

**PLANNING BOARD
JANUARY 13, 2003
7:00 P.M.**

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
Bill Morse, Engineer
Tom Price, CEO

Approximately 6 others

PUBLIC COMMENT

NEW BUSINESS

**JON AGRICOLA – 2854 ROLLING HILLS ROAD
SKETCH PLAN
TP#020.-01-01.0**

The applicant failed to appear. The Board commented this is the third time the applicant failed to appear. Mr. Curtin will correspond with the applicant to request the letter from the highway department for the driveway cut prior to the continuance of this sketch plan.

**EARL BOZEAT – 2382 W. GENESEE TURNPIKE
SITE PLAN
TP#023.-02-28.0**

Mr. Earl Bozeat appeared before the Board on referral from Code Enforcement. Mr. Bozeat is requesting to build a three (3) sided accessory structure, in which to house animals. The animals being housed are one deer, four pigmy goats, peacocks and pheasants. The property is zoned C-2.

Mr. Price, Code Enforcement Officer, stated the current code for accessory buildings used to house animals have minimum setbacks of 150 feet from all property lines. Due to the property being located in the C-2 district and Mr. Bozeat wanting to house animals, a site plan review is required.

The structure will be 8 x 16 feet and made of metal with plywood inside. The building will have a roof and be open at one end. This will be a portable structure with no foundation. The primary use will be to keep the animals out of the weather. Mr. Bozeat stated this building would not be moved.

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Mr. Pisarek made the motion to waive the requirement of an up-to-date survey based upon the limited nature of this Application. That being that this is a temporary structure that can be readily moved and placed. This is not a major improvement to the property. Ms. Wheat seconded the motion and it was approved unanimously by the Board.

Mr. Pisarek made the motion to APPROVE the site plan per the map titled Holiday Motel part of lot 88 in the name of Earl Bozeat for the addition of a structure adjacent to the garage per the map dated July 15, 1966 and revised on May 2, 1977 file number 7055. Mr. Wynne seconded the motion and it was approved unanimously.

Mr. Pisarek made the motion that this is a Type II action under SEQRA. Mr. Trombetta seconded the motion and it was approved unanimously.

**STOCK SUBDIVISION (DAVID DELANEY) – HUNT ROAD
 SKETCH PLAN
 TP# 021.-01-07.1**

Mr. David Delaney appeared before the Board to request the subdivision of Lot 5. He is proposing to create 2 lots by dividing the current Lot 5 in half. He presently has a contract to purchase the property. The property is zoned R1.

He is requesting to create two (2) building lots with a common driveway. The common driveway is proposed at 18 feet until the separation. The lot widths would be 311.28 feet in front and approximately 275 feet in the back. The depth of the two lots would be approximately 1955 feet and 2060 feet respectively which exceeds the standard 2 to 1 width to depth ratio.

After extensive discussion, the Board voiced concern regarding the previous application with Mr. Szczech regarding the additional subdivision of Lot 5. Mr. Curtin advised the Board that this application is different from last year. Mr. Szczech had previously stated that only one home would be built on this property therefore the Board had not required the Developer to tie into the sanitary sewer. He also stated that further residential development of this Site in the future would not be plausible as the balance of the lots are non-developable.

Mr. Curtin advised the applicant that the driveway or private road would have to conform to the NYS DOT specifications for the standard specifications. The Board would accept nothing less than the standard. The property owners will maintain the driveway or private road.

Mr. Delaney has offered the covenant that the remainder of the property will run with the land. Approximately $\frac{3}{4}$ of the land will remain undeveloped.

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Mr. Pisarek made the motion for Continuation of Sketch Plan. Prior to continuance, the following need to be supplied:

- 1) Configuration of driveway.
- 2) Location of homes
- 3) A draft of the covenant of land in recordable form, if so desired
- 4) Sanitary sewer and water location

**SAM DELL ESTATE –W. GENESEE TURNPIKE
SKETCH PLAN
TP# 023.-02-17.1**

John Szczech appeared before the Board to request a subdivision of a 129 acre parcel of land into three (3) lots presently owned by Sam Dell. Lot 1 will remain owned by the Inn Between, Lot 2 will retained by Dell, Lot 3 is for future development as a major subdivision, Parcel A will be attached and merged with an existing parcel owned by Mr. Szczech. The property is zoned RR.

Mr. Szczech stated this property will not be developed in the future. The Board is requesting adequate proof of ownership with an application for the merger of Parcel A to the parcel currently owned. The Board would like parcel “A” to be designated Lot 4.

Lot 3 is a parcel designated for a future major subdivision. The access point would be between Lot 18 and 19 of Ashen Meadows. The proposed subdivision may have from 2 to 15 single family lots. The services would be public, with the exception of septic.

The Board requested the waterline easement from the Syracuse Water line to “The Inn Between” to be shown on the map. Mr. Szczech stated showing the easement is not as simple as one would think. There is no map, there is no recorded easement to show exact location and it is not disclosed in the chain of title. The only knowledge of the water line is based upon visual inspection. The meter pit can be seen right off the line and where an existing hedgerow ends there is a mound of dirt where the pipe had been repaired. The Board requested the applicant to show the approximate location of the water line on the map.

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

OLD BUSINESS

**FASTRAC MARKETS – 507 HINSDALE ROAD
SKETCH PLAN
TP# 017.-05-69.1**

Mr. Troy Wahl of Fastrac Markets and Mr. Julian Clark of Plumley Engineering appeared before the Board. Fastrac Markets had previously appeared before the Board and were referred to

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County Department of Transportation. The reason for the referral was the traffic flow on Hinsdale Road and the availability of the left-hand turn out of the market.

Fastrac Markets have spent two (2) months working diligently with Jim Stelter of the county to find the safest egress and ingress for the intersection. They have come to the conclusion that close to the intersection would be a right turn only entrance and a right turn only exit. On the far entrance, closer to the 695 entrance, would be an entrance and exit(a right hand turn and a left hand turn). An official letter from the county outlining the approval has been received and reviewed.

Fastrac Markets modified the original plan by reducing the number of fuel dispensers from 10 to 8, with 16 fueling stations. The facility would be operated on a twenty-four (24) hour basis. They would demolish the existing building and erect a new structure. The parking spaces need to be adjusted to be 10 feet wide and have 2 handicapped spaces.

Mr. Wahl stated once approval of the sketch plan had been granted, the application for subdivision would be submitted.

The entire Board voiced concerns regarding entering the Fastrac Market by making a left hand turn from Hinsdale Road traveling to the Rte. 695 bypass entrance. The concern is the stacking of traffic past Milton Avenue on Hinsdale Road during "rush hours". The Board was interested to see the present striping of the road. The Board is concerned about the Fastrac entrance as it relates to the Home Depot entrance. Ms. Wheat asked Mr. Wahl and Mr. Clark if either attempted to make the left hand turn to enter the property. Mr. Clark has not and Mr. Wahl has, but not at peak traffic time. Ms. Wheat expressed her concerns.

Fastrac is not willing to continue with this project without a left hand turn.

The Board has requested the following information to address concerns raised: (i) an aerial photograph and/or striping plan shown on the drawing of the roadway; (ii) a traffic count; and (iii) a breakdown of normal stores peak hours of operation.

**WINCHELL ROAD LANDS – WINCHELL ROAD
 SKETCH PLAN
 TP#010.-05-27.1**

John Szczech appeared before the Board to present a revised sketch plan. The revision proposes 132 residential building lots. The entrance is no longer a boulevard, but a street which is slightly wider. He has added a connector street and is also showing future right of ways to the east and a future right of way to the trolley line maintained by Onondaga County.

Mr. Szczech had a meeting with the county DOT in regard to the crossing of the trolley line for an additional entrance. Mr. Pisarek, Supervisor Coogan, and two county legislatures, Mr. Corbett and Mr. Warner, were also present. The County has stated that they will not allow any type of crossing of the trolley line now or in the future. Existing roads have been placed over the "trolley line", however, the County is not allowing any additional roads to cross the trolley line.

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Mr. Szczech had offered the 11.82 acres of land to the town. The town is not interested in obtaining the land. Mr. Szczech suggested he may donate the land to "Save the County" if the Board would consider the waiving of parkland fees. Otherwise, he is considering subdividing the 11.82 acres into two (2) building lots. Mr. Curtin advised the Board he would research the waiving of parkland fees and prepare a written report for the Boards review. Until such a time, the 11.82 acres should be labeled "future development" and lots 61 and 62 should be reconfigured to include part of the 4.86 acres.

Mr. Fatcheric asked if the Board could or should challenge the Dept. of Transportation's determination. Due to the County not addressing any of the Boards concerns, what can the Planning Board do to obtain some answers. Mr. Curtin advised the board to request a meeting with the County Executive, Nick Pirro, through Supervisor Coogan. Mr. Pisarek remarked he would contact Supervisor Coogan to try to obtain such a meeting.

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

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of December 9, 2002. The motion was seconded by Mr. Trombetta and unanimously approved.

Mr. Pisarek made a motion to amend the minutes of November 13, 2002 for Elm Hill Plaza. The minutes should reflect Elm Hill Plaza referral to the ZBA. Motion to refer applicant to the ZBA for approval of any sign or structure variance was made by Mr. Pisarek and seconded by Mr. Flaherty and approved unanimously.

CORRESPONDENCE

The Onondaga County Planning Federation annual municipal training program schedule. Mr. Pisarek requested the Planning Board members respond to the clerk by Friday January 17, 2003, with their decisions. The clerk will then schedule the members with the Planning Federation.

A voucher received from Hummel's Office Plus in the amount of \$11.88 for steno books. Motion to approve payment was made by Ms. Wheat and seconded by Mr. Wynne and approved unanimously

A voucher received from Subdivision Law and Growth Management in the amount of \$119.00 for the Subdivision Law and Growth Management revised chapter book. Motion to approve payment was made by Ms. Wheat and seconded by Mr. Wynne and approved unanimously.

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A voucher received from W-M Engineers in the amount of \$ 3,232.24 of which \$3,018.50 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Pisarek and seconded by Mr. Heater and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin extended New Year's greetings.

COMMENTS OF THE ENGINEER

Mr. Morse extended New Year's greetings. The storm water management draft needs to be adopted by the second meeting in February for the Town. This will be placed for discussion at the next meeting.

COMMENTS OF THE BOARD MEMBERS

Mr. Wynne asked if the Planning Board has moved to reappoint Mr. Morse as Engineer. Mr. Pisarek stated he agreed with the Town to interview other engineering firms before appointing an engineer.

Mr. Pisarek has set an interview with Clough Harbour Engineers for January 22, 2003. This meeting will be at 6:00 p.m. in the Old Board Room of the Municipal Building. All Planning Board Members are requested to attend.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:42 p.m. on a motion by Mr. Trombetta and a second by Ms. Wheat.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
JANUARY 27, 2003
7:00 P.M.**

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
Bill Morse, Engineer
Councilor MacRae
Councilman Babcock

Approximately 12 others

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

**AMERADA HESS – HESS EXPRESS (5323 W. GENESEE ST)
TEMPORARY SITE PLAN
TP#066.-01-10.1**

Ms. Karen Mueller of Hess Express appeared before the Board to request review and approval of a temporary site plan. Hess is requesting a storage unit to be placed on the west side of the property, close to West Genesee Street, during the Christmas season only. The storage unit would be used to house the toy trucks, which are sold between Thanksgiving and Christmas.

The storage unit would be 8 x 20 x 8. The unit would arrive no sooner than November 1 and be off site no later than December 20 of each year. Hess is requesting this temporary use be perpetual so long as Hess maintains the facility at this location. The unit will be placed in the front of the store and to the right of the price ID sign on West Genesee Street. It was suggested by the Applicant that for security reasons, this is the best location for the storage unit.

Mr. Wynne made the motion to APPROVE the temporary site plan for the Amerada Hess, Hess Express Mart located at 5323 West Genesee Street Camillus, New York, for the seasonal storage unit to be placed on the west side of the property along West Genesee Street. The period of the placement of this storage unit is to be November 1 to December 20. This approval allows annual use and will not require renewals or new applications so long as the location and size of the temporary storage unit are not modified. Ms. Wheat seconded the motion and it was approved unanimously.

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**TREELANDER TREE SERVICE – 6429 VAN BUREN ROAD
 REFERRAL FROM ZBA – SITE PLAN FOR SPECIAL USE
 TP#007.-03-05.2**

Mr. Fritz Albiker, president of Treelanders Tree Service, appeared before the board to request a Special Use Permit to build an additional building on his site. This is a referral from the ZBA.

Mr. Albiker currently has a Special Use Permit, which states equipment is to be stored inside. He wants to build a 42 x 60 foot pole barn in which to house additional equipment. The building would be the same as the existing structure. The current building is 6900 sq ft, which houses equipment and offices. The proposed building would be approximately 2500 sq ft. This is to be built behind the present building and used strictly for storage. The electricity would be fed underground. There would be approximately 100 feet between buildings. The driveway would be extended from the existing gravel drive.

Mr. Fatcheric notified the Board that he has done business with the applicant.

Due to the drainage of the property, Mr. Albiker was requested to use a gravel driveway. The current building is presently lit with downward lighting. He is planning on using the same type of lighting on the new building.

The Board has reviewed the site plan and finds the use to be consistent with prior approval. For this use, the site will not require additional parking. The outside lighting has been addressed by the board. Mr. Heater made the motion to refer this Application to the ZBA without additional comment, Ms. Wheat seconded the motion and it was approved unanimously.

OLD BUSINESS

**STARLIGHT TERRACE – WARNERS ROAD
 CONCEPT SITE PLAN
 TP# 015.-04-09.6**

Mr. Steven Primo, attorney, and Mr. Jeffrey Opett of Clough, Harbour & Associates LLP appeared before the Board representing Mr. And Mrs. Rocco. The applicants have compiled a more detailed conceptual site plan and are presenting information regarding the developer's competency.

Jeffrey Opett presented the outline of the plans. The original plan presented two great concerns to the Board; the first being the density of the apartments and the second being the lack of open space. The Applicant has decreased the density of the project. The new proposal was 47 single-family residential lots, 62 patio homes and 144 apartments. The recreational area has been increased from 10.86 acres to 12.11 acres.

The phasing plan will start with single-family homes and patio homes. The second phase will be commercial, single family, patio and apartments. There will be two (2) entrances located on

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Warners Road. They are approximately 800 feet apart. The type of commercial activity would be office or light retail.

Mr. Heater voiced his concerns regarding 144 apartments. Ms. Wheat commented that during the last work session the Board has recommended 72 apartments. The 144 units are disconcerting as the density is too great. The Board has a greater "comfort level" with owner occupied properties. Based on the above comments, townhomes were presented as an alternative. Mr. Primo advised the Board that the Rocco's would be more than pleased to visit the option of townhomes vs. condos.

Mr. Curtin advised the Board that conceptually this project is close to being recommended to the Town Board. Traffic does not appear to be an issue. He suggested to the Board to have the applicants' review and address the number of apartment units and possibly change the site plan to allow for some townhomes.

Mr. Primo advised that they understand the Boards concerns and will revise the plan, then resubmit to the board for its further review.

Mr. Primo distributed a hand out to the Board, which addressed the following issues; Homeowners Association and Competence of Developer to carry out the PUD Plan.

The Board has scheduled a work session for Tuesday February 4, 2003 at 6:00 p.m.

**PETROCCI SUBDIVISION (DICK BABCOCK) – NEWPORT ROAD
 AMENDED FINAL PLAT
 TP #021.-04-01.1**

Richard Babcock appeared before the Board on behalf of Nicholas Petrocci. He is requesting an amended final plat of a subdivision, which was previously before the board 4 or 5 years ago. The subdivision had never received proper approval nor was a public hearing conducted. Therefore, this Board cannot review as anything other than a sketch plan.

Mr. Petrocci is planning to subdivide the property into eight (8) lots. Six of the building lots are to be sold. Lot number 7 will be for Mr. Babcock's residence. This lot is approximately 14 acres and includes the barn. The utilities are all public. Mr. Babcock has already obtained the driveway permit from the county. The property is zoned R2

The current lot dimensions for Lot numbers 1-6 are approximately 100 x 635 feet, therefore, a waiver of length to width will be required. A stream runs thru Lot 7, hence, a 50 foot buffer would be required.

Newport Road is a county road, making it an arterial street. A double setback is required on all arterial streets. The front yard setback requirement would be 80 feet. Based on the building line being at 80 feet, there is concern where a house could be located on Lot 4, 5 and 6. The Board is recommending a referral to the ZBA for a variance of the 80 foot setback to a 60 foot setback.

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The Applicant is under a time constraint. The Board suggested separating the subdivision into a minor and then a major subdivision. If the applicant wishes to apply for a minor subdivision, a sketch for only Lot 7 would be required. The other lots would be for future subdivision. Lot 8 will need to be renamed Lot 1 and Lot 7 will need to be renamed Lot 2.

Mr. Pisarek made the motion to close the sketch plan of the minor subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Pisarek made the motion to refer sketch to the county. Ms. Wheat seconded the motion and it was approved unanimously.

**ANNESGROVE
REVISED PRELIMINARY PLAT
TP #023.-01-01.1**

Mr. Greg Sgromo, Engineer, appeared before the Board to request a modification of the Annesgrove subdivision preliminary plat.

The modifications are: the widening of lots by the deletion of Lots 39, 51, 55, and 76, the expanded frontage of various lots in Section B, C, & D. and modification of property lines between Lot 24 and 25. The lot dimensions would be wider, larger and more uniform.

The changes include the elimination of a private road and retaining a "park area" in Section A.

Mr. Sgromo is requesting an opinion of the Board this evening. He will return on February 10, 2003 for the determinations.

The Board agreed, unanimously, that the modifications were acceptable and to proceed.

**SAM DELL JR. ESTATE – WEST GENESEE TURNPIKE
PRELIMINARY PLAT
TP# 023.-02-17.1**

John Szczech appeared before the Board to present the preliminary plat. He has renamed Lot A to Lot 4 and shown the approximate location of the water line, as previously requested. Mr. Szczech wishes to have this referred to the county and have the public hearing date set.

The property is located in an Ag district and is located within 500 feet of an operating farm.

Mr. Pisarek made the motion to refer this preliminary plat to the county. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Pisarek made the motion to set the public hearing for February 24, 2003 for the resubdivision of the Sam Dell Jr. Estate. Mr. Trombetta seconded the motion and it was approved unanimously.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of January 13, 2003. The motion was seconded by Mr. Flaherty and unanimously approved.

CORRESPONDENCE

A letter from Tom Price, Code Enforcement Officer, in regard to a change of one entrance of Camillus Mall.

A voucher received for the Onondaga County Planning Federation in the amount of \$135.00 for the seminar. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Fatcheric and approved unanimously.

A voucher received from Hummel's Office Plus in the amount of \$17.33 for micro-cassettes and supplies. Motion to approve payment was made by Mr. Fatcheric, seconded by Mr. Trombetta and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. in the amount of \$1,100.50 of which \$648.50 is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Wynne and approved unanimously.

Mr. Pisarek wished to amend the motion to approve payment for the amount of \$119.00 for the Subdivision Law and Growth Management revised chapter book. He has suggested to the Board to purchase the entire book for \$305.00, not the updates. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta and approved unanimously.

A voucher received from W-M Engineers in the amount of \$ 5,260.66 of which \$5,039.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Wynne and approved unanimously.

COMMENTS OF THE ATTORNEY

No comments from the attorney.

COMMENTS OF THE ENGINEER

Mr. Morse requested to move the Storm Water Management discussion to the work session of February 4, 2003. All Board members were in agreement. He also stated that the storm water management book was on-line for all to review.

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COMMENTS OF THE BOARD MEMBERS

Mr. Pisarek has set an interview with Sterns & Wheeler Engineers for January 28, 2003. This meeting will be at 7:30 p.m. in the Board Room of the Municipal Building. All Planning Board Members are requested to attend.

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

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
FEBRUARY 10, 2003
7:00 P.M.**

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
Bill Morse, Engineer
Councilor Dwire

Approximately 8 others

PUBLIC COMMENT

There was no comment from the public who were assembled. There were no public hearings scheduled for this meeting.

The Chair advised the Board that Richard Clark had requested that his Application be taken out of order because of a prior existing conflict that his attorney, Anthony Adorante, had. The Board had no objections to this request and proceeded to consider the Application out of order under old business.

OLD BUSINESS

**RICHARD CLARK – WEST FOXHILL LANE
PRELIMINARY PLAT
TP#026.-04-12.7**

Anthony P. Adorante, Esq. and the Applicant, Mr. Richard Clark appeared before the Board and presented the preliminary subdivision plat. Mr. Clark is the owner of Lot 40 of Camillus Hills, Section 3 and proposes to acquire approximately 30,000 square feet of land from a contiguous neighbor and in essence resubdivide the two (2) parcels into one (1). The parcel to be acquired is irregular which prompted the Board to recommend that the owner of the neighboring parcel participate in this process and take a portion of the additional lands in question. Mr. Clark advised the Board that his immediate neighbor was not interested in acquiring additional land.

The proposed reconfigured parcel will be called Lot 40-A and Mr. Clark agreed to prepare and submit a merger letter to the Assessor so that this would form one (1) tax parcel as well.

The proposal is a modification of an existing subdivided lot involving tax parcel #026.-04-12.7. Mr. Curtin advised that under SEQRA this would be an unlisted action, which does not require coordinated review.

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Thereafter, Ms. Wheat made a motion that a Negative Declaration be prepared and Mr. Wynne seconded the motion and it was duly approved unanimously. Ms. Wheat then made a motion to approve the preliminary plat. Mr. Trombetta seconded the motion. There was no further discussion on the motion and it was approved unanimously

**RICHARD CLARK – WEST FOXHILL LANE
FINAL PLAT
TP#026.-04-12.7**

Anthony P. Adorante, Esq. and Mr. Richard Clark appeared before the Board and presented the final plat of this Subdivision. Ms. Wheat made the motion to waive parkland fees as the Applicant is not creating a new building lot. Mr. Trombetta seconded the motion and their being no further discussion, it was approved unanimously.

Ms. Wheat made the motion to waive the requirement that topography be shown on the final plan as no new parcels were being created. Mr. Trombetta seconded the motion and there being no further discussion, it was approved unanimously.

Ms. Wheat made the motion to waive a public hearing in that the Planning Board considered this to be a minor subdivision. Mr. Wynne seconded the motion and there being no further discussion it was approved unanimously.

Mr. Pisarek then made the motion to approve the final plat of the Subdivision of Lot 40 into Lot 40-A of the Camillus Hills, Section 3 Subdivision and Lot 1 into Lot 1-A of the Pollard Subdivision in the Town of Camillus, Onondaga County, State of New York as dated January 24, 2003. Ms. Wheat seconded the motion and there being no further discussion, it was approved unanimously.

NEW BUSINESS

**ALAN LIPSY – CAMILLUS COMMONS
TP#066-01-10.1**

Mr. Curtin reported to the Board that he had been contacted by a representative of Camillus Commons and was advised that the owner is not presently ready to make a presentation to the Planning Board. The owner requested that the Board adjourn this item for a period of two (2) weeks at which time they are hopeful to have finalized their tentative plans and have more information available to the Planning Board for its further consideration.

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**FREDERICK LUNDY – CANAL ROAD
SKETCH PLAN
TP #006-01-16.0**

Mr. Frederick Lundy appeared before the Planning Board and presented a sketch plan for a two (2) lot subdivision. The subject property is zoned R-1. The total existing parcel is approximately twenty (20) acres. The property is located on the south side of Canal Road and there is an existing driveway servicing Lot 1.

The new Lot 2 will require County approval for a curb cut. It was noted that Canal Road is a collector street and in turn this requires a 50' front yard set back for both lots in question. The property is one tax parcel, however it is separated by an existing Niagara Mohawk 100 foot right-of-way which is owned in fee by the utility company. The Applicant advised the Board that he does not believe that he has an easement over the Niagara Mohawk parcel. That, however, is not an issue before the Board.

The proposed subdivision will not render the property landlocked. Given the configuration of the parcels, a length to width waiver will need to be applied for by the applicant. Mr. Pisarek advised the Applicant to prepare and submit a preliminary plat application including USGS topographical notations. He also requested that the driveway grades be shown. The applicant is required to obtain a driveway cut approval from the County Highway Department.

Mr. Pisarek made a motion to close the sketch plan review. Mr. Trombetta seconded the motion and there being no further discussion, the motion was approved unanimously.

**BRUCE POLLACK (WEST SIDE STORAGE) – BOX CAR LANE
SITE PLAN
TP #015.-04-07.5 & 015.-04-07.4**

Mr. Pollack is the owner and operator of West Side Storage located on Box Car Lane. He is contemplating acquiring additional lots identified as Lot 1 and Lot 4 which are across the cul-de-sac from his existing business located on Lot 3. He is proposing to expand his self-storage business and build four (4) additional buildings on Lots 1 and 4. The four (4) new buildings would accommodate up to one hundred ten (110) storage units. Some buildings will have full access from all locations, others will be limited to access from each side with interior access to the storage units being provided.

Site lighting will be comparable to existing site lighting on Lot 3 and the buildings will be of similar design with the exception of the roof lines which will not be as radically sloped. There will be no provision for any outside storage whatsoever.

It was noted that an erosion and grading plan will be required by the Board.

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Zoning Ordinance requires that approximately forty-two (42) parking spaces be provided in that the use is classified as warehouse. Mr. Curtin suggested that Mr. Pollack prepare and submit an application to the ZBA for a variance from the parking requirements.

Mr. Heater moved that professional fees be set at \$700.00. Ms. Wheat seconded the motion and there being no further discussion, it was approved unanimously.

The Chair moved that the application be referred to the Fairmount Fire Department for comments and concerns. The motion was seconded by Ms. Wheat. There being no further discussion, the motion was approved unanimously.

Mr. Curtin will research any covenants that presently run with the land as they relate to landscaping and drainage. He will advise the Planning Board at the next regularly scheduled meeting.

Mr. Pisarek suggested that the site plan review be continued by the Planning Board until such time as Mr. Curtin could make a report regarding the covenants.

OLD BUSINESS

ANNESGROVE REVISED PRELIMINARY PLAT TP# 023.-01.01.1

The applicant failed to appear. There was no activity on this file.

JOHNSON SUBDIVISION – BREED ROAD PRELIMINARY PLAT TP#006-01.40.0

Mr. David Simmons, a representative of Gallinger Real Estate, appeared before the Board on behalf of Jeffrey Alan Johnson. The application is for the review of a preliminary plat of a four (4) lot subdivision. Each of the four (4) lots would be approximately 163 feet in width. The property is zoned R-1 and the lots otherwise conform with the Town zoning requirements.

