

**Town of Camillus  
Planning Board Minutes  
January 25<sup>th</sup>, 2016 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Don Klaben  
Tracy Lauer  
Jason Mallore  
Martin Voss

**STAFF PRESENT**

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

**Absent:**

Chris Cesta

**Guests and Members of the Public**

Joy Flood, 3<sup>rd</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:**

**270 Township Boulevard / Pediatric Associates  
Amended Site Plan  
(updated sign information)**

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

Dr. Thomas Abbamont and Ms. Susan Pinkowski of Pediatric Associates presented the application. The purpose of the application is to install 12" white plastic non-illuminated letters on the south side of the building.

Mr. Curtin asked if there would be any additional lighting with regards to the new sign. Dr. Abbamont stated there will not. The existing lighting on the building is sufficient.

Mr. Curtin also noted the modification is minor and doesn't require an additional SEQR form for the application.

**Resolution #1:**

As there were no other questions or concerns from the Board or staff, Mr. Voss moved to approve the Amended Site Plan as presented. Ms. Lauer seconded the motion and it was unanimously approved.

**3452 West Genesee Street / Vision Development  
Amended Site Plan**

**TM # 047.-06-08.1**

Mr. Patrick Donegan, of Vision Development, presented the application. The purpose of the application is to modify the existing building which is currently a car wash, into retail space. The building currently has bays, which will be modified into an open space of approximately 3200 square feet. The façade may be painted when the tenant is determined.

Mr. Donegan also plans to add 10 additional parking spots in the rear and the front, along with pedestrian walkways.

Mr. Voss asked about the parking in the plaza. Mr. Donegan responded the existing gym currently uses a good portion of the parking. He plans to add 10 spaces in the front and 10 spaces in the rear of the modified building. Additionally, he proposes to install two walkways, one in the front and one in the rear. The proposal also calls for the removal of the existing islands and the installation of a light pole, and two building lights.

Ms. Lauer asked about if the sign band would remain. Mr. Donegan stated it would remain and be cleaned up once the tenant is determined.

Mr. Donegan asked if the Planning Board is aware of the neighboring project on Westlind Drive in the Town of Geddes. It was noted the Planning Board would address the neighboring project in a work session relating to both properties.

Mr. Mallore asked about the smoke detectors as noted in the plan. He stated it appeared there is six (6) noted on the plan, and believes there are only three (3) in the plan (6).

Mr. Czerwinski noted the parking spaces listed on the plan are 10' x 20' which are larger than necessary. He did address the driving aisles stating they are listed at 22' wide, rather than 24' wide, which they should be as per the Municipal Code. He suggested shrinking the island or shortening the parking spaces to accomplish the 24' drive aisle. Mr. Czerwinski also referenced the parking table on the Site Plan, noting that there's an error as the total parking should be 245 spaces required.

Chairman Fatcheric asked if there are any lighting changes planned. He asked for them to be shown on the plan and provide the lighting plan if necessary.

Mr. Curtin stated he would address the concerns he has during the work session for the applicant with respect to this property and the adjacent property in the Town of Geddes. He noted to the applicant that a Long Form SEQR is required for this project. Mr. Curtin also noted the Planning Board should notify the Town of Geddes that Town of Camillus Planning Board has Lead Agency and plans to have a coordinated review.

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

Ms. Lauer moved to list the action as Type I for the application on the SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to notify the Town of Geddes of the coordinated review. Ms. Lauer seconded the motion and it was unanimously approved.

The application is continued to a later meeting.

### **Old Business**

Mr. Matt Oakes, from the Benderson Company, presented the updated details regarding the application. In a previous appearance before the Board, Mr. Oakes presented the following information relating to 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.”**

In tonight’s meeting, Mr. Oakes addressed the concerns raised by the Board and staff, noting the changes have been made to the Site Plan.

- Added a crosswalk in front of the building to the parking lot
- Added a “Plaza Exit Sign” which will be illuminated at dusk (5’ height)
- Included a landscaping plan outlining the vegetation to be installed
- County Comments regarding sewer have been addressed with the County
- County Comments regarding traffic circulation has been addressed and Mr. Oakes noted with the modifications, it appears the traffic flow has been improved.
- Also, right in, right out goes back to when Target had been approved and before. Full access is only at the traffic light. Mr. Oakes believes it was to ensure the flow didn’t become congested.
- Elevations remain the same

Mr. Klaben noted the applicant has taken in account all the concerns the Board had brought forth in the earlier appearance before the Board.

Mr. Curtin confirmed the notice had been given to the Town of Geddes. He stated the Planning Board of the Town of Geddes only meets monthly, and may need additional time to bring forth any concerns.

As Lead Agency had already been declared, and the application has been referred to Syracuse Onondaga County Planning Agency (SOCPA), it was decided to continue the application until the February 8<sup>th</sup> meeting to finalize any approvals.

Mr. Thomas Paul, Counsel for National Grid, presented the updated information for the application. In a previous meeting, the following information regarding the application was presented:

**“Mr. Andrew Leja, of Barclay & Damon, counsel for National Grid and Ms. Diane McClane, Project Manager, presented the application. The purpose of the application is to modify the existing substation by adding a transformer to increase the substation’s capacity. The modifications also include metal clad switchgear and the necessary ancillary electrical equipment, such as switches, cables and trenches. The modifications will improve electric infrastructure reliability in the Camillus and surrounding areas. The expansion includes modifications to the pavement and landscaping for the substation. The total disturbed area is approximately 9800 square feet. There will be mesh-type fencing of approximately 340’ to the south and west to bar vehicular interest.**

**Mr. Leja stated they plan to begin the work as soon as all permits are issued and the work would be done between the hours of 7 am to 5 pm.”**

In tonight’s meeting, Mr. Paul addressed the concerns brought forth by the Planning Board:

- National Grid provided the noise decibel information
- Planting plan with respect to the screening for Site (existing screening is approximately 90’, approximately 30’ will be removed to accommodate the modifications)

Mr. Voss stated he felt the applicant had addressed the concerns brought forth.

Mr. Czerwinski stated he reviewed the noise decibel level and believes the applicant has adequately addressed noise levels concerns.

### **Resolution # 2:**

Mr. Voss moved to ask Mr. Curtin to correspond with the Zoning Board of Appeals to advise them the site specific issues have addressed and they recommend a positive recommendation for the application. Klaben seconded the motion and it was unanimously approved.

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

Mr. Voss moved to approve the minutes from December 28<sup>th</sup>, 2015. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from January 11<sup>th</sup>, 2016. Ms. Klaben seconded the motion and it was unanimously approved.

### **Discussion**

The Board moved into a work session to address the Vision Development neighboring projects.

The Board returned from the work session.

## **Correspondence**

A voucher was received from Curtin & DeJoseph for Legal Services rendered in December 2015 in the amount of \$600.00, \$75.00 of which is recoverable. Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

## **Comments of Town Officials**

None

## **Comments of the Attorney**

None

## **Comments of the Engineer**

None

## **Comments of the Board Members**

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk