressed the concerns regarding the traffic study. Mr. Czerwinski also gave the Board some history on the Site and surrounding area. He stated when the Home Depot project was develop across the street from this Site, the Onondaga County DOT was adamant there shouldn't be a traffic signal at the entrance/exit on Milton Ave for the Home Depot Site. However, the NYS DOT indicated they felt otherwise especially with respect to development of various projects in close proximity to this site. Mr. Czerwinski also commented with respect to the stormwater review and stated his firm would review the most recent submission and advise the Board accordingly. Mr. Czerwinski stated he reviewed the lighting plan and it appears to be in compliance.

Mr. Curtin spoke with respect to the traffic flow. He stated the Dunkin Donuts would be a destination of sorts and expressed concern regarding points of conflict as some patrons are entering, and others are exiting. His concerns relate to the haphazard traffic patterns that could potentially arise. The Board had a detailed discussion relating to how vehicles will be entering the Site and where the trouble spots could be. One solution offered was to consider making the south entrance be a one-way only entering the site, and northerly entrance a one-way only exit only. This would enable the traffic to flow around the site in a one -way fashion; and still enable patrons to park and walk into the store if they desire. Additionally, Mr. Curtin pointed out to the applicant areas where granite curbing should be installed.

The Board Members discussed the option proposed by Mr. Curtin. The Board appeared to be split down the middle as to how patrons would use the Site. Mr. Voss and Mr. Curtin offered the opinion that they have had other drive-thru sites

to learn from as far as what works and what doesn't. The applicant agreed to consider the suggestions offered by Mr. Curtin and the Board.

The application was continued to a later meeting as there are still details to be ironed out.

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

Mr. Klaben moved to approve the minutes from August 24<sup>th</sup>, 2015. Mr. Kallfelz seconded the motion and it was unanimously approved.

### **Discussion**

Chairman Fatcheric commented with respect to curbing at Township 5 which needs to be replaced. He stated it appeared that some damage was done, most likely with a construction vehicle. He noted its concrete curbing not granite, and enforces the Planning Board's request for granite curbing in high impact areas.

### **Correspondence**

A voucher was received from Barton & Loguidice, P.C., for Engineering Services rendered in July 2015 in the amount of \$1297.40, \$1172.40 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

None

### **Comments of the Attorney**

None

### **Comments of the Engineer**

None

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

None

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 8:50 pm. Ms. Lauer Kallfelz seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
September 28<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

Brian Sinsabaugh, Esq.  
Paul Czerwinski, P.E.

**Guests and Members of the Public**

Mike LaFlair, 2<sup>nd</sup> Ward Councilperson  
David Callahan, 6<sup>th</sup> Ward Councilperson  
10 others

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

**New Business:**

**2640 Warners Road / Ronald Clare  
Site Plan  
(New construction of garage)**

**TM # 006.-02-33.0**

Mr. Ronald Clare, owner of the property, presented the application. The purpose of the application is to construct a 20' x 40' free standing garage. The garage will replace the two (2) existing trailers on the northern side of the building.

Mr. Clare also stated he runs a commercial draperies business out of the existing building.

Chairman Fatcheric asked if the trailers were leaving the property. Mr. Clare stated they are.

Mr. Klaben asked about the distance between the parking lot and the location of the trailers. Mr. Clare stated the distance is approximately 15 feet.

Mr. Voss asked Mr. Clare what the distance is between the chain link fence and proposed location of the garage. He asked if the fence is on the property line. Mr. Clare stated he isn't sure. Mr. Voss also asked if the property line is far enough back to meet the required setbacks. Mr. Clare stated he believes so, but needs to get confirmation of that. It was noted to the applicant those details are needed to determine the location of the property line for the Board to render a decision.

Ms. Lauer asked if the garage about the same size of the trailers. Mr. Clare stated it is. Ms. Lauer stated to the applicant variances may be needed for the property before an approval could be granted.

Chairman Fatcheric explained the variances needed are rear yard and buffer setbacks. He explained the process to the applicant.

Chairman Fatcheric asked if there would be any additional lighting on or around the garage. He explained to the applicant if there is lighting planned, the spec sheets for the lighting would need to be provided to the Board. Chairman Fatcheric asked if the proposed structure will match the existing building. Mr. Clare stated it will.

Mr. Czerwinski asked if the applicant is adding asphalt. Mr. Clare stated he's not. Mr. Czerwinski also asked where the drainage is directed. Mr. Clare stated it is to the corner of the lot.

Mr. Sinsabaugh reiterated to the applicant that variances are needed for the property.

The application is continued to a later meeting.

**6171 Airport Road / Douglas Baule  
Site Plan Review for Special Use Permit  
(Light industrial use requires special use permit)**

**TM # 012.-01-33.0**

Ms. Jamie Sutphen, of Baldwin & Sutphen, LLP, attorney for the applicant, and Mr. Douglas Baule, prospective owner of the site, presented the application. The purpose of the application to obtain a Special Use Permit as the Light Industrial Use planned for the building is required in the Limited Business Office (LBO) zoned area.

Ms. Sutphen explained the premises are planned to be used as a printing and signage facility to include large signs of vinyl using lamination and plotting equipment. The business is considered a light industrial use. No noise from the machinery can be heard from 10-12 feet away. The hours of operations are approximately from 8:00 am to 6:00 pm. Deliveries to and from the business will be expected to occur only during business hours. There is no outdoor storage.

Chairman Fatcheric asked if there are employees for the business. Mr. Baule stated there are not. He does hope to employ one - two people in the next few years.

Mr. Voss asked if the footprint of the building will change. Mr. Baule stated it is not. Mr. Voss also commented that the site will be cleaned up and put to good use.

Ms. Lauer asked there were customers that visited the site. Mr. Baule stated there are not, as the sign shop is a business to business operation. They will be using FedEx and UPS for deliveries in and out of the building.

Mr. Czerwinski asked what type of delivery vehicles would be visiting the site. Mr. Baule explained it would be Fed Ex and UPS delivery vehicles, and the occasional delivery van.

**Resolution # 48:**

Ms. Lauer moved to refer the application back to the Zoning Board of Appeals with a positive recommendation stating there are no site specific issues or concerns. Mr. Voss seconded the motion and it was unanimously approved.

**201 Maplegrove Rd / 111 Westfall St. /Peter/Cheryl Recore TM # 016.-06-08.1  
Lot Line Re-alignment**

Mr. Peter Recore and Mrs. Cheryl Recore, owners of 111 Westfall Street, presented the application. The purpose of the application is to move a lot line in order to purchase a piece of the parcel owned by Ms. Linda Reynolds, residing at 201 Maplegrove Road. The properties' rear yards are contiguous. The proposed action enables Mr. & Mrs. Recore to have a larger rear yard.

Mr. & Mrs. Recore provided a letter from Ms. Reynolds stating she agrees to the proposed to action.

Mr. Cesta asked if there are any structures on the affected portion of the parcels. Mr. Recore stated there are not.

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

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

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

**Resolution # 49:**

Mr. Voss moved approve the Lot Line Re-alignment as submitted conditional upon receiving a copy of the recorded deed in the clerk's office. Mr. Kallfelz seconded the motion and it was unanimously approved.

**Affordable Senior Housing Opportunities/Milton Ave                      TM # 037.-01-02.1  
Amended Site Plan  
(Lighting information)**

Mr. Jerry Crofts, Project Manager for Clover Construction, developer of the site, presented the application. The purpose of the application is to provide the Board with new Lighting information with respect to the new building being constructed on Milton Avenue.

Mr. Crofts explained the new lighting proposes a new style of lights for the outside of the building, along with a lower level light for the street lamps planned

for along the access road. He explained the feedback from other projects similar to this have shown the people living at these facilities have commented there's too much light.

Mr. Cesta commented with respect to the placement of the retaining wall. Mr. Crofts explained the wall is drawn incorrectly on the Site Plan provided. He provided the information as to the location of the light poles. He also stated he would provide a correct depiction of the Site for the file.

Ms. Lauer asked how far from the road the light poles are located. Mr. Crofts stated the poles are located right at the edge of the blacktop. Ms. Lauer asked to have those locations depicted on the corrected map to be provided.

Mr. Klaben stated as long as an updated map is provided and reviewed with no concerns; he is fine with the changes.

Mr. Czerwinski stated from what he could see with the size of the rendering he was provided, the proposed changes are within the Lighting Guidelines for the Town. He stated the Board should request a full size drawing for the file.

Chairman Fatcheric explained to the applicant the approval could be granted, with the condition of the full sized drawing provided to the Board.

#### **Resolution # 50:**

Mr. Voss moved to approve the changes in the lighting providing the full size drawing with location and dimensions of the light poles, and the photometric plan for the clerk's file. Mr. Kallfelz seconded the motion and it was unanimously approved.

#### **Old Business**

##### **3512 West Genesee Street / Bubble Up Carwash Site Plan**

**TM # 047.-05-22.3**

Mr. Dan Mevec, attorney for the applicant, and Mr. Mitch Sakran, owner of the property presented the application. In a previous appearance Mr. Mevec and Mr. Sakran gave the following overview of the proposed changes to the Site:

**The purpose of the application is to amend the façade to allow for a deli counter window for patrons of the car wash to be able to order sandwiches, etc. from. The counter will be to the right of the car wash bay. The façade will be modified with a window and man door to enter the deli area.**

In tonight's meeting, Mr. Mevec and Mr. Sakran addressed concerns brought forth during that previous meeting. Mr. Mevec and Mr. Sakran provided an updated Site Plan with these changes:

- Snow Removal has been added to the Site Plan in the rear of the property
- Pedestrian Walkways have been added to both sides of the building
- Dumpster has been relocated to comply with Town Code with respect to the buffer

- Handicapped Parking has been noted on the Site Plan
- No Loading Zone previously depicted on the east side of the building has been removed from the Site Plan

Mr. Klaben thought the applicant did a good job of responding to the Board's comments and updating the Site Plan.

Mr. Voss commented he admired that Mr. Sakran's plan to update the property. He wished him luck with the new operation.

Ms. Lauer asked if the applicant was planning to resurface the area where the planned walkway is. Mr. Sakran stated he is to make sure the ground is even. Ms. Lauer asked about deliveries to the Site. Mr. Sakran stated they would accept deliveries at either door.

Mr. Cesta asked if the last row of parking spaces in the rear of the building belong to Mr. Sakran's property. Mr. Sakran stated he does own the spaces. Mr. Cesta expressed concern many of Mr. Sakran's customers will park in the Auto Zone spaces rather in those spaces behind the building. Mr. Czerwinski advised the applicant to remove the striping from the front of the handicapped space.

Mr. Sinsabaugh asked the applicant if there's a written easement for the property in the rear where the snow storage is planned. Mr. Sakran stated there's not a written agreement, however the other property owners and him all have a "verbal agreement" to help each other with parking overflow.

Chairman Fatcheric commended the applicant on the improvements made to this Site. He stated it's a difficult space, and reiterated the concern customers using Mr. Sakran's business may park in front of Auto Zone. He advised the applicant that if this becomes an issue for the Site, the Site may need to be revisited.

Additionally, Chairman Fatcheric stated as the footprint of the building is not changing and there's no additional parking planned for the Site, that the proposed changes do not necessitate a referral to Syracuse Onondaga County Planning Agency (SOCPA).

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

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

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

**Resolution # 51:**

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

**Township 5 / Cameron Group  
Site Plan  
(New Construction)**

**TM # 017.-05-65.1**

Mr. Doug Moses, Project Manager for the Cameron Group, LLC presented the application. The purpose of the application is to provide details for the construction of Building # 9 which to be located in the area between Longhorn Restaurant and Costco Gas Station. The building is expected to be approximately 4000 square feet. The building will house Summit Credit Union (2000 square feet) and an unnamed retail establishment (2000 square feet).

In a previous appearance before the Board, there were concerns relating to the layout of the Site. Mr. Moses provided an updated plan reflecting these changes:

- Building has been shifted to the south so as to better accommodate the traffic flow
- Signage is now placed on the North Façade of the Building at the carport stating "Do Not Enter" (2 signs)
- Summit Credit Union entrance has been moved to the south side of the building
- North side of the building is closest to the gas station which is where the retail tenant will be located.
- Moving Summit Credit Union sign to the drive thru side of the building
- Building Materials listed on the Site Plan
- Landscaping Plans reflect a variety of plants to be planted throughout the site
- Crosswalk from the bank to the parking lot to alert vehicles that there may be pedestrians coming from the building
- Handicapped spaces moved to the south
- Granite curbing installed in high impact areas

Chairman Fatcheric asked the applicant if he thought the safety concerns have been eliminated by the proposed changes. Mr. Moses stated he believes so. The changes do reflect a better traffic flow. Chairman Fatcheric asked if the east side of the building will be for employee parking. Mr. Moses stated he believe it will be.

Mr. Voss asked if there's one-way traffic from just before the crosswalk. Mr. Moses stated that is correct.

Mr. Klaben asked what the small boxes are that are depicted on the Site Plan placed in the front of the building. Mr. Klaben asked if there was any way to dress that up. Mr. Moses stated those are a depiction of the utilities and he would add some landscaping details.

Mr. Cesta agreed with the landscaping around the utilities and also suggested the lanes have better delineation where there is two-way traffic. Mr. Cesta also asked about the drive thru lanes as to what lane is for what function. Mr. Moses

stated the lane closest to the building is the drive thru with a window; the second is for the ATM Machine.

Chairman Fatcheric asked if the footprint of the building is the same. Mr. Moses stated it is, and that the building just has been shifted to the south. Chairman Fatcheric also commented he appreciated the landscaping details as they soften the look of building.

Mr. Czerwinski explained to the Board the area in the drive thru is wide enough for the vehicles to use the drive aisle, even though it's difficult to see on the Site Plan. Mr. Czerwinski asked about the crosswalk. He asked if there's any way to terminate the crosswalk as it leads into a parking space. There was some discussion as to what could be a solution. Mr. Moses stated he would look into it. Mr. Czerwinski commented the driveway leading in and out of the parking area is wide enough for two way traffic. He suggested arrow directional signage to ensure traffic flows properly.

Mr. Sinsabaugh asked if a one way sign could be relocated on the plan. Mr. Moses stated there's verbiage on the sign that states "Do Not Enter". It was agreed this would be sufficient. Mr. Sinsabaugh asked if there are there's any chance for the low lying vegetation to be interspersed with higher vegetation so as to prevent anyone from running over it. Mr. Moses explained there's curbing in front of the vegetation and believes that will protect the vegetation.

**Resolution # 52:**

As there were no other questions or concerns before the Board, Mr. Klaben moved to approve the updated site plan, elevation plan, landscaping plan and curbing plan as submitted. Mr. Voss seconded the motion and it was unanimously approved.

**Township 5 / Cameron Group  
Amended Site Plan / Petco**

**TM # 017.-05-65.1**

The applicant stated they needed additional time to finalize renderings of the plans.

**Minutes of the Previous Meeting**

Ms. Lauer moved to approve the minutes from August 10<sup>th</sup>, 2015. Mr. Klaben seconded the motion and it was unanimously approved.

**Discussion**

Mr. Voss spoke with respect to the 3-way Stop Sign in the Township 5 center near Costco and Costco gas station. It has been noted there is some confusion as vehicles approach the intersection as mentioned in a previous meeting. Mr. Voss had asked for clarification with respect to the 3-way stop sign as the patrons enter into Township 5 near the Costco Gas Station. Mr. Voss asked why it's a 3-way stop sign and not a 4-way stop sign. According to Mr. Moses, County

DOT mandated that in order to avoid vehicle backup as patrons enter the Township 5 site. Mr. Voss brought forth a suggestion and asked Mr. Doug Moses, a representative of The Cameron Group, LLC, if it was possible to implement. Mr. Voss suggested adding a sign below the Stop Sign, stating “3-way Stop” to help patrons of the Site understand the traffic pattern. Mr. Moses stated this was something he could take care of.

### **Correspondence**

A voucher was received from Barton & Loguidice, P.C., for Engineering Services rendered in July and August 2015 in the amount of \$1112.80, \$987.80 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Curtin & DeJoseph for Legal Services rendered in August September 2015 in the amount of \$1045.00, none of which is recoverable. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

None

### **Comments of the Attorney**

None

### **Comments of the Engineer**

None

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

None

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:50 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Agenda  
October 14<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

Brian Sinsabaugh, Esq.  
Paul Czerwinski, P.E.

**Absent**

Chris Cesta  
Mike Kallfelz

**Guests and Members of the Public**

5 others

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

**Public Hearing:**

**Pitcher Flats / Alan Coulter**

**TM # 006.-03-16.0**

Ms. Lauer move to waive the reading of the Public Hearing notice. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Al Coulter, of Keller William Realty, presented the application on behalf of the applicant, Mr. Sam Pitcher. The purpose of the application is to subdivide a parcel of land into three (3) separate lots. The newly created lots will be lot 1E, approximately 1.85 acres, and 1C which will be approximately 4.65 acres with approximately 80' of road frontage. Mr. Pitcher retains his parcel which contains his residence and pond.

Chairman Fatcheric asked if there were any interested parties in attendance who wished to be heard with respect to this application. No one in the audience wished to be heard with respect to the application.

Mr. Czerwinski asked if the applicant has reviewed the septic system design with Onondaga County. Mr. Coulter stated they have.

As there were no other questions or concerns from the Board or anyone in attendance, Mr. Voss moved to close the Public Hearing. Mr. Klaben seconded the motion and it was unanimously approved.

The application is continued to a later meeting.

**New Business:**

**Township 5/ Pediatric Associates  
Amended Site Plan**

**TM # 017.-05-65.1**

## **(Sign information)**

Dr. Thomas Abbamont and Ms. Susan Pinkowski of Pediatric Associates presented the application. The purpose of the application is to relocate the existing sign for Pediatric Associates located at 601 North Way to the new location in the Township 5 medical complex. The sign will be located to the west of the building. The sign is approximately 36" x 60", with red lettering on a light brown background.

Chairman Fatcheric asked if there is any lighting planned for the sign. Ms. Pinkowski stated there will be two small spotlights on either side of the sign.

It was noted SEQR has been addressed in a previous application before the Board.

### **Resolution # 52:**

As there were no other questions or concerns from the Board and staff, Mr. Voss moved to approve the sign as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

### **Old Business**

**Pitcher Flats / Alan Coulter  
Preliminary Plat/Final Plat**

**TM # 006.-03-16.0**

As there wasn't sufficient time to review the Long Form Environmental Assessment Form, it was noted the application for Preliminary and Final Plat approvals would be considered at the October 26<sup>th</sup> meeting.

Also noted, the applicant should provide a letter from Onondaga County DOT allowing for the driveways for 1A and 1B.

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

The minutes from the previous meeting were not yet available.

### **Discussion**

None

### **Correspondence**

A voucher was received from the Syracuse Media Group in the amount of \$23.75 for the advertising of the Pitcher Flats Subdivision Public Hearing. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

None

**Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

None

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:15 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
October 26<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

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

**Absent**

Mike Kallfelz

**Guests and Members of the Public**

8 others

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

**New Business:**

**6422 Van Alstine Road / Frank & Mary Cichowski  
Sketch Plan for Subdivision**

**TM # 006.-04-02.0**

Mr. Frank Cichowski, owner of the property, presented the application. The purpose of the application is to subdivide an approximate 5 acre parcel from the original 15 acre parcel. Mr. Cichowski's residence remains on the approximate 10 acre portion of the parcel. Mr. Cichowski's residence is on Van Alstine Road. The 5 acre parcel to be subdivided has road frontage on Warner's Road.

Chairman Fatcheric asked if the property is currently being used. Mr. Cichowski stated the property is leased to a farmer for agricultural use. Chairman Fatcheric asked if with the proposed subdivision action, the parcels would both have access. Mr. Cichowski stated they would.

Mr. Voss advised the applicant the driveway should be depicted and proposed delineation of the lots specified on the next plan presented.

Ms. Lauer asked where the access to the subdivided parcel is. Mr. Cichowski stated the access is on Warners Road.

Mr. Curtin spoke with respect to the application as to referring the Syracuse Onondaga County Planning Agency (SOCPA). He stated he believed there's enough information to refer the application to SOCPA. He advised the applicant to ask his surveyor to update the survey with the proposed changes. Mr. Curtin advised Mr. Cichowski to contact Onondaga County DOT (Department of Transportation) to have permission for the curb cut/driveway. Mr. Curtin also commented as the smaller lot is a 5 acre lot; the minimum requirements for septic system have been met.

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

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

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

### **Old Business**

#### **Pitcher Flats / Alan Coulter Preliminary Plat/Final Plat**

**TM # 006.-03-16.0**

Mr. Al Coulter, of Keller William Realty, presented the application on behalf of the applicant, Mr. Sam Pitcher. The purpose of the application is to subdivide a parcel of land into three (3) separate lots. The newly created lots will be lot 1E, approximately 1.85 acres, and 1C which will be approximately 4.65 acres with approximately 80' of road frontage. Mr. Pitcher retains his parcel which contains his residence and pond.

Chairman Fatcheric noted that in a previous meeting a Public Hearing was held. There were no comments at the Public Hearing.

Also at the previous meeting, the applicant supplied the Board and staff with a Long Form Environment Assessment Form. Chairman Fatcheric stated it appears this form is incomplete. The form would need to be fully completed to enable the Board to render a decision.

Chairman Fatcheric also commented with respect to the Onondaga County comments for the driveway/curb cuts and noted there needs to be a written communication stating Onondaga County approval of those driveway/curb cut locations. Chairman Fatcheric advised the applicant the concerns that have been brought forth need to be resolved before any further consideration can be given to this application.

Mr. Curtin advised the applicant what is needed is a comprehensive picture, better disclosure as to the plans for the various lots, and the overall intent of the owner is needed in order for the Planning Board to render a decision. Additionally the Long Form Environmental Form has unanswered or incomplete questions. Mr. Coulter asked is there was any statements the Planning Board could implement on the proposed lots to prevent future development. Mr. Curtin stated that is not in the Planning Board's purview.

The application is continued to a later meeting.

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

Mr. Voss moved to approve the minutes from September 14<sup>th</sup>, 2015. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Voss moved to approve the minutes from September 28<sup>th</sup>, 2015. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Voss moved to approve the minutes from October 14<sup>th</sup>, 2015. Mr. Klaben seconded the motion and it was unanimously approved.

## **Discussion**

### **1) Town Board Referral regarding Proposed Sign Code Changes**

#### **Resolution #200**

Councilor Griffo moved to set the date, time, and place as November 1, 2015 at 7:00 p.m. at the Camillus Municipal Building to hold a public hearing to consider amending the Camillus Municipal Code, Chapter 30-Zoning, §802(J), §809(A) (2), §809(B) (1a) (1b) (1c) (1d), §813, §814(B) for the purpose of omitting certain restrictions on commercial signage. Councilor Callahan seconded the motion and it was unanimously approved.

The Town Board referred this to the Planning Board for their comments and recommendations concerning the proposed changes to the Town's Sign Ordinance.

Mr. Curtin spoke with respect to Section 802(h) entitled "Interior Signs" the Planning Board respectfully points out that the majority of the signage that is applicable to this section is seen and/or employed at gas stations/convenience stores. The Planning Board reasonably believes that signage significantly clutters glass surface areas and is distracting and otherwise unattractive and therefore would recommend that the allowed amount be reduced from fifty (50%) percent of the glass surface area to no more that fifteen (15%) percent.

With regards to Section J entitled "Lighting", the Planning Board points out that the New York State Department of Transportation standards allow for changes on the message boards to occur every eight (8) seconds. Those regulations affect electronic message boards that are contiguous to or in the immediate vicinity of state highways and therefore the Planning Board believes the state regulations would control in those circumstances.

Section 809 entitled "Signs Permitted in Commercial Districts", the Planning Board respectfully submits that paragraph 2 should be amended to limit the allowable signage, inclusive of that visible from the exterior to be limited to no more that fifteen (15%) percent of the glass surface area.

With regard to Section 813 entitled "Sign Alteration and Maintenance", the Planning Board recommends that additional language be amended to read "inoperable illumination devices".

Section 814, the Planning Board has no comments with regard to the proposed addition and certainly support it.

Lastly, the Planning Board is unanimously supportive of the changes that the Town Board is anticipating, together with the recommendation the Board is offering.

**Resolution # 53:**

Mr. Voss moved to ask Mr. Curtin to correspond with the Town Board stating the above. Ms. Lauer seconded the motion and it was unanimously approved.

**2) Starlight Estates Mixed Use Concept Plan**

Mr. Ric Maar, of Dunn & Sgromo Engineers, PLLC presented the project. Mr. Maar stated there is a 6 .5 acre parcel in Starlight Estates, off of Warners Road, located between Stellium Drive and Pegasus Circle that his client Mr. Bob Rocco, wishes to develop. The proposed plan calls for 10-12 homes, a small restaurant and a dog day care to be constructed. The houses would be located in the northern end of the parcel and the restaurant located in the southern end of the parcel, with the dog day care located near State School Road

As Starlight Estates is a Planned Unit Development (PUD), there was some discussion as to the zoning for the parcels and what is allowable in this parcel.

Mr. Maar asked for the Planning Board's input on the project.

Chairman Fatcheric noted to the application that the detention pond area appears to have two homes proposed for the area. Chairman Fatcheric also expressed concerns about the access road being 20 feet, noting this would need to be modified to 24 feet, to allow for emergency vehicle access.

Mr. Cesta followed up on the Chairman's advice with respect to the 20 feet roadway, noting the road would also need to have connectivity to the main road. Mr. Cesta asked which restaurant could be planned. Mr. Maar stated as this project is still in the early stages, he doesn't know which restaurant is proposed.

Mr. Maar also stated the town attorney has advised him there was a possibility there would be a zoning law change needed from the Town Board. Mr. Curtin elaborated on the resolution previously approved in 2006 for the PUD. He explained to the applicant the Town Board had approved density for the area which allowed certain types of development and if there's a change then the Town Board would have jurisdiction over the types of development now being proposed.

Ms. Lauer stated she wondered why the parcel was split as depicted on the plan. Mr. Maar stated he believes the intent is to keep the restaurant separate from the residential homes, so as to not have residents impacted by restaurant traffic. Ms. Lauer also commented it appears there is a sizable amount of development in a small area.

Mr. Voss asked if the houses are going to have garages and driveways. He asked what the square footage would be. Mr. Maar responded the houses will have garages and driveways and will be approximately 1200 square feet.

Mr. Klaben agreed with Ms. Lauer, in that the houses do seem to be packed in tightly into a small area. He also asked if the applicant is planning to widen State School Road. Mr. Maar stated they are not. Mr. Klaben also expressed concern with respect to the proposed parking on State School Road for the Dog Day Care.

Chairman Fatcheric asked about the possibility of sidewalks as there are many residences and apartments in the area and people may want to walk to the proposed restaurant.

Mr. Curtin addressed the question about the widening of state school road. Mr. Curtin noted Mr. Klaben had noticed the road width as it was noted that way on the plan. He agreed the parking on State School Road would be a concern as there isn't a lot of turnaround space. Mr. Curtin noted to the applicant the restaurant may have too many parking spaces and to consider that when the restaurant is finalized.

Mr. Maar asked what his next step might be in the planning process. Chairman Fatcheric stated as changes are made, the applicant is welcome to make presentations during the Planning Board Meetings as a discussion item.

Mr. Curtin advised the proposal should be fully articulated by the time the Town Board sees it. He stated to the applicant as the P.U.D. allowable uses were part of the original P.U.D approval; any amendments to that would need to be approved by the Town Board and any zoning classifications as well. Mr. Curtin also clarified if the applicant is planning to have a certain percentage of the buildings zoned residential, the access road would need to be widened to 24 feet as it would need to have emergency access.

### **Correspondence**

None

### **Comments of Town Officials**

None

### **Comments of the Attorney**

Mr. Curtin stated he had a wonderful vacation and was appreciative of the Board's kindness to Mr. Sinsabaugh while he filled in for Mr. Curtin.

### **Comments of the Engineer**

None

**Comments of the Board Members**

None

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:50 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
November 9<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

Brian Sinsabaugh, Esq.  
Paul Czerwinski, P.E.

**Absent**

Mike Kallfelz

**Guests and Members of the Public**

3 others

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

**New Business:**

None

**Old Business**

**3717 Warners Road / Jan & Barbara Raczka  
Preliminary/Final Plat**

**TM # 016.-01-06.0**

Mr. Adam Raczka, owner of the property presented the application. The purpose of the application is to subdivide a 1.528 (+/-) parcel into two (2) lots. The owner plans to construct a new residence for his parents.

Chairman Fatcheric noted that in an earlier meeting it was noted a letter is needed from Onondaga County DOT approving the new lot's driveway location. The letter from Onondaga County DOT granting approval has been provided.

Ms. Lauer asked if there was an easement needed for the driveway. It was noted there are two separate driveways so there's no need for a driveway easement.

Mr. Cesta asked about the driveway to the new property. He asked if there were plans to connect the two driveways. Mr. Raczka stated there are not. Additionally, Mr. Cesta asked if there were plans to level the topography somewhat. Mr. Raczka stated they are working with a builder to make sure the property is used to its best advantage.

In previous meetings, Lead Agency had been already declared and the application was referred to Syracuse Onondaga County Planning Agency (SOCPA). The County comments were returned; there were no comments other than the driveway location needed approval.

As there were no other questions or comments from the Board, Mr. Klaben moved to waive the Public Hearing for this minor subdivision. Mr. Cesta seconded the motion and it was unanimously approved.

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

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

**Resolution # 54:**

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

**Resolution # 55:**

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

**Resolution # 56:**

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

**Minutes of the Previous Meeting**

Ms. Lauer moved to approve the minutes from October 26<sup>th</sup>, 2015. Mr. Cesta seconded the motion and it was unanimously approved.

**Discussion**

**Town Board Referral regarding Empower Credit Union Site Plan Review (lighting concerns)**

Chairman Fatcheric addressed the Board with respect to the referral from the Town Board concerning the Empower Credit Union site. As there has been updates to the plan with respect to the ATM machines in the northern end of the property, it has become evident there is light spillage on to the neighbor's property located at 115 Hunt Ave.

After some discussion, it was determined to advise the applicant, that pending the Town Board's actions at their meeting on the subsequent evening, the Planning Board would reach out to the project manager to advise that an appearance before the Planning Board would be necessary should the Town Board, Applicant and Neighbor determine that changes to the originally approved Site Plan be necessary. Those modifications would reflect the changes made to provide a solution to the light spillage concerns arising from the relocation of the ATM machines.

**Correspondence**

Chairman Fatcheric advised the Board of the impending resignation of Mr. Kallfelz from the Planning Board. He stated Mr. Kallfelz would resign at the end of the year.

A voucher was received from Curtin & DeJoseph for Legal Services rendered in September and October 015 in the amount of \$2805.00, \$75.00 of which is recoverable. Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, P.C., for Engineering Services rendered in September 2015 in the amount of \$3199.00, \$3074.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

**Comments of Town Officials**

None

**Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:20 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus  
Planning Board Minutes  
November 23<sup>rd</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

Brian Sinsabaugh, Esq.  
Paul Czerwinski, P.E.

**Absent**

Mike Kallfelz  
Councilperson

**Guests and Members of the Public**

William Davern – 3<sup>rd</sup> Ward

3 others

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

**New Business:**

**3700 West Genesee Street/Empower Credit Union  
04.1**

**TM # 042.-10-**

**Amended Site Plan**

**(Updated Site Plan Information, lighting, fence, etc.)**

Mr. Neal Zinsmeyer, of Napierala Consulting, and Ms. Judy Graham, VP of Facilities for Empower presented the application. The purpose of the application is to update the Board of the changes to the site as which have occurred due to the unexpected lighting concerns from the newly installed ATM machines in the northern end of the property.

Mr. Zinsmeyer explained the changes that have occurred in the last few weeks:

- Planted 3 additional 7' pine trees and 2 additional 6' pine trees, bringing the total number of trees to 14
- Reduced ATM canopy lighting from 6 fixtures to 2 fixtures
- Change light fixtures in both ATM surrounds, and removed original fixture which utilized 2 84 watt bulbs and replaced with a different fixture that utilizes 1 34 watt bulb greatly reducing the brightness of the ATM surrounds
- Re-wired site lighting with dimmers and adjusted lights to 50%
- Added reflective back plates to site lighting
- Plan to submit fencing to Planning Board

Mr. Zinsmeyer explained the wood stockade fence would be a graduated height fence approximately 140' in length. 80' would be 8' in height, 40' would be 6' in

height, and 40' would be 3' in height. The fence could be removed in approximately 5-7 years after the pine trees have grown, and at which time it's believed the trees would provide natural screening from the lights around and at the ATM.

Mr. Voss asked Councilperson Davern what he thought of the solutions that had been presented. Councilperson Davern stated he believed that Empower has done a very good job of addressing all the concerns from the neighborhood with respect to the light spillage.

Ms. Lauer asked about the vehicle headlights as they entered the site. Mr. Zinsmeyer stated the vehicles enter the site and from Onondaga Road and Hunt Avenue and as they approach the newly located ATM those lights are reflecting toward Hunt Avenue.

Mr. Cesta asked if any other neighbors besides the homeowner at 115 Hunt Avenue are experiencing the light spillage concerns. Mr. Zinsmeyer stated he didn't believe so and the homeowner at 115 Hunt Avenue has had the misfortune of being in the site line. Mr. Cesta also asked if there was a way for the fence to be moved to behind the trees and away from the street side. Ms. Graham stated they have concerns about doing so as the fence poses a security risk being so close to the ATM.

There was a detailed discussion regarding the location of the fence as Mr. Cesta felt the fence might look better closer to the trees and away from the street. Mr. Czerwinski reminded the Board the fence would not be there permanently as the fence is a temporary structure until such a time when the trees reach maturity and provide a natural vegetation buffer.

As there were no other questions or concerns, Chairman Fatcheric noted the modification is minor and does not affect the footprint of the building and therefore doesn't require a referral to Syracuse Onondaga County Planning Agency (SOCPA).

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

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

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

**Resolution # 57:**

Mr. Voss moved to approve the Amended Site Plan as presented with the addition of a cut sheet for the lighting to be provided to the clerk for the file. Mr. Klaben seconded the motion; however the motion was not unanimously approved. Chairman Fatcheric asked to have the Board polled:

Mr. Klaben – Aye

Chairman Fatcheric – Aye  
Mr. Voss – Aye  
Ms. Lauer – Aye  
Mr. Cesta – No

The motion was carried.

**Resolution # 58:**

Mr. Voss moved to assess \$125.00 in Professional Fees. Ms. Lauer seconded the motion and it was unanimously approved.

**Old Business**

None

**Minutes of the Previous Meeting**

Ms. Lauer moved to approve the minutes from November 9<sup>th</sup>, 2015. Mr. Klaben seconded the motion and it was unanimously approved.

**Discussion**

None

**Correspondence**

None

**Comments of Town Officials**

Councilperson Davern stated he appreciated the Board's efforts with respect to this application. He stated the vehicles' lights were an unexpected hindrance to this site working well, and the Board's and applicant's quick response to the neighborhood's concerns was appreciated.

Councilperson Davern also expressed his appreciation for the Board's hard work over the years with respect to the planning regulations for the Town of Camillus. He stated he's enjoyed being a part of the Town Government for the last twenty years and looks forward to his semi-retirement.

**Comments of the Attorney**

None

**Comments of the Engineer**

None

**Comments of the Board Members**

Mr. Voss expressed a heartfelt thank you to Councilperson Davern as when Mr. Voss first began serving on the Board; Councilperson Davern took him under his wing and showed him the ropes. Mr. Voss stated how grateful he was and is to Councilperson Davern for their many discussions and congratulated him on his retirement.

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

**Town of Camillus**  
**Planning Board Minutes**  
**December 28<sup>th</sup>, 2015 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Mike Kallfelz  
Don Klaben  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

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

**Guests and Members of the Public**

2 others

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

**New Business:**

**3501-3577 W. Genesee Street/Benderson Company      TM # 048.-01-01.1**  
**Amended Site Plan**

Mr. Matt Oakes, of the Benderson Development Company, LLC presented the application. The purpose of the application is to modify the existing Fairmount Fair shopping center with a 5075 square foot addition. The proposed addition will abut the existing Michael's retail space. The new space will be constructed over the area of the sidewalk and parking spaces located on the eastern side of the building. The expansion proposes to use similar material to the existing center, including brick and EIFS as well as to carry over the awning from the Michael's façade. Additionally, there will be storefront glass in the front of the building which ties around to the side elevation of the building. As there's an existing entrance into Michael's there is a proposed interior corridor to maintain the egress to Michael's.

The corner element of the proposed expansion will wrap around the corner so that it is visible from both the west and north. The rear elevation will match up with Michael's rear elevation. Mr. Oakes also stated the developer plans to maintain the landscape area between the building and the proposed sidewalk, with additional landscaping in the rear of the building. Mr. Oakes also stated there will be a grade change in the front of the proposed addition to ensure the grade is even with the existing plaza.

Mr. Klaben asked the applicant if they planned to replace any of the green space that is being eliminated due to the proposed expansion. Mr. Oakes responded they would be able to add in various greens to enhance the property.

Mr. Voss asked for clarification of the traffic pattern. He expressed concern that the proposed expansion would adversely affect the sight line for vehicles exiting the plaza as well as the intersection near Panera Bread and also that there's a

“One Way Only” lane leading into the plaza from the east. Mr. Oakes stated he may be able to come up with a solution to facilitate the traffic in this area. He expressed concern that the bank drive thru access is the issue and wants to make sure the traffic entering the bank is flowing properly. Mr. Voss also checked to ensure the removal of the parking spaces due to the expansion doesn't affect the parking calculations for the site. The expansion doesn't adversely affect the parking. It was generally agreed the site has ample parking.

Mr. Voss stated he would like to see a full four way stop intersection at the intersection to help facilitate traffic in this area as this end of the plaza is a congested area. Mr. Oakes stated he would go back to the drawing board to see what changes could be made to this plan.

Mr. Oakes added the developer could implement signage stating “Plaza Exit” to help with the traffic pattern if they could implement a two-way drive lane. Mr. Voss also asked if there was consideration given to the expansion being relocated to the end of western edge of the plaza. It was noted that Target Corporation has control of the parking lot and any restrictions.

Ms. Lauer asked if Mr. Oakes knew if there is a restaurant planned for the proposed modification. Ms. Lauer stated a restaurant would have a more significant impact on the traffic than a retail establishment. Mr. Oakes agreed and stated he's not able to disclose the tenant, but knows it's not a restaurant.

Mr. Cesta asked if there's a proposed exit/entrance on the east side of the building. Mr. Oakes stated there will be a proposed rear door to be used for employees and there is some discussion with the tenant to determine the locations of the rear door. Mr. Cesta agreed with Mr. Voss' comments with respect to the intersection.

Chairman Fatcheric stated he believes there's a learned behavior that occurs as the patrons use the plaza. If there is a change to the intersection adjacent to the proposed expansion, the patrons will learn the new pattern with time. He also complimented the applicant on the landscaping in existence, stating it's noticeably a step above other plazas in the area. Chairman Fatcheric commented with respect to the possibility of the two way drive lane; stating it was possible the Onondaga County DOT may have insisted there be a one way drive lane so as to avoid back up on to West Genesee Street. It was agreed Mr. Oakes would look into those concerns.

Mr. Czerwinski asked about the stop bar in front of the building. He asked if it was moved to another location or would it be an additional stop bar. Mr. Oakes said it would be a relocation of the stop bar. Mr. Czerwinski suggested signage to advise patrons of the changes. Patrons of the Plaza may initially be confused with a new traffic pattern.

Mr. Curtin advised the Board and applicant there should be a coordinated review with the Town of Geddes as the applicant is proposing offsite modifications as indicated by the parking and traffic pattern. Mr. Curtin also advised the applicant that since the balance of the parking lot is in the front of the building, they may

want to consider another pedestrian crosswalk. Mr. Curtin also commented on how inviting the Plaza is.