Since the last Planning Board meeting, the applicant has had a topographical survey of the property completed. The project surveyor will locate the waterline on Breed Road and the Applicant will have a perk test conducted on each lot. The septic design has been completed and submitted to County Health for its review and comment, if any. The Highway Department has approved all curb cuts with the exception of Lot 1. The Lot 1 curb cut will need to be located at the most southerly end of that lot.

Given the timing of this submission, the applicant will need to contact DEC and determine whether that Department will accept a generic erosion plan for the development of the subject lots. The Planning Board requires an Erosion Control Plan prior to the approval of this subdivision.

Planning Board
February 10, 2003
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Mr. Pisarek made a motion that a public hearing for this application be scheduled for February 24, 2003 at 7:00 p.m. Ms. Wheat seconded the motion and there being no further discussion, it was approved unanimously.

**STARLIGHT TERRACE – WARNERS ROAD
CONCEPT SITE PLAN
TP#015.-04-09.6**

Steven Primo, Esq., Mr. James Trasher of Clough, Harbour & Associates, LLP as well as Mr. and Mrs. Rocco appeared before the Planning Board.

Based upon the comments received during the course of the last Work Session, the Plan was modified to incorporate changes that were recommended. The total number of apartments has been decreased to ninety-six (96) and the number of single family and patio home lots has been increased. The Board noted that the minimum lot size required would be 15,000 square feet, setbacks per the R-3 zoning requirements and lot widths will be at a minimum of eighty-five (85) feet. Since this is an Application for consideration under the PUD Ordinance of the Town, the Town Board is acting as lead agency both for SEQRA as well as Zoning. The Town Board desires that it have the Planning Board's recommendation prior to February 20th. Mr. Curtin will draft the recommendation for referral to the Town Board. The Planning Board will meet Tuesday, February 18th at 7:00 p.m. to review and approve the recommendation. Mr. Pisarek made the motion to recommend the implementation of the Town of Camillus PUD Ordinance for the subject parcel known as Starlight Terrace as proposed by the Applicant, Mr. and Mrs. Rocco and depicted on a Plan made by Clough, Harbour & Associates, LLP dated February 2003, Sheet No. S1, subject to the approval of the referring resolution which will be reviewed by the Board at its special meeting to be held on February 18, 2003. Ms. Wheat seconded the motion and there being no further discussion, the motion was approved unanimously.

STORM WATER MANAGEMENT

Mr. Morse presented the final draft of the Storm Water Management Proposal and noted that the sand and organic filter references should be deleted at this time. The Board reviewed the proposed plan, as amended, and Mr. Pisarek made the motion to refer the proposed Storm Water Management Notice of Intent to the Town Board for its further review and approval. Mr. Fatcheric seconded the motion and there being no further discussion, it was unanimously approved.

DISCUSSION

Mr. Richard Babcock requested that the Planning Board review his preliminary plat application at the meeting scheduled for February 24, 2003. The Board has referred this application to SOCPA for comment and SOCPA is not scheduled to meet prior to February 25, 2003. It was the conclusion of the Board that it would not review the Application until it receives SOCPA recommendations, if any.

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February 10, 2003
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MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of January 27, 2003. The motion was seconded by Mr. Fatcheric and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A voucher was received from Hummel's Office Plus in the amount of \$28.90 for micro-cassettes. Motion to approve payment was made by Mr. Pisarek. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

COMMENTS OF THE ATTORNEY

No comments from the attorney.

COMMENTS OF THE ENGINEER

No comments from the engineer.

COMMENTS OF THE BOARD MEMBERS

Mr. Flaherty commented on the Kawalik property on Warners Road. He stated that the property is out of compliance with the Site Plan approval. Mr. Flaherty made the motion to refer the issue to Code Enforcement regarding the noncompliance of the Site Plan. Ms. Wheat seconded the motion and there being no further discussion, it was unanimously approved.

Mr. Wynne commented that the seminar at Drumlins was very informative and he was quite pleased with it.

Mr. Pisarek made the motion for the Board to enter Executive Session at 10:05 p.m. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

Mr. Pisarek made the motion for the Board to close Executive Session at 10:29 p.m. with no action taken. Mr. Fatcheric seconded the motion and there being no further discussion, it was unanimously approved.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:30 p.m. on a motion by Mr. Flaherty and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

Planning Board
February 18, 2003
Special Meeting

Feb 18, Special Meeting Paul Curtin supplied Starlight, in addition
Executive Session - Personnel matter Motion by R. Flaherty, seconded by
J.Fatcheric at 8:38 All yes

Out of Executive session at 8:58 Motion by J. Trombetta, Seconded by L. Wheat All yes

Motion by R. Flaherty, seconded by L. Wheat; all yes
Motion to appoint WM engineering as the PB engineer, and retain the ability to appoint
other engineering firms as engineers on a project by project basis.

Adjourn, Motion by R. Flaherty, seconded by J. Heater, all yes

Roger Pisarek, Chairman

FROM: PLANNING BOARD – TOWN OF CAMILLUS

**TO: THE SUPERVISOR AND MEMBERS OF THE
TOWN BOARD OF THE TOWN OF CAMILLUS**

DATED: FEBRUARY 18, 2003

**RE: APPLICATION OF ROBERT L. ROCCO AND SHERRY N. ROCCO
PROJECT: STARLIGHT TERRACE, TOWN OF CAMILLUS**

The Town Board has received an Application from Robert L. Rocco and Sherry N. Rocco (the “Applicants”) requesting that the Board consider the application of Section 502 under Article 4 of Chapter 30 of the Camillus Municipal Code for property presently under contract. More specifically, the Section in question is entitled Planned Unit Development (“PUD”) District.

The general purpose of employing this zoning classification is stated as: “It is the purpose of the Planned Unit Development District to provide flexible land use and design regulations so that sites or portions thereof may be developed within the Town incorporating a variety of residential types and non-residential uses and which contains both individual building sites and common property which are planned and developed as a unit.” The ordinance goes on to state that “The District may be established in any area of the Town where the Applicant (emphasis added) can demonstrate that the characteristics of his holdings will meet the objectives of this district.”

The Town Board, as the legislative body, has referred this matter to the Town’s Planning Board for further consideration and review consistent with the criteria set forth in the ordinance referenced hereinabove. The Applicant has engaged Clough, Harbour & Associates, LLP as its engineer and land planner and in turn a Concept Plan has been prepared for the Planning Board’s review. The Plan itself evolved over a period of time as a result of comments and/or concerns raised by various members of the Planning Board and its professionals.

During the review process, the Applicant modified the Plan not only to incorporate most of the changes recommended by the Planning Board, but also incorporating additional lands now under Contract to be included as part of this Application.

The Concept Plan did in all events conform and comply with the requirements of Section 502 of Chapter 30 of the Camillus Municipal Code in that is properly depicted the location and various uses of the Subdivision within specified areas; the outlines of the interior roadway system, rights-of-way, easements and related structures were depicted; a plan for interior open space to be developed for the benefit of the residents was depicted in various areas; and the Plan properly reflected topographical considerations as well as the various uses and ownership of contiguous properties.

The Applicant did prepare and submit a completed Environmental Assessment Form (“EAF”). The Board did take testimony from licensed real estate professionals relative to the existing and future community demand for the specific purposes that would be employed within the PUD and the Planning Board found that such testimony was credible and otherwise acceptable. The Town Planning Board did review the Town Comprehensive Plan and finds that the proposal is otherwise compatible with said Plan. The Board also received appropriate and adequate

documentation relative to how the open space will be maintained by the developer and further received documentation relating to a Homeowners Association which would have direct responsibility for same.

The Applicant represented that the project would be developed in three (3) phases. That phasing would be over a period of three (3) to five (5) years, however, it may be accelerated depending on consumer demand.

The Applicant's Engineer and Land Planner presented viable evidence that was verified by the Planning Board's Engineer that adequate water supply and sewage disposal resources are available to this site. The Board did receive testimony from the Applicant that specifically addressed public safety issues and the availability of services related thereto.

The Board further received direct evidence and limited documentation relative to the Applicant's financial ability and competence to carry out the Plan. Although there can be no assurance that the Applicant's financial resources will sustain this project over a prolonged period of time, the Planning Board reasonably believes that the Applicant meets the minimum criteria that the Ordinance requires for purposes of this specific inquiry.

In addition to the above, on several occasions the Applicant has revised the Plan which sets forth the uses and density of same. The most recent Concept Plan prepared by Clough, Harbour & Associates, LLP dated February 2003 and entitled Starlight Terrace Concept Subdivision Plan, Drawing No. S-1, the Planning Board finds that the variety of uses, i.e. single family, patio home and apartments, as well as potential commercial development, is in balance and consistent with PUD's that the Town Planning Board has previously considered and/or approved.

The Planning Board finds that the Plan is conceptually sound and meets the local and area-wide needs for housing development now and in the immediate future. The Concept Plan does conform to accepted design principals in the proposed functional roadway system, land use configuration, open space system, pedestrian system, and drainage system. And, as stated above, there are adequate services and utilities available to the proposed site that would be necessary for its development and its further use.

The Planning Board also finds that the proposed phasing is most appropriate and will allow for the economical development of additional sections by the Applicant in an orderly fashion. Phasing of this Development, in the Boards' opinion, will not have an adverse impact upon the completion of the project or a negative impact in the event that the entire project is not completed as is contemplated. The phases will be developed as follows:

1. Single family lots to be sold to existing homebuilders who are known to the Town of Camillus;
2. The Development of the Patio Home Lots upon which the Applicant will build homes for resale; and
3. The Apartment Units which the Applicant will develop and hold for their own investment purposes.

The Town Planning Board has received and preliminarily reviewed a Long Environmental Assessment Form, but has not acted or commented on same. The Board can only advise that the

Form appears to be reasonably complete subject to review and comment of the Town Board, its Attorney and Engineer.

The Planning Board is aware of an existing Traffic Study that was previously commissioned and completed by Jim Napoleon & Associates which states that levels of service on area roads and intersections would not be diminished or reduced as a result of the development of a similar project on the subject parcel. The Town Board may wish to make further inquiry on this during the course of its SEQRA review.

After further deliberation, it is the unanimous opinion and recommendation of the Town Planning Board that the Town Board favorably consider the Application for the Zone Change from its current zoning classification to that of PUD.

Respectfully submitted.

ROGER PISAREK, Chairman
TOWN OF CAMILLUS PLANNING BOARD

**Members of Town of Camillus
Planning Board:**

John Fatcheric
Richard Flaherty
John Heater
John Trombetta
Lynda Wheat
Raymond Wynne

townofcamillus\rocco - starlight terrace recommendation to town board\18-Feb-03

**PLANNING BOARD
FEBRUARY 24, 2003
7:00 P.M.**

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
Bill Morse, Engineer
Councilor MacRae

Approximately 8 others

PUBLIC HEARING

**SAM DELL ESTATES – WEST GENESEE TURNPIKE
PRELIMINARY PLAT
TP#023.-02-17.1**

The Chair opened the Public Hearing.

John Szczech appeared before the Board to request a subdivision of a 129 acre parcel of land into three (3) lots presently owned by Sam Dell. Lot 1 will remain owned by the Inn Between Restaurant, Sam Dell will retain Lot 2, Lot 3 is for future development as a major subdivision, Lot 4 will be attached and merged with an existing parcel owned by Mr. Szczech. The property is zoned RR.

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

As previously requested from the Board, the approximate location of the water line from the City of Syracuse easement has been located. It runs through Lot 4 and along Lot 2 to Lot 1, which is the Inn Between Restaurant.

Mr. Curtin commented that Mr. Szczech has incorporated the Board's prior comments made during the Sketch Plan Review.

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

Planning Board
February 24, 2003
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**JOHNSON SUBDIVISION – BREED ROAD
PRELIMINARY PLAT
TP#006.-01-04.0**

The Chair opened the public hearing.

Mr. David Simmons, a representative of Gallinger Real Estate, appeared before the Board on behalf of Jeffrey Alan Johnson. The representative presented a preliminary plat for a four (4) lot subdivision. Each of the four (4) lots would be approximately 163 feet in width. The property is zoned R-1 and the proposed lots otherwise conform with the Town zoning requirements

The Town of Camillus Highway Department has given curbcut approval for each lot. The septic systems have been designed and approved by the County. Public water is available to the site. An erosion control study has also been done and will be submitted to the Board for their review and approval.

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

The applicant will need to submit the erosion and grading plan for the Boards review and acceptance.

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

PUBLIC COMMENT

Councilor MacRae thanked the Board for their support and attendance at the informational meeting last week.

NEW BUSINESS

**RICHARD BURKE – WHEDON ROAD/GLENVIEW PARKWAY
SKETCH PLAN
TP#055.-01-03.0**

Mr. Joe Marinich, a representative of Marinich Builders, 1123 North State Street Syracuse, New York 13208, appeared before the Board on behalf of Richard Burke. The applicant presented a sketch plan for a five (5) lot subdivision. Currently, there is an existing one (1) story residential home located on Lot 5, which is on Glenview Parkway. The remaining four (4) lots will be building lots, each approximately 100 x 200, located on the east side of Whedon Road. The property is zoned R-3 and the lots will conform with the Town zoning requirements.

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February 24, 2003
Page Three

The applicant has spoken to the Town Highway Department and has been verbally advised that there should not be a problem with curb cuts on Whedon Road for Lots 1 thru 4. The Board will require written approval from the Town Highway Supervisor. Due to the topography, the Board will also require turn-arounds in the driveways of all lots to be developed. It was noted that Whedon Road is a local street. Therefore no additional setbacks are required.

Given the configuration of the parcels, a length to width waiver will need to be applied for by the applicant. Mr. Pisarek advised the applicant to prepare and submit a preliminary plat application including the actual topography with 2-foot contours, the existing storm sewer and catch basins in the street, the building line to be 35 feet from roadline, all drainage, including ditch and swales and the suggested grading plan for the lots. The applicant is required to obtain driveway cut approvals from the Town Highway Department.

Mr. Flaherty made a motion to close sketch plan on the Richard Burke Subdivision. Mr. Pisarek seconded the motion. There was no further discussion on the motion, it was approved unanimously

**ELM HILL TOWNE CENTER – 3779-3801 MILTON AVE
SITE PLAN
TP# 037.-01-04.1**

Ms. Christianne Radziewicz of the Sposato Company, Mr. Tom Julian of Clough, Harbour & Associates, LLP and Mr. Gerald Ferro, architect, appeared before the Board and presented a site plan for Elm Hill Towne Center. The site plan review is specifically for the landscaping, façade and elevation review.

As part of the façade improvements, the applicant is improving the landscaping and parking. The applicant will be adding green space and trees as well as reducing the entrance openings to discourage vehicles from cutting through the parking lot. The improvements will include trees, shrubbery, a clock tower and some paved walkways with benches. Some fencing will be located at the entrances to define them, which will be used for aesthetics only. The application is to submit a parking plan with a lighting plan for the Board's review.

The current tenants are: Pat's Barber Shop, Vince's Pharmacy, Cora D's, Go Figure, Post Etc., Benoit Coiffures, and the Tavern/Papa Chubbs.

The lighting will be a New England Style green canned lighting with a cage. The lighting will be under the canopy, dropped down. The applicant has had a photometric study done to make sure the lighting will not cause a problem for the surrounding area. Mr. Fatcheric requested a copy of the photometric study.

The zoning ordinance requires parking for one hundred thirty (130) vehicles. The proposed site plan depicts one hundred forty-one (141) spaces, however, it needs to be adjusted to comply

Planning Board
 February 24, 2003
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with the 10 x 18 size requirement. A handicap ramp will be implemented in the area currently known as Pat's Barber Shop. The applicant has a snow removal plan in place.

The façade will be cedar and clapboard. The signage is black lettering with no back lighting. They are using canopy and parking lot lights for the sign lighting. The trees, which will line most of the perimeter of the site and will not impede site distance as the base of the tree will be set back ten (10) feet from the curb. It was suggested to the applicant to use granite curbing instead of concrete, as granite is more durable. The entrance benefiting the apartment complex to the west will remain, as there is a right-of-way for egress thru the plaza entrance.

The Phasing Plan is as follows:

Phase 1 - frame columns, clean façade- the soffet areas are to be made even on the facia (this has made the tenants signage more visable), lighting underneath the canopy, and cupolas on the roof for venting purposes. The entire sidewalk (Phase 1 and Phase 2) will be completed at the same time.

Phase 2 – facia board, new doors, new roof, addition of cedar shakes, roof to have a slight peak with cupolas on top. The grocery store elevation will wait for a tenant, as specific needs may be required. The timeline for the project completion is the end of August, 2003.

Mr. Pisarek advised the applicant to prepare and submit a revised site plan including the location of the easement and sewer, to consider the direction of water flow to catch basins, address parking, photometric study, the possibility of adding additional curbing around the entrance and clock tower area and consider granite for curbing.

Mr. Wynne moved that professional fees be set at \$500.00. Mr. Trombetta seconded the motion and there being no further discussion, it was approved unanimously.

**PETER HAUN – PETER'S POLAR PARLOR – 3345 MILTON AVE
 SITE PLAN
 TP #046.-04-01.1**

Mr. Peter Haun, owner of Peter's Polar Parlor appeared before the Board to present a site plan application for the installation of a walk in cooler. The cooler will be located on the south side of the building. There will be no other major modifications to the property.

The cooler will be placed on an 18 x 9 concrete pad, flush with the existing structure. There will be one entrance from the interior of the building to the new cooler. The cooler is an 18 x 8 fiberglass box, manufactured by Polar King International Inc., specifically designed for outdoor use.

The electrical service will be placed in conduit underground.

Mr. Trombetta advised the Board that he is a friend of Mr. Haun and his family. He asked that this to be reflected in the minutes.

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Ms. Wheat moved that professional fees be set not to exceed \$100.00. Mr. Wynne seconded the motion and there being no further discussion, it was approved unanimously.

Mr. Pisarek made a motion that a Negative Declaration under SEQRA be made and Ms. Wheat seconded the motion and it was duly approved unanimously. Ms. Wheat then made a motion to approve the site plan dated April 1999 as modified on pages 11, 12,13, and 14 as so defined as a Polar King seamless fiberglass freezer. Mr. Heater seconded the motion. There was no further discussion on the motion and it was approved unanimously.

OLD BUSINESS

ANNESGROVE REVISED PRELIMINARY PLAT TP# 023.-.01-01.1

Mr. Gregory Sgromo, engineer, appeared before the Board to request a modification of the Annesgrove Subdivision preliminary plat Section A.

The modification would change five (5) lots to four (4) lots through the elimination of Lot 30. Lot number 26, 27, 28 and 29 would be relabeled to Lots 26A, 27A, 28A and 29A. There would be no changes to the road or sidewalks. The lot dimensions would be wider, larger and more uniform. The modification would also eliminate the private drive and retain a "park area" which would be maintained through the Homeowners Association.

Mr. Pisarek made the motion to approve the second amended final plat part of Annesgrove Section A, dated January 22, 2003. The motion was seconded by Ms. Wheat and there being no further discussion, it was unanimously approved

The second modification request would realign Newbridge Street into Donnelly Street and eliminate the small lane. The lots bordering Newbridge Street have been lengthened and widened.

Mr. Pisarek made the motion to approve the modification to the preliminary plat for Annesgrove Phase 1 which is the elimination of the private road and modification of the public road to flow into Donnelly Street as shown on the Annesgrove Phase 1, dated February 12, 2003 revision of plans and grades, file number 1052.001. The motion was seconded by Mr. Trombetta and there being no further discussion, it was unanimously approved

MINUTES OF THE PREVIOUS MEETING

Ms. Wheat moved to approve the minutes of the meeting of February 10, 2003. The motion was seconded by Mr. Wynne and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A voucher was received from The Post Standard in the amount of \$34.83 for the legal notices for the public hearing for Sam Dell Estates and the Johnson Subdivision. Motion to approve

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payment was made by Mr. Flaherty. Mr. Wynne seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from Shulman, Curtin Grunder & Regan, P.C. in the amount of \$1,250.00 for Planning Board legal fees. Motion to approve payment was made by Mr. Wynne. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

A Voucher was received from Shulman, Curtin, Grunder, & Regin, P.C. in the amount of \$55.28 for legal services recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Fatcheric. Ms. Wheat seconded the motion and there being no further discussion, it was unanimously approved.

COMMENTS OF THE ATTORNEY

No comments from the attorney.

COMMENTS OF THE ENGINEER

No comments from the engineer.

COMMENTS OF THE BOARD MEMBERS

Mr. Fatcheric suggested the Board consider snow removal on site plan reviews. With a winter such as this, there is limited space to place the snow for removal. Therefore, parking spaces are lost. The Board may wish to consider a stockpile area or to truck it out.

Mr. Trombetta requested the Board to consider the traffic impact for all projects coming before them.

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

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
MARCH 10, 2003
7:00 P.M.**

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
Bill Morse, Engineer
Councilor MacRae
Councilor Dwyer
Councilman Babcock

Approximately 3 others

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Mr. John Szczech advised the Board that Mr. David Delaney would be withdrawing his application for subdivision of property located on Breed Road.

NEW BUSINESS

There was no new business scheduled for this meeting.

OLD BUSINESS

**PETROCCI SUBDIVISION (DICK BABCOCK) – NEWPORT ROAD
PRELIMINARY PLAT
TP # 021.-04-01.1**

Mr. Richard Babcock appeared before the Board on behalf of the property owner, Mr. Nicholas Petrocci. The application under consideration is for a two (2) lot subdivision. The subject property is zoned R-2 and is comprised of approximately 14.7 acres in total. The new building lot that will be created, Lot 2, will be approximately 1.8 acres in size. The Applicant will be required to obtain County DOT approval for a curb cut in order to service that property.

It was noted that an existing stream is located on Lot 2, thus a fifty (50) foot buffer on each side of the centerline of the stream is required so that no building or other improvement will be within the buffer area. That should be noted on the Plan.

The Chair noted that SOCPA had responded to a prior referral on this project and recommended that the Application be disapproved for a variety of reasons. Those reasons are:

Planning Board
March 10, 2003
Page Two

1. That the subdivision map was inadequate because it did not show the entirety of the parcel from which the Lot was being created;
2. The residual property should be identified as not approved for residential building; and
3. Both Lots being created must be numbered.

Mr. Curtin advised the Board that he had spoken with Paul Driscoll who is on the SOCPA staff and advised Mr. Driscoll that the Planning Board was considering the minor subdivision at sketch level when it had been referred to SOCPA for its comments. Normally the Board does not require applicants to provide the higher level of detail which would be required for the approval of a final plan.

The Chair advised the applicant to prepare and submit a revised Preliminary Plat including Lots 1 and 2, location of existing structures, indicate the buffer as required from the centerline of the stream, change the name of the Subdivision and the overall boundary of the tax parcel from which this property is being subdivided should be shown on a separate sheet.

The Chair made a motion to close the Preliminary Plat, Mr. Trombetta seconded the motion and there being no further discussion, the motion was approved unanimously.

**ELM HILL TOWNE CENTER – 3779-3801 MILTON AVE
SITE PLAN
TP# 037.-01-04.1**

Ms. Christine Radziewicz of the Sposato Company and Mr. James Trasher of Clough, Harbour & Associates, LLP appeared before the Board on behalf of Mr. John Sposato and presented a revised Site Plan for “Elm Hill Towne Center”. The representatives discussed the prior Board recommendation having to do with the installation of granite curbing around the proposed clock tower and believed that this could present a drainage problem and for the present time declined to show this as a detail on the Site Plan.

After further discussion, the Board required that a snow stacking and removal plan be part of the application. The applicant’s representatives agreed to temporarily stack on or over six (6) existing parking spaces on the westerly portion of the property closest to Milton Avenue. Once the area is filled, the snow will be removed and transported off site.

The Board expressed ongoing concern relative to the propensity of existing traffic to cut through the parking lot from Milton Avenue to Hinsdale Road. In order to discourage that activity the Board strongly urged the applicant to consider that curbing be placed around light poles and in areas closest to the entrances.

The Board’s Engineer reviewed the photometric study and found that the content was acceptable for purposes of this Site Plan review.

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March 10, 2003
Page Three

The Chair suggested that the applicant prepare and submit a revised Site Plan identifying site improvements around the perimeter of the property inclusive of trees or boulders that may be employed; identify the species and size of the trees that will be planted around the perimeter; designate the snow stacking area; locate proposed fencing at the entrances; locate two (2) raised islands with curbing closest to the entrances both at Milton Avenue and Hinsdale Road. The Board strongly suggested that the curbing be granite and after further discussion it was agreed that the curbing could be concrete or other suitable or better material.

This matter will be continued on the Planning Board Agenda.

**SAM DELL ESTATES – WEST GENESEE TURNPIKE
PRELIMINARY PLAT
TP#023.-02-17.1**

Mr. John Szczech appeared before the Board requesting the subdivision of a 129 acre parcel of land presently owned by the Estate of Sam Dell into three (3) Lots. Lot 1 will remain owned by the Inn Between Restaurant. The Dell family will retain Lot 2 and Lot 3 will be acquired by Mr. Szczech for potential future development as a major subdivision. Lot 4 will be merged into an existing parcel owned by Mr. Szczech. The entire parcel is zoned RR.

The Planning Board has received a resolution from SOCPA which did not recommend approval of the subdivision for the following reasons: (1) The proposed subdivision creates a landlocked parcel (proposed Lot 4); and (2) The City Water Department no longer allows suburban connections to its conduits as shown on the Subdivision Plant.

The Board has addressed the issues raised as follows: (1) The landlocked parcel (proposed Lot 4) is to be merged with an existing Szczech parcel and thus it will not be landlocked; and (2) The water connection referred to by SOCPA already exists for the benefit of the Inn Between Restaurant.

Mr. Curtin advised the Board that he discussed these issues with Paul Driscoll who was not otherwise aware of the facts and conditions that the Board was aware.

Thereafter Mr. Pisarek made a motion that the project receive a Negative Declaration under SEQRA. Mr. Wynne seconded the motion and after further discussion it was approved unanimously.

Mr. Pisarek then made a motion to approve the Preliminary Plat as prepared and submitted to the Board. Mr. Trombetta seconded and there being no further discussion it was approved unanimously.

Planning Board
 March 10, 2003
 Page Four

**SAM DELL ESTATES – WEST GENESEE TURNPIKE
 FINAL PLAT
 TP# 023.-02-17.1**

Mr. John Szczech appeared before the Planning Board to present the Final Plat for this subdivision.

The Chair made a motion to require parkland fees for only one (1) Lot, that being Lot 3. Mr. Trombetta seconded the motion and after further discussion the motion was approved unanimously.

Mr. Pisarek then made the motion to approve the Final Plat of the Sam Dell Estates Subdivision as shown on a Plan dated January 17, 2003 which Plan was prepared by David S. Love, PLS. The Motion was made with the one condition that Lot 3 shall have access to and from Daniluck Drive only. Mr. Wynne seconded the motion and there being no further discussion it was approved unanimously.

DISCUSSIONS

Mr. Wynne commented that conditions around Wal-Mart needed to be looked and requested that the Code Enforcement Officer inspect the site.

Mr. Flaherty commented about the three (3) mile limit requirements and their application to the Starlight Terrace Project. It was explained that the Town Board has taken lead agency on the zoning matter and they will be required to make such referral to the City of Syracuse in order to obtain the Three-Mile Limit Letter.

Mr. Trombetta commented on the article appearing on March 8, 2003 in the Post Standard concerning Benderson Development Company's acquisition of the Camillus Mall Site. It was suggested that the Board continue to gain information about Benderson and its perspective tenants in anticipation of the redevelopment of this site.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of February 24, 2003. The motion was seconded by Mr. Flaherty and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

Councilor MacRae is holding an Informational Meeting for Starlight Terrace on Tuesday, March 11, 2003 at 8:00 p.m. She has invited all Planning Board members.

A voucher was received from John Drury in the amount of \$70.00 for the transcripts of the public hearing for Sam Dell Estates and the Johnson Subdivision. Motion to approve payment was made by Ms. Wheat. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

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March 10, 2003
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A voucher was received from W-M Engineers in the amount of \$3,184.43 of which \$1,455.02 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater. Ms. Wheat seconded the motion and there being no further discussion, it was unanimously approved.

A thank you note from Marilyn Smith was received.

COMMENTS OF THE ATTORNEY

No comments from the attorney.

COMMENTS OF THE ENGINEER

No comments from the engineer.

COMMENTS OF THE BOARD MEMBERS

Mr. Fatcheric suggested the Board consider being firmer with their requests and suggestions to applicants. Decisions need to be made and followed through.

Mr. Heater asked if the new ward maps have been published. Mr. Morse commented that they are available in the Town Clerk's office.

Mr. Flaherty commented that he has not seen any improvements to the Buerkle (Kasson Road Plaza) property.

Ms. Wheat expressed concern relative to site plan standards that the Board was seeking to impose upon applicants for site plan review.

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

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
MARCH 24, 2003
7:00 P.M.

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
 Bill Morse, Engineer
 Councilor MacRae

Approximately 9 others

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no comment from the public who were assembled.

NEW BUSINESS

MIKHAIL KHEVNOY-VANBUREN ROAD
SKETCH PLAN
TP#010.-01-04.2

Mr. Mikhail Khevnoy appeared before the Planning Board and presented a sketch plan for a two (2) lot subdivision. The subject property is zoned R-3. The total existing parcel is approximately seven (7) acres. The property is located on the northeast side of VanBuren Road and there is an existing house and driveway servicing Lot 1A. This will be classified as a major subdivision due to the previous Karker Subdivision.

The proposed new lot, Lot 1B, will require County DOT approval for a curb cut. It was noted that VanBuren Road is an arterial street and in turn requires a 70' front yard setback.

Mr. Fatcheric advised the Board that the property in question was part of an old apple orchard which had a deep ravine. A portion of Lot 1B has been filled in within the past year and has a drainage pipe which runs through the middle of the property. He questioned development on this property given the topography. The back of the property has been filled in approximately ten (10) to twelve (12) feet and the front of the property four (4) to five (5) feet. The major concern is how close to this buried drainage pipe can a home be built and would there be ample room for septic once this information as well as setbacks have been established.

Chairman Pisarek advised the applicant that this application will be classified as a major subdivision and will require a public hearing. The applicant will need to prepare and submit a

Planning Board
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preliminary plat application including the actual topography with 2-foot contours and identify the location of the existing drainage pipe, and also include a proposed home location for Lot 1B. The applicant is also required to obtain a driveway cut approval from the County Highway Department and septic approval from the County Health Department.

**JON AGRICOLA – ROLLING HILLS ROAD
 SKETCH PLAN
 TP#020.-01-01.0**

Stephen Sehnert, Land Surveyor, appeared before the Board on behalf of the property owner, Jon Agricola and presented a sketch plan for a three (3) lot subdivision. Currently, there is an existing residential home located on Lot 2, which is on Rolling Hills Road. The remaining two (2) lots will be building lots, Lot 1 approximately four (4) acres and Lot 3 approximately 1.97 acres, both located on the northwest corner of Scenic Drive and Rolling Hills Road. The property is zoned R-1 and the lots will conform with the Town zoning requirements.

The applicant has obtained and submitted a letter of approval from Mark Pigula, Town of Camillus Highway Supervisor, for the curb cuts of Lot 3 and Lot 1.

A perk test for Lot 3 has been completed and submitted to the County Health Department which was approved. Lot 1 will be connected to public sewer.

The Board is concerned with the driveway cut and layout of Lot 3, therefore they have scheduled a site visit for Saturday, March 29, 2003 at 10:00 a.m.

This application will be held open until the next Planning Board meeting.

OLD BUSINESS

**BRUCE POLLACK (WEST SIDE STORAGE) – BOXCAR LANE
 SITE PLAN
 TP #015.-04-07.5 & 015.-04-07.4**

Mr. Pollack is the owner and operator of West Side Storage located on Box Car Lane. He is contemplating acquiring additional lots identified as Lot 1 and Lot 4 which are across the cul-de-sac from his existing business located on Lot 3. He is proposing to expand his self-storage business and build four (4) additional buildings on Lots 1 and 4. The four (4) new buildings would accommodate up to one hundred ten (110) storage units. Some buildings will have full access from all sides, others will be limited to access from each side with interior access to the storage units being provided.

Zoning Ordinance requires that approximately forty-two (42) parking spaces be provided in that the use is classified as warehouse. Mr. Curtin suggested that Mr. Pollack prepare and submit an application to the ZBA for a variance from the parking requirements.

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Mr. Curtin has researched the covenants that presently run with the land as they relate to landscaping and drainage. He advised the Planning Board that the Town Board had received covenants regarding the establishing of a berm. The covenant states the berm must be 5' in height plus 5' of trees for screening. If the applicant were to seek relief and/or adjustment to the covenants he would need to apply to the Town Board. Chairman Pisarek suggested that applicant to contact Councilor MacRae for assistance with the Town Board.

ELM HILL TOWNE CENTER – 3779-3801 MILTON AVE
SITE PLAN
TP# 037.-01-04.1

Mr. John Sposato and Ms. Christianne Radziewicz of the Sposato Company and Mr. James Trasher of Clough, Harbour & Associates, LLP appeared before the Board and presented a revised Site Plan for “Elm Hill Towne Center”.

A revised Site Plan was submitted, identifying site improvements around the perimeter of the property inclusive of identifying the species and size of the trees that will be planted; designating the snow stacking area; and locating the proposed fencing at the entrances.

The Board expressed ongoing concern relative to the propensity of existing traffic to cut through the parking lot from Milton Avenue to Hinsdale Road. In order to discourage that activity the Board strongly urged the applicant to consider that curbing be placed around light poles and in areas closest to the entrances.

The applicant argued against curbing around light poles and in areas closest to the entrances as he does not feel this will better regulate traffic. After extensive discussions, the Board made the determination to revisit this site plan in one (1) year's time to review the traffic flow. At that time, the Board may require the applicant to implement curbing around designated site lights.

Mr. Trombetta made the motion to approve the site plan dated March 11, 2003, prepared by Clough, Harbour & Associates LLP, as submitted with modifications that are agreed upon by the applicant; such modifications are the installation of granite curbing on two (2) locations which are shown on the plan as "proposed concrete curb or better suitable material", a tree at the entranceway on Milton Avenue closest to the parking area, and to provide a sanitary right-of-way and easement. Due to the easement being effected by the improvements where the clock tower is to be located, the Town will require a license agreement or hold-harmless agreement. The agreement is to state that any maintenance required by the Town which may modify or damage the structure. The Owner will not hold the Town of Camillus liable. Mr. Wynne seconded the motion and there being no further discussion it was approved unanimously.

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ANNESGROVE – SECTION B

FINAL PLAT

TP# 023.-01-01.1

Mr. Gregory Sgromo, engineer, appeared before the Board to request the final plat of Section B of the Annesgrove Subdivision.

Chairman Pisarek made the motion for the approval of the construction drawings of Phase 1 Section B,C, and D of the Annesgrove Subdivision, dated March 24, 2003, subject to the Engineers approval of the detention basins and with a note that construction traffic is not to enter the site by access of Greencastle Street. Ms. Wheat seconded the motion and there being no further discussion it was approved unanimously.

SCENIC MEADOWS – SECTION 3

FINAL PLAT

TP#020.-01-04.1

Mr. John Szczech appeared before the Planning Board to present the Final Plat for this subdivision.

The building lines for Lots 31 - 35 have been decreased to 35 feet. The property is zoned R-3 and complies with the current zoning ordinance. The remaining lots will have 50' setbacks.

Mr. Pisarek made the motion to approve the Final Plat of the Scenic Meadows Section 3 Subdivision as shown on a plan dated October 17, 2002, revised March 14, 2003, prepared by David S. Love PLS., subject to the Subdivision Security Agreement. Ms. Wheat seconded the motion and there being no further discussion it was approved unanimously.

DISCUSSIONS

Fairmount Aquarium is requesting an extension of their site plan approval. The Board is in agreement that Mr. Tom Murphy will need to revisit the Board for an extension to the site plan approval.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of March 10, 2003. The motion was seconded by Mr. Trombetta and there being no further discussion, it was unanimously approved.

Planning Board
 March 24, 2003
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CORRESPONDENCE

A voucher was received from Schulman, Curtin, Grundner, P.C. in the amount of \$2,878.50 of which \$850.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

Mr. Tom Price, Code Enforcement Officer, responded to the Board's request regarding the conditions of Wal-Mart. At the present time, he does not feel they are out of compliance.

Supervisor Coogan has requested a meeting between the Town Board and the Planning Board. The meeting is scheduled to immediately follow the Town Board meeting of March 25, 2003.

A memo from Ann Clancy, Planning Board Clerk, in regard to the refund of professional fees for completed site plan approvals. The following have been checked with Tom Price, Code Enforcement Officer, and ascertained that the projects are completed and any remaining balances can be returned to the applicants:

Colonial Laundromat	3606 West Genesee Street	\$273.53
HSBC	West Genesee & Mackay	\$550.00
Little Caesars	Kasson Road	\$354.50
Pemco (Whelan & Curray)	450 Horan Road	\$142.00
Plainville Farms	5633 West Genesee Street	\$425.00

Mr. Wynne made the motion to refund the above site plan professional fees. Mr. Flaherty seconded the motion and there being no further discussion, it was approved unanimously.

COMMENTS OF THE ATTORNEY

No comments from the attorney.

COMMENTS OF THE ENGINEER

No comments from the engineer.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta commented that he will not be in attendance of Supervisor Coogan's meeting or the next Planning Board Meeting of April 14, 2003 as he will be on military duty.

Mr. Wynne commented that he will not be in attendance of the Planning Board meeting of April 14, 2003 as he will be on vacation.

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Chairman Pisarek made the motion for the Board to enter Executive Session at 10:28 p.m. Mr. Flaherty seconded the motion and there being no further discussion, it was approved unanimously.

Chairman Pisarek made the motion for the Board to close Executive Session at 10:49 p.m. with no action taken. Mr. Flaherty seconded the motion and there being no further discussion, it was unanimously approved.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:50 p.m. on a motion by Ms. Wheat and seconded by Mr. Wynne.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
APRIL 14, 2003
7:00 P.M.

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
 Elise Pikarsky, Rep. W-M Engineers
 Councilor MacRae
 Councilman Babcock
 Paul Czerwinski, Town Engineer

Approximately 2 others

MEMBERS NOT PRESENT

John Trombetta
 Raymond Wynne

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no comment from the public who were assembled.

NEW BUSINESS

THOMPSON'S LANDING – THOMPSON ROAD
SKETCH PLAN
TP#019.-02-10.0

Mr. David Simmons, a representative of Gallinger Real Estate, appeared before the Board on behalf of Mr. Charles Welch. The representative presented a sketch plan for a subdivision of a 15.285-acre parcel of land into forty-three (43) lots. In 1987, a sketch plan had been reviewed by the Planning Board and appears to have been abandoned by the applicant. According to Section 1205 of the Chapter 30 Zoning Statutes, any application not completed within six (6) months will be viewed as a new application.

The property is zoned R-3 and located just off the corner of Thompson Road and Warners Road. Per Mr. Simmons, the County has approved only two (2) curb cuts for the subdivision not three (3) as shown on the Plan presented. The curb cuts are to be located on Thompson Road which is a county road.

The proposed subdivision will be marketed to seniors with single-family ranch style and patio homes. The homes will be approximately 1400 square feet in size and priced starting at \$149,900.00.

Planning Board
 April 14, 2003
 Page Two

The Chair requested the applicant to supply the calculation for the determination of 43 residential lots. It appears the wetlands cross Lot 7 and Lot 8 and continue to the road, therefore they do not appear to be buildable. Sewage disposal will need to be addressed and the County water line will need to be moved.

This property is adjacent to Nine Mile Creek. There is a Nine Mile Creek critical area, which will require a 100-foot buffer from the creek. The developer is inquiring as to the type of special attention needed to give to the critical area.

Mr. Fatcheric stated he is familiar with the condition of the land. He is concerned that drainage will be an issue once the land is cleared, as the property is extremely overgrown at the present time.

Mr. Curtin advised the Board that he had met with the applicant and Dirk Oudemool, Town Attorney some weeks ago. The applicant was concerned with zoning and development of the property. Some alternatives were presented as to the development of the land. One alternative was using Town Law §278 that would in essence allow cluster development and would allow for more open spaces and provide for the heightened sensitivity relative to wetlands and the shoreline of the creek.

The Board suggested to the applicant that a work session be scheduled. In this work session a representative of the Nine Mile Creek group should be included. This would be forum for an informal review of the project. The applicant will contact the Planning Board clerk to schedule.

The Board requested W-M Engineers to research the wetland critical area information and areas that could be delineated. Per the applicant's request, Mr. Curtin will advise Mr. Ianuzi as to the critical area information.

OLD BUSINESS

JON AGRICOLA – ROLLING HILLS ROAD SKETCH PLAN TP#020.-01-01.0

The applicant failed to appear.

NEWPORT MEADOWS (DICK BABCOCK) – NEWPORT ROAD PRELIMINARY PLAT TP# 021.-04-01.1

Mr. Richard Babcock appeared before the Board on behalf of the property owner, Mr. Nicholas Petrocci. The application under consideration is for a two (2) lot subdivision. The subject property is zoned R-2 and is comprised of approximately 14.7 acres in total. The new building lot that will be created, Lot 2, will be approximately 1.8 acres in size. The applicant has obtained County DOT approval for a curb cut in order to service that property.

Planning Board
April 14, 2003
Page Three

It was noted that an existing stream is located on Lot 2, thus a fifty (50) foot buffer on each side of the centerline of the stream is required so that no building or other improvement will be within the buffer area.

The Chair had previously advised the applicant to prepare and submit a revised Preliminary Plat including Lots 1 and 2, location of existing structures, indicate the buffer as required from the centerline of the stream, change the name of the Subdivision and depict the overall boundary of the tax parcel from which this property is being subdivided which may be shown on a separate sheet if necessary.

The applicant stated the buffer for the waterway is 58 feet from the front of the house and 51 feet from the back of the house. The Board is concerned with the location of the house in proximity of the waterway. The waterway is subject to seasonal surface and ground water drainage and a fifty(50) foot setback may be required.

The Chair advised the applicant to have the surveyor actually locate the home on the plan. The surveyor needs to show the footprint of the foundation and show that footprint as it relates to the property lines and the stream and to add the grading plan on the final plat. Also, the surveyor needs to correct the total number of lots at the bottom of the plat.

This application will be continued.

DISCUSSIONS

The Board discussed Mr. Agricola's Application for property on of Rolling Hills Road. After visiting the site, the entire Board is in agreement that Lot 3 is not buildable as an extraordinary amount of dirt would have to be moved based on the grade. The Board was also in agreement that any additional movement on Lot 3 could not be considered until such time as a detailed grading plan and storm water management plan are prepared. This would ensure that there would be no adverse effects.

Lot 1 would require filling in 5 or 6 feet to get a proper grade and flow. Doing so would cover part of the existing leachfield of Lot 2. Lot 1 may be buildable if connected to sewer and water.

Mr. Curtin will write a letter to the applicant addressing all the observations and request their presence at the next Planning Board meeting if they wish to have this considered further.

The Board discussed Thompson's Landing. The Chair's concern is the setback along the creek. Mr. Curtin stated Town Law §278 gives the Board the needed latitude to grant necessary areas, such as side yards, front yards, etc., especially given the sensitivity of the land. Mr. Curtin also suggested a Homeowners Association be formed. This would maintain certain common defined areas, covenants, and restrictions that would affect those common areas would be i.e.: the sensitive areas along the creek to be used for members enjoyment but regulated so they can't be developed, redeveloped or modified.

Planning Board
April 14, 2003
Page Four

The Board discussed Newport Meadows. The Board is requesting Mr. Ianuzi to sign and seal the plan stating the foundation is a minimum of 50 feet away from the stream, thus to comply with the code. Mr. Curtin will contact Mr. Ianuzi to discuss exactly what is needed.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of March 24, 2003 with the following correction:

The date of the Town Board and the Planning Board meeting is April 2, 2003.

The motion was seconded by Ms. Wheat and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A voucher was received from W-M Engineers in the amount of \$2,764.37 of which \$1499.51 is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat. Mr. Flaherty seconded the motion and there being no further discussion, it was unanimously approved.

A letter from Ms. Denise Cambs regarding her concerns for the future development of the Camillus Mall site.

A letter from County Planning listing the number of housing permits issued throughout the County by Town Municipalities.

The revised Subdivision regulations (Chapter 39).

The completed Starlight Terrace SEQRE.

COMMENTS OF THE ATTORNEY

No comments from the attorney.

COMMENTS OF THE ENGINEER

No comments from the engineer.

COMMENTS OF THE BOARD MEMBERS

Chairman Pisarek made the motion for the Board to enter Executive Session to discuss a personnel matter. Mr. Flaherty seconded the motion and there being no further discussion, it was approved unanimously.

Planning Board
April 14, 2003
Page Five

Mr. Flaherty made the motion for the Board to close Executive Session with action taken. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

Chairman Pisarek made the motion for the Board to hire Barton and Loguidice as Engineer for the Starlight Terrace Subdivision. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

With no further business to come before the Board, the Chairman adjourned the meeting at 9:00 p.m. on a motion by Mr. Fatcheric and seconded by Mr. Heater.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
APRIL 28, 2003
7:00 P.M.

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
 William Morse, Engineer
 Councilor MacRae
 Councilman Babcock
 Paul Czerwinski, Town Engineer

 Approximately 5 others

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no comment from the public who were assembled.

NEW BUSINESS

There was no new business before the Board.

OLD BUSINESS

**FAIRMOUNT AQUARIUM – MILTON AVE
 SITE PLAN
 TP#046.-07-28.2**

Mr. Thomas Murphy, owner of Fairmount Aquarium and Water Gardens, appeared before the Board to present a Site Plan. In 2000, a Site Plan had been approved by the Planning Board and appears to have been abandoned by the applicant, as work has not commenced. According to Section 1205 of the Chapter 30 Zoning Statutes, any application not completed within six (6) months will be viewed as abandoned and a new application will be required.

Mr. Murphy presented a revised Site Plan. He has reconfigured the parking and overflow parking, added actual location of ponds and walking trails. The remainder of the site plan apparently remains the same and will be composed of water gardens, streams, waterfalls, fountains, walkways and paths. It will be landscaped with trees, shrubs, flowers, rocks and mulch, similar items that are used in the construction of garden ponds. All of the items displayed in this area will be offered for sale; however, all retail transactions will take place inside of the building. The display area will offer for sale all of the items. There will be no outside storage of any containers, packages or pallets. Mr. Murphy stated that it is his intention to create a display garden area, which will be both innovative and unique.

Planning Board
April 28, 2003
Page Two

The Board addressed the parking requirements. Per the parking ordinance, spaces need to be 10 x 18 and based on the square footage of the property, a minimum of 60 parking spaces will be required.

After extensive discussion, the Chair advised the applicant to prepare and submit a revised Site Plan to include two (2) maps, a site map and a landscaping map. The Site Plan map needs to incorporate the proper dimensions of parking spaces, the driving lane to include widths and drive pattern, granite curbing around corner, concrete sidewalk and curbing, designate the total number of parking spaces; the parking spaces in the flood plane to be relabeled as "reserved for future"; handicapped parking spaces should be reflected on the plan. The area reserved for snow removal should be labeled. The lights need to be shown on the plan as well as the HVAC coolers, which are located on the building. The applicant needs to address what improvements are to be completed. The landscaping map needs to incorporate the grading plan with trees and buffers.

**JON AGRICOLA – ROLLING HILLS ROAD
SKETCH PLAN
TP#020.-01-01.0**

Mr. Stephen Sehnert, land surveyor, contacted Mr. Morse. At the present time, they are not ready to proceed as they are addressing the Board's concerns.

**FASTRAC MARKETS, LLC – 507 HINSDALE ROAD
SITE PLAN
TP#017.-05-69.1**

Mr. Julian Clark of Plumley Engineering and Mr. Troy Wahl of Fastrac Markets appeared before the Board. Fastrac Markets had previously appeared before the Board and were referred to County Department of Transportation. The reason for the referral was the traffic flow on Hinsdale Road and the availability of the left-hand turn out of the site.

Mr. Clark advised that Fastrac Markets have spent four (4) months working diligently with Jim Stelter of the county to find the safest egress and ingress for the intersection. They have come to the conclusion that the site closest to the south property line would be appropriate for a right turn only entrance and a right turn only exit. On the far entrance, closer to the 695 entrance, would be a full service entrance and exit (a right hand turn and a left hand turn). An official letter from the county outlining the approval has been received and reviewed.

Fastrac Markets modified the original plan by reducing the number of fuel dispensers from 10 to 8, with 16 fueling stations. The facility would be operated on a twenty-four (24) hour basis. They would demolish the existing building and erect a new structure. The parking spaces have been adjusted to be 10 feet wide and have 2 handicapped spaces.

Planning Board
April 28, 2003
Page Three

The entire Board voiced concerns regarding entering the Fastrac Market by making a left hand turn from Hinsdale Road traveling to the Rte. 695 bypass entrance. The concern is the stacking of traffic past Milton Avenue on Hinsdale Road during "rush hours". The Board is also concerned with the island in the main entrance/exit. The Board feels that this is a difficult turn due to the angle and would like to see the entrance moved slightly.

The applicants have addressed and supplied the Board with a traffic count. The traffic count supplied is from 1999. It is estimated that the new traffic flow will be 32% in the AM and 34% in the PM. This would increase the traffic by 3%. Mr. Curtin requested a gap analysis in traffic flow. Mr. Trombetta suggested timing the lights to work together, creating a period of time to safely make left hand turns.

The Board has requested the following information to address concerns raised: (i) gap analysis for traffic flow; and (ii) request from the County DOT if the entrance could be moved.

Mr. Heater moved to refer this Site Plan application to County Planning. Mr. Fatcheric seconded the motion and there being no further discussion it was approved unanimously.

**NEWPORT MEADOWS (DICK BABCOCK) – NEWPORT ROAD
PRELIMINARY PLAT
TP# 021.-04-01.1**

Mr. Richard Babcock appeared before the Board on behalf of the property owner, Mr. Nicholas Petrocci to present the Preliminary Plat for this subdivision. The application under consideration is for a two (2) lot subdivision. The subject property is zoned R-2 and is comprised of approximately 14.7 acres in total. The new building lot that will be created, Lot 2, will be approximately 1.8 acres in size.

A revised plan was submitted, identifying the location of the home on the plan. The surveyor also showed the footprint of the foundation and that footprint as it relates to the property lines and the stream and has added the grading plan. The surveyor has also corrected the total number of lots listed at the bottom of the plat.

Per Mr. Morse, the stream running through the property is classified as a "Class D" stream. The stream is listed on the D.E.C. maps as a year round official stream. There is an adequate buffer as portrayed on the plan.

Chairman Pisarek made the motion to approve the Preliminary Plat of the Newport Meadows Subdivision as shown on a Plan dated April 22, 2003. Mr. Trombetta seconded the motion and there being no further discussion it was approved unanimously.

Planning Board
 April 28, 2003
 Page Four

**NEWPORT MEADOWS (DICK BABCOCK) – NEWPORT ROAD
 FINAL PLAT
 TP# 021.-04-01.1**

Mr. Richard Babcock appeared before the Planning Board to present the Final Plat for this subdivision.

Chairman Pisarek made a motion to require parkland fees for only one (1) Lot. Ms. Wheat seconded the motion and after no further discussion the motion was approved unanimously.

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

Mr. Curtin requested the record reflect that the Board has overridden SOCPA's referral. The Board is awaiting a revised letter from SOCPA.

Chairman Pisarek made the motion to approve the Final Plat of the Newport Meadows Subdivision as shown on a Plan dated April 22, 2003 File No. 2964.001 which Plan was prepared by Ianuzi & Romans, P.C. LLS. Mr. Fatcheric seconded the motion and there being no further discussion it was approved unanimously.

**ANNESGROVE – PHASE 1
 FINAL PLAT
 TP# 023.-01-01.1**

Mr. Gregory Sgromo, engineer, appeared before the Board to request the Final Plat of Section B of the Annesgrove Subdivision.

There has been one (1) minor change to the plan. They have reduced the density of the lots. This will have no impact, as the reduction is minimal.

Mr. Pisarek made the motion to approve the Final Plat of the Annesgrove Section B subdivision as shown on a Plan dated March 24, 2003 File No. 2525.004 which was prepared by Joseph I. Phillips, L.L.S., subject to the Security Agreement. Mr. Trombetta seconded the motion and there being no further discussion it was approved unanimously.

**GOLDEN MEADOWS (FORMERLY WINCHELL RD LANDS)
 PRELIMINARY PLAT
 TP#010.-05-27.1**

Mr. John Szczech appeared before the Board to present a Preliminary Plat for a subdivision of a 98.09+/- acre parcel, located on Winchell Road. He is proposing a new residential development of 133 homes. The property is zoned R-3. The proposed density is well under what current zoning would allow in that 253 homes could be built.

Planning Board
April 28, 2003
Page Five

Due to the Town waiving the offer of the front acreage, Mr. Szczech's intentions are to create two (2) building lots along Winchell Road, which would incorporate covenants to run with the land. This would protect the stream and the trees isolating the development from the road and existing residents on Winchell Road. There is an area of 4.68 acres designated where the pump station and detention basin will be located. At the present time, the remaining 14.14 acres will not be further developed.

The main change from the sketch plan is the removal of the cul de sac, as requested by Mark Pigula, Highway Superintendent. This has created four (4) flag lots located on Lots 64, 65, 68 and 69. The subdivision would have one entrance. The road would be continuous with the exception of one cross street, Morning Glory Way. Mr. Morse commented that the current block length does not meet the subdivision regulations of the maximum block length. The maximum length is 1200 feet per Section 39.34. The Board has suggested to establish an additional cross street possibly located through Lots 103 and 110.

The subdivision will be built in four (4) phases. Phase 1 will consist of 41 lots and include the pump station. Phase 2 will consist of 24 lots, Phase 3 consisting of 36 lots and Phase 4 consisting of 32 lots.

The Town Board has passed the resolution authorizing Barton & Loguidice to design the pump station, which will be located at the back of lot 59 and 60 and the force main which will run along the back lot lines alongside the county trolley line over to Armstrong Road.

Mr. Fatcheric is still concerned about the level of service at the intersection of Van Buren Road and Winchell Road. He does not feel the intersection would be able to accommodate the additional traffic flow. He suggested the site distance is not adequate and it is almost impossible to safely turn left onto Winchell Road from VanBuren Road. Although the County DOT is not concerned with the above, Mr. Fatcheric would like the record to reflect his concerns.

Mr. Heater moved to set the Public Hearing for May 19, 2003. Mr. Fatcheric seconded the motion and there being no further discussion it was approved unanimously.

DISCUSSIONS

Due to Mr. Richard Babcock's subdivision of Newport Meadows being a minor subdivision, there are no Professional fees required. The Board is rescinding the correspondence requesting \$450.00 for Professional fees.

There have been questions from residents regarding the clearing of the land at the corner of Milton Avenue and Bennett Road. The Board has had no correspondence or applications and is at a loss for explanation.

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April 28, 2003
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MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of April 14, 2003. The motion was seconded by Mr. Trombetta and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A voucher was received from Shulman Curtin Grundner & Regan, P.C. in the amount of \$2,278.66 of which \$375.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne. Ms. Wheat seconded the motion and there being no further discussion, it was unanimously approved.

A copy of Mr. Curtin's letter regarding the Newport Meadows water course.

COMMENTS OF THE ATTORNEY

Mr. Curtin suggested the Board entertain a bi-weekly meeting schedule for the purpose of review and/or discussion of material for upcoming meetings.

COMMENTS OF THE ENGINEER

No comments from the engineer.

COMMENTS OF THE BOARD MEMBERS

Mr. Wynne commented that conditions around Wal-Mart needed to be looked at and requested that the Code Enforcement Officer inspect the site.

Mr. Trombetta may not be in attendance at the May 12th or May 19th meetings as he may be on military duty.

Mr. Heater commented on the status of the Rocco's Starlight Terrace project and asked if any one knew when they are proceeding.

Ms. Wheat questioned the amount the Board wanted to spend for copies of the plans from Ithaca for the Wal-Mart project. The Board is in agreement they would like to spend no more than \$50.00.

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

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
MAY 12, 2003
7:00 P.M.

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
 William Morse, Engineer
 Councilor MacRae
 Paul Czerwinski, Town Engineer

Approximately 6 others

MEMBERS NOT PRESENT

John Trombetta

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no comment from the public who were assembled.

NEW BUSINESS

**HIDDEN KNOLLS, SECTION V, LOT 155 AMENDED
 SKETCH PLAN
 TP# 070.-01-08.0**

Ms. Mary Burgoon, of 136 Peridot Drive Syracuse, New York, appeared before the Board to present a Sketch Plan for the merging of Lot 155 into Lots 154 and 156. In January 2002, a Sketch Plan had been presented to the Planning Board and appears to have been abandoned by the applicant. According to Section 1205 of the Chapter 30 Zoning Statutes, any application not completed within six (6) months will be viewed as abandoned and a new application will be required.

Ms. Burgoon has supplied a letter from the Town of Camillus Highway Superintendent for the approval of the curbcut for the driveway, located at 136 Peridot Drive.

Mr. Flaherty made a motion to close Sketch Plan for the merger of Lot 155 into Lot 154 and 156, thereby forming Lot 154A and Lot 156A. Mr. Heater seconded the motion and it was duly approved unanimously.

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

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May 13, 2003
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Mr. Flaherty made a motion to waive Preliminary Plat for the application. Mr. Wynne seconded the motion and it was duly approved.

Mr. Flaherty made a motion to approve the Final Plat for the merger of Lot 155 into Lot 154 and 156, thereby forming Lot 154A and Lot 156A. Mr. Fatcheric seconded the motion and it was duly approved unanimously.

**RICHARD LYONS & JOHN WILLSON – 5004 W. GENESEE STREET
SITE PLAN
TP# 040.-09-11**

Mr. Jeffrey Davis, attorney from Hiscock & Barclay, appeared before the Board to present a Site Plan on behalf of Mr. Richard Lyons and Mr. John Willson. Mr. Lyons and Mr. Willson operate a small insurance agency. They have recently been displaced from Camillus Mall. The location of the proposed site is 5004 West Genesee Street Camillus, New York 13031 and is zoned LBO.

The Applicant advised that the nature of their business is mostly done through the telephone, facsimile, and email. The business does not generate visitors or customers and the hours of operation are Monday thru Friday, 8:30 am – 4:30 pm. The number of employees is four (4). The site had previously housed a podiatrist; therefore very little alterations will be needed, if any and will be of cosmetic in nature.

The square footage of the improved property is approximately 2,771. The classification would be considered Administrative and would require parking spaces at 1 space per every 200 square foot. However, due to the use of the property being Administrative and the business using only the ground floor for administrative purposes and the second floor as storage purposes, the parking requirements could be lowered to ten (10) spaces with one (1) being handicapped.

In the Zoning Regulation, Section 603 (f)- accessory buildings and structure, LBO, Industrial, C-1, C-2, C-3, C-4, and C-5 districts, any accessory building or structure on the same lot as the principle building must comply with the district side yard regulations. This would have to comply with the R-3 regulations. The existing framed shed can remain as a pre-existing, non-conforming structure, however if a new structure would be erected, it would need to comply with the above regulation.

The Board did not feel additional buffering would be required in the rear of property, due to the use of the property remaining consistent to previous usage.

There is an existing light on the exterior door and also motion detector spotlights on the side of the building. There are no plans for additional lighting.

The Chairman advised the applicant to readjust the Site Plan to show the parking, add one (1) handicapped spot (to be located in parking spot #7), stripe the parking areas designated as # 6 and 12 and label as “snow storage area”. The building is handicapped accessible. This Site Plan is to be continued.

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May 12, 2003
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OLD BUSINESS

STARLIGHT TERRACE ESTATES SITE PLAN TP#015.-04-09.6

The applicant failed to appear.

BRUCE POLLACK (WEST SIDE STORAGE) – BOX CAR LANE SITE PLAN TP #015.-04-07.5 & 015.-04-07.4

Mr. Curtin requested Mr. Bruce Pollack to appear before the Board to help clarify the Site Plan application.

At the time of the original subdivision, the Town Board imposed restrictive covenants, which required a berm five (5) feet in height with five (5) foot trees being planted at the crest of the berm to minimize exposure. At the present, the Town Board is considering amending the covenants regarding the berm, but require a line of trees that would serve as a visual screen to the public.

Mr. Pollack appeared before the Zoning Board of Appeals and was notified that there may be additional variances required for his application. He is requesting the Planning Board to review his application, and address any concerns.

The plans for paving are as follows: driveway entrance, entranceway and the parking area by the office. The remainder would be run-of-crush creating driving aisles around the buildings. This is a very low traffic area.

The front yard setback is 50 feet. All buildings are located behind the 50 foot area. The rear yard setback is 30 feet.

Zoning Regulation, Section 907 states that parking spaces, driveways and driving aisles will be surfaced with asphalt. There is also the issue of lot coverage as specified in Zoning Regulations Section 606 (e). In a C-4 zone, the building, accessory buildings and required parking spaces shall not cover more than 80% of the lot area.

Mr. Fatcheric made the motion for recommendation and clarification of a prior referral to the Zoning Board of Appeals in that they grant favorable review to the applicants petition for the variance for parking and the requirement of full pavement of the driving lanes in and around specified buildings; specifically to reduce parking from 42 to no less than 10 with the ability to show the reserve for an additional 10 and to waive the requirement for all driving lanes to be asphalt surfaced and that be limited to the entrance drive and defined parking area and parking spaces. Mr. Wynne seconded the motion and it was duly approved unanimously.

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**GOLDEN MEADOWS (FORMERLY WINCHELL RD LANDS)
PRELIMINARY PLAT
TP#010.-05-27.1**

Mr. John Szczech appeared before the Board to present a revised Preliminary Plat for a subdivision of a 98.09+/- acre parcel, located on Winchell Road. The revision would alter the development to 132 homes. The property is zoned R-3. The proposed density is well under what current zoning would allow in that 253 homes could be built.

Mr. Szczech has taken the Board's suggestion to establish an additional cross street. With the creation of the new road, Golden Rod Lane, the block length meets the subdivision regulations. The maximum length is 1200 feet.

Mr. Heater moved to refer this Preliminary Plat application to County Planning. Mr. Fatcheric seconded the motion and there being no further discussion it was approved unanimously.

DISCUSSIONS

Chairman Pisarek is concerned with the conditions of Walmart. He stated that on Saturday, May 10, 2003, the conditions surrounding Walmart were completely out of compliance of the Site Plan approval. The Planning Board is requesting the Code Enforcement Officer to inspect the site for the noncompliance of the site plan approval. The specific concerns are as follows: a) the trailers were to be seasonal; b) the cardboard around the area; c) the garden area for the seasonal sale of landscaping material; d) the temporary fence which was built close to the entrances and driving aisles.

Starlight Terrace professional fees were discussed. Ms. Wheat moved to set the professional fees as follows: \$10,000.00 for engineering fees and \$5,500.00 for legal fees. The motion was seconded by Mr. Heater and there being no further discussion, it was unanimously approved.

Ms. Wheat has contacted the City of Ithaca in regard to the public records of Walmart. The information is available through the request of a Freedom of Information Request. There will be a charge for the information, being \$.25 per page for 8 1/2 by 11 documents and the actual material and reproduction cost for oversized documents, audio & media. No copies will be made until payment has been received. The Board has determined to begin with the request of all minutes from the Planning Board of Ithaca for all presentations done by Walmart. The Board has requested the Camillus Planning Board clerk to formally request the information.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of April 28, 2003. The motion was seconded by Ms. Wheat and there being no further discussion, it was unanimously approved.

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May 12, 2003
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CORRESPONDENCE

A voucher was received from W-M Engineers in the amount of \$2,463.44 of which \$1690.89 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater. Mr. Flaherty seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from Continuum in the amount of \$69.30 for the yearly maintenance of the Voicewriter 210. Motion to approve payment was made by Mr. Wynne. Mr. Flaherty seconded the motion and there being no further discussion, it was unanimously approved.

A copy of Supervisor Coogan's letter to Mahoney & Associates inquiring as to the development of 104 Bennett Road.

COMMENTS OF THE ATTORNEY

No comments from the attorney.

COMMENTS OF THE ENGINEER

No comments from the engineer.

COMMENTS OF THE BOARD MEMBERS

Mr. Wynne commented that the Benderson Company is scheduled to speak at the Camillus Chamber of Commerce luncheon on May 14, 2003.

With no further business to come before the Board, the Chairman adjourned the meeting at 9:00 p.m. on a motion by Mr. Flaherty and seconded by Mr. Fatcheric.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
MAY 19, 2003
7:00 P.M.

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
 William Morse, Engineer
 Councilor MacRae
 Paul Czerwinski, Town Engineer
 Robert Warner, County Legislator

Approximately 12 others

MEMBERS NOT PRESENT

John Trombetta
 Lynda Wheat

PUBLIC HEARING

**GOLDEN MEADOWS (FORMERLY WINCHELL RD LANDS)
 PRELIMINARY PLAT
 TP#010.-05-27.1**

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

PUBLIC COMMENT

There was no comment from the public who were assembled.

NEW BUSINESS

**DICK'S SPORTING GOODS
 TEMPORARY SITE PLAN
 TP#048.-01-01**

The applicant failed to appear, however, the Board did review this application. Dick's Sporting Goods has conducted annual tent sales in the same location for the past two (2) years. Based on past practice, the Board does not have any issues or concerns regarding the sale.

Mr. Heater made the motion to APPROVE the temporary site plan for the Dick's Sporting Goods store located at 3529 West Genesee Street Camillus, New York, as shown on the drawings dated as received by the clerk on May 13, 2003, with the following conditions: This approval shall be valid from June 27, 2003 through July 15, 2003, free access to the fire doors and all fire lanes shall be maintained at all times, five feet of sidewalk area shall be maintained at all times, the access shall not be encroached upon in any way, all products shall be contained within the tents, the hours of operation for the tent sale shall be the same as the hours of operation for the store. This

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approval is also based on past practice and that they have appeared before the Board previously. There have been no new issues raised. Mr. Wynne seconded the motion and it was duly approved unanimously.

**CAMILLUS HILLS – WELLINGTON LOT 4
 PRELIMINARY PLAN (LOT LINE REALIGNMENT)
 TP#027.2.-02-92.1**

Mr. Petosa advised the clerk he would not be in attendance, in his absence, Mr. Szczech presented the application to the Board.

Mr. Curtin began the presentation stating that this application would be classified as a Lot Line Realignment Procedure. This is a new section of the Subdivision Regulations and can be found in §39.27. This procedure accommodates a small acquisition of property for the benefit of a contiguous landowner.

Mr. Petosa is representing the Wellington Homeowner Association for the purpose of this application and requests the parcel, an area of 20 feet wide by 210 feet long, to be considered for annexation to a contiguous property. There is some incorrect information in the letter Mr. Petosa submitted to the Board. This area will be appended to Lot 3, not to Lot 4 as stated in the letter. The review will not be based upon resubdivision but will be a sketch plan review. The new section of the ordinance does set forth the sketch plan considerations that need to be taken into consideration.

Mr. Morse suggested the Board may want to request a drainage easement over the subject parcel. This area currently does not have an easement, as it was to be retained by the Homeowners Association. He has also suggested that the Highway Superintendent review the drainage as it pertains to this request.

The rear line of Lot 3 will be extended to meet the extension of Lot 4. The Board is requiring the applicant to provide a survey, reconfigured for Lot 3 and Lot 4.

Chairman Pisarek made the motion for this application to be an exempt action under SEQR, Mr. Flaherty seconded the motion and it was duly approved unanimously.

Chairman Pisarek made the motion to approve the Lot Line Realignment as per §39.27 of the new code subject to review by the Highway Superintendent for the purpose of determining if the Town would require a drainage easement. Mr. Fatcheric seconded the motion and it was duly approved unanimously.

OLD BUSINESS

**RICHARD LYONS & JOHN WILLSON – 5004 W. GENESEE STREET
 SITE PLAN
 TP# 040.-09-11**

Mr. Jeffrey Davis, attorney from Hiscock & Barclay, appeared before the Board on behalf of

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Mr. Richard Lyons and Mr. John Willson. Mr. Lyons and Mr. Willson operate a small insurance agency. The location of the proposed site is 5004 West Genesee Street, Camillus, New York 13031 and is zoned LBO.

A revised plan was submitted, identifying the parking, adding one (1) handicapped parking space (to be located in parking space #7), striping the parking areas designated as # 6 and #12 and labeling the "snow storage area". The building is handicapped accessible.

The existing sign frame of the previous tenant, will be used by the Applicant.

Chairman Pisarek then made a motion that a Negative Declaration under SEQR be prepared as there is no change in use of 5004 West Genesee Street, Camillus, New York. Mr. Flaherty seconded the motion and it was duly approved unanimously.

Chairman Pisarek then made the motion to approve the site plan of 5004 West Genesee Street as shown on Map dated May 1, 2003 with revisions of May 13, 2003 prepared by R. J. Lighton Sr. L.L.S. including the existing framed shed, that can remain as a pre-existing, non-conforming structure; however, if a new structure need be erected, it would need to comply with rear yard set-back requirements. Mr. Fatcheric seconded the motion and it was duly approved unanimously.

**STARLIGHT TERRACE ESTATES
 SITE PLAN
 TP#015.-04-09.6**

Mr. James Trasher of Clough, Harbour & Associates, LLP appeared before the Board on behalf of Mr. and Mrs. Robert Rocco and presented a Site Plan for the Starlight Terrace Estates subdivision.

The drainage report and traffic study have been completed. The traffic study will be distributed to all Planning Board members in the near future. Onondaga County DOT and New York State DOT have reviewed the information and have preliminarily concluded that there are no major concerns. The proposal is outside the designated "without access" parcel and there is no major impact on the intersection. Onondaga County DOT offered several minor comments. As soon as the correspondence from both agency's are received, they will be forwarded.

"Fundamentally, the plan has been approved by all interested Agency's." The scope of the Planning Board's review is questions and answers regarding the infrastructure.

The applicants are hoping to start building by late fall, once 290,000 +/- cubic yards of fill are moved and disbursed throughout the site. They would like to begin as soon as possible due to the amount of time the contractors are estimating to clear the land. The Rocco's would like to close on the property as soon as there are approvals of the infrastructure required by the Town.

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May 19, 2003
Page Four

The Planning Board will proceed with the preliminary plat review and approval for the overall site, and then approve the final plats on a section by section basis.

A public hearing will not be required, as one was held for the zone change. A public meeting may be held so that the Applicant could detail the phasing of the project, how the infrastructure is going to be done, how the Developer will stabilize ground conditions and related site development questions.

The Board will afford the public an opportunity to ask questions of the Board, the applicant and the applicants professionals relative to the phasing of the project and any other related questions that they may have. The applicant is requesting to be placed on the Planning Board agenda for the June 9, 2003 meeting.

The issue of asphalt or concrete curbing preference was discussed; therefore, the Board has requested Mr. Trasher to obtain a letter from the Highway Superintendent, confirming the preference of asphalt curb or concrete gutters.

DISCUSSIONS

Mr. Price, Code Enforcement Officer, responded to the Boards concerns regarding Walmart. He is planning on visiting Walmart and is aware that they are in violation of the site plan approval in the rear of the store. He needs to visit the front of the store and determine if they are in violation at that location. He will keep the Board informed.

Mr. Curtin has received correspondence from Mr. Oudemool regarding West Side Storage. It is response to the applicant advising that the Board was to amend the restrictive covenants that affect the property and the type of berm required. They will be eliminating the berm; they are requiring a specific species of pine to go in its place.

Mr. Morse met with the engineer who will be handling the property located at 104 Bennett Road. The intention is to obtain access to the property off of Southern Drive. When asked if any indication of use was given, Mr. Morse stated that Mr. Oudemool, Town Attorney, indicated that the property was to be used as a storage facility. The engineer did apologize for clearing the land prior to coming to the Town.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of April 28, 2003. The motion was seconded by Mr. Heater and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A copy of the letter from the City of Ithaca stating they are in receipt of the Planning Board's Freedom of Information Request regarding Walmart.

Zoning Board of Appeals meeting minutes from May 6, 2003.

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May 19, 2003
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The Traffic Study for the Golden Meadow subdivision.

A voucher was received from Shulman Curtin Grundner & Regan, P.C. in the amount of \$3,796.00 of which \$2,383.50 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty. Mr. Fatcheric seconded the motion and there being no further discussion, it was unanimously approved

A voucher was received from The Post Standard in the amount of \$18.15 for the legal notices for the public hearing for the Golden Meadow Subdivision. Motion to approve payment was made by Mr. Pisarek. Mr. Flaherty seconded the motion and there being no further discussion, it was unanimously approved.

COMMENTS OF THE ATTORNEY

No comments from the attorney.

COMMENTS OF THE ENGINEER

The DEC is supposed to be preparing a model or updated model for Storm Water management. Mr. Morse is waiting to see the model before he continues.

COMMENTS OF THE BOARD MEMBERS

The luncheon with Benderson Development was more public relations and did not present any concrete plans.

With no further business to come before the Board, the Chairman adjourned the meeting at 9:04 p.m. on a motion by Mr. Flaherty and seconded by Mr. Heater.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
JUNE 9, 2003
7:00 P.M.

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
 William Morse, Engineer
 Councilor MacRae
 Paul Czerwinski, Town Engineer

Approximately 7 others

MEMBER NOT PRESENT

Lynda Wheat

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no comment from the public who were assembled.

NEW BUSINESS

BELLOR PROPERTY – LAKESIDE ROAD
SKETCH PLAN
TP#010.-03-01.0

Sam Convertino and Mac Cappozzi, co-developers, appeared before the Board to present a Sketch Plan. The applicants are proposing to develop a major subdivision in the Town of Van Buren. However, the location of the access road will be in the Town of Camillus and will be the main entrance. The parcel in question is .12 acres, zoned R-3 and located on Lakeside Road in the Town of Camillus. This will be classified as a minor subdivision for the Town of Camillus.

The applicants have applied to the Town of Van Buren for a major subdivision and the Town of Van Buren will be lead agency. The applicant advised that they have a PUD concept approval by the Town of Van Buren. To go any further, the Town of Van Buren needs the Town of Camillus's position in regard to the road. All drainage from this site will be in the Town of Van Buren. The water will be provided by OCWA and the Town of Geddes. The public hearing will be held in the Town of Van Buren.

Councilor MacRae stated that there are a multitude of drainage issues along Lakeside Road. Residents from Lakeside Road in the Town of Camillus, are not pleased with the location of the proposed road.

Planning Board
June 9, 2003
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Mr. Curtin stated this is a unique application. The Town of Camillus Planning Board's jurisdiction is limited due to lead agency status being taken by the Town of Van Buren in terms of the overall subdivision. It would be helpful to have a letter from Mark Pigula, Town of Camillus Highway Superintendent, directed to the Board addressing the access points the developers are proposing. This application will require an inter-municipal agreement in which the Town Board will review and approve.

The Chair has recommended Sketch Plan to remain open until such time as the applicant secures a letter from the Town of Camillus Highway Superintendent for the sight distance and the feasibility of the road.

AT & T – 420 SKYVIEW TERRACE
SITE PLAN
TP#054.-12-37

Mr. John Sullivan, attorney from Phillips, Lytle, Hitchcock, Blaine and Huber LLP, appeared before the Board to present a Site Plan on behalf of AT & T Wireless. AT & T Wireless is requesting to co-locate a wireless antenna on the Town of Camillus water tower located at 420 Skyview Terrace. Currently Nextel and Cricket have antennas located on the water tower.

The Site Plan before the Board proposes the location of the antennas on the 57 foot high water tank at the height of 51 feet. The antennas will be attached directly to the water tower and painted the same color as the tower. AT & T Wireless also proposes to construct a 10 x 17 foot concrete pad enclosed by a fenced in area and to install on the concrete pad two (2) equipment cabinets which are approximately six (6) feet by 2 ½ feet by 2 ½ feet. The cabinets are to be metal, mounted on the concrete pad and not otherwise enclosed. All cables and wiring will be underground. The site plan presented shows a six (6) foot chain linked fence with barbed wire. Current regulation does not allow for barbed wire.

Mr. Morse suggested the applicant meet with John Friske, Water Superintendent, to discuss if there are any additional concerns in terms of location.

The Zoning and Planning Committee has referred this application to the Planning Board. The Town will require a lease on this property. The Town Board will be lead agency for the overall application. The Town Board will be required to file final SEQR determinations.

Based upon the limited scope of review before the Planning Board, Chairman Pisarek made a motion to issue a negative declaration under SEQR based upon similar use, and a number of prior reviews have been conducted and all having been issued a negative declaration. Mr. Wynne seconded the motion and was duly approved unanimously.

Mr. Flaherty made the motion to refer the application of AT & T Wireless regarding the installation of an antenna and construction of a 10 x 17 concrete pad located at 420 Skyview Terrace (Town of Camillus Water Tower) to the Town Board. The Planning Board finds no site

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June 9, 2003
Page Three

plan issues other than the barbed wire and subject to the review of the site plan by John Friske and the Planning Board engineer. Mr. Trombetta seconded the motion and it was duly approved unanimously.

**MGM/PASCO – BELLE ISLE ROAD
SITE PLAN
TP#015.-04-09.3**

Mr. Jeffrey Munn, co-owner of MGM/Pasco, appeared before the Board to request a Site Plan for the property located at 5860 Belle Isle Road. The applicant has two (2) items for the Board's consideration. One is signage and the other is the extension and modification of the rear driveway and parking area.

The applicant appeared before the Board approximately six (6) months ago for the renovation to the building. At that time, they modified access to the rear parking area. During the planning process, they felt that access would be sufficient, however, delivery drivers are having difficulty due to the width being only twelve (12) feet and larger trucks are ten (10) feet wide. The applicants are proposing widening the driveway to 18 feet, which improvements would come towards the building, not the property line. Additionally, at the bottom of the hill, there is a small grass area, which they would like to pave to be in line with the back edge of the building. Directly behind the building, the applicant needs approximately an additional 40 feet x 40 feet turn-around. This would create more room to maneuver the corner by creating a gradual turn out.

It was noted that dumpsters are located on the side of the building. Per current code, fencing needs to be placed around the dumpsters. The clerk will email the current dumpster code to the applicant.

Per Mr. Morse, the Board will need to see an updated drainage and grading plan.

The location of the sign will be proximate to Belle Isle Road and approximately 15 feet from the driveway entrance. The sign will be backlit with electric power coming from an adjacent light pole. The sign will be illuminated only on one (1) side, which will be on a timer, turned off at 11:00 pm. The sign will be located within the property boundaries.

The sign is approximately 50 square feet. The approximate size of the building is 22,000 square feet. After extensive discussion, the Board determined the proposed height is appropriate and conforms to code. The base materials will be brick, to match the building, with vinyl lettering on the sign panel. The type of lighting is to be neon with the backlighting opaque.

The Chair has recommended the site plan to remain open until such time as the applicant provides an updated drainage and grading plan, the location of the sign and dumpster area with the fencing on the plan. The Board will also require the details of the illumination and wattage for the sign.

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June 9, 2003
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OLD BUSINESS

BRUCE POLLACK – WEST SIDE STORAGE – BOX CAR LANE SITE PLAN TP#015.-04-07.5 & 015.-04-07.4

Mr. Bruce Pollack, owner of West Side Storage appeared before the Board. The applicant has appeared before the Zoning Board of Appeals and the Town Board. The Town Board has approved the modification of the Covenants affecting this property and eliminated the requirement of a berm on the designated property line. In its place the Applicant is required to install trees to afford the necessary screening.. This will be formalized upon