Mr. Curtin advised the Board they should take Lead Agency. The application also warrants a referral to the Syracuse Onondaga County Planning Agency. (SOCPA) Additionally, the Board should notify the Town of Geddes of the impending coordinated review.

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

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

Mr. Voss moved to notify the Town of Geddes of the upcoming coordinated review the proposed changes affect both towns. Ms. Lauer seconded the motion and it was unanimously approved.

### **Old Business**

#### **2640 Warners Road/Ronald Clare Amended Site Plan**

**TM # 006.-02-33.0**

In a previous appearance before the Board, Mr. Ronald Clare, owner of the property, presented the application. The purpose of the application is to construct a 20' x 40' free standing garage. The garage will replace the two (2) existing trailers on the northern side of the building.

Mr. Clare also stated he runs a commercial draperies business out of the existing building.

In that previous meeting, the following questions were asked:

**Chairman Fatcheric asked if the trailers were leaving the property. Mr. Clare stated they are.**

**Mr. Klaben asked about the distance between the parking lot and the location of the trailers. Mr. Clare stated the distance is approximately 15 feet.**

**Mr. Voss asked Mr. Clare what the distance is between the chain link fence and proposed location of the garage. He asked if the fence is on the property line. Mr. Clare stated he isn't sure. Mr. Voss also asked if the property line is far enough back to meet the required setbacks. Mr. Clare stated he believes so, but needs to get confirmation of that. It was noted to the applicant those details are needed to determine the location of the property line for the Board to render a decision.**

**Ms. Lauer asked if the garage about the same size of the trailers. Mr. Clare stated it is. Ms. Lauer stated to the applicant variances may be needed for the property before an approval could be granted.**

**Chairman Fatcheric explained the variances needed are rear yard and buffer setbacks. He explained the process to the applicant.**

**Chairman Fatcheric asked if there would be any additional lighting on or around the garage. He explained to the applicant if there is lighting planned, the spec sheets for the lighting would need to be provided to the Board. Chairman Fatcheric asked if the proposed structure will match the existing building. Mr. Clare stated it will.**

**Mr. Czerwinski asked if the applicant is adding asphalt. Mr. Clare stated he's not. Mr. Czerwinski also asked where the drainage is directed. Mr. Clare stated it is to the corner of the lot.**

**Mr. Sinsabaugh reiterated to the applicant that variances are needed for the property.**

In tonight's meeting, Mr. Clare stated he received the necessary variances from the Zoning Board of Appeals for the rear yard and buffer setbacks.

Chairman Fatcheric asked the Board if they had any questions.

Mr. Cesta confirmed the trailers are being removed. Mr. Clare stated they are.

Ms. Lauer asked if the proposed garage will match the existing building. Mr. Clare confirmed it will.

Mr. Czerwinski asked if the property owners in the rear have any objections to any of the work being done. Mr. Clare said he has a verbal agreement with the owners of the church to be on their property while the work is being done.

Mr. Curtin asked if there was any new lighting for the proposed building. Mr. Clare stated there will be lighting in the rear of the proposed garage. He provided a copy of the spec sheets for the file. It was also asked if there was any new surface planned for where the garage will be. Mr. Clare stated it will remain gravel.

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

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

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

**Resolution # 59:**

Mr. Cesta moved to approve the Amended Site Plan for the proposed 20' x 40' free standing garage as submitted. Mr. Voss seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to approve the Minutes of November 23<sup>rd</sup>, 2015. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss moved for the Board to go into Executive Session. Ms. Lauer seconded the motion.

Ms. Lauer moved to return from Executive Session. Mr. Voss seconded the motion.

### **Discussion**

#### **Organizational Meeting for 2016:**

Mr. Voss motioned to appoint Sandra Shoff as Clerk to the Planning Board. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer motioned to recommend the appointment of Marty Voss as Vice Chairman for a one-year term expiring December 31, 2016. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Kallfelz motioned to appoint Paul Czerwinski of Barton and Loguidice as Planning Board Engineer at the prevailing Town rates for 2016. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Voss motioned to appoint Paul J. Curtin Jr. of Curtin & DeJoseph P.C. as Planning Board Attorney at the prevailing Town rates for 2016. Mr. Klaben seconded the motion and it was unanimously approved.

#### **The Planning Board is making the following recommendations to the Town Board:**

The Board recommends to the Town Board Chairman Fatcheric remain Chairman.

The Board recommends to the Town Board to appoint Mr. Cesta to fill the vacancy left by Mr. Kallfelz resigning from the Planning Board.

#### **Meeting Dates for 2015**

Mr. Voss motioned to approve the 2016 Planning Board meeting schedule as follows: 7:00 pm on the second and fourth Mondays, with the exceptions as noted with (\*), being January 11 & 25, February 8 & 22, March 14 & 28, April 11 & 25, May 9 & May 23, June 13 & 27, July 11 & 25, August 8 & 22, September 12 & 26, **October 12\*** & 24, November 14 & 28, December 12 & **28**. Ms. Lauer seconded the motion and it was unanimously approved.

### **Correspondence**

A voucher was received from Barton & Loguidice, P.C., for Engineering Services rendered in October 2015 in the amount of \$2309.38, \$2059.38 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, P.C., for Engineering Services rendered in November 2015 in the amount of \$2747.48, \$2497.48 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Curtin & DeJoseph for Legal Services rendered in November 2015 in the amount of \$642.50 none of which is recoverable. Mr. Voss moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

None

### **Comments of the Attorney**

None

### **Comments of the Engineer**

None

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

Chairman Fatcheric and the Board Members each spoke with respect to Mr. Kallfelz resigning from the Board, stating how much they appreciated his service to the Board and the Fire Department over the years and wished him well.

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk

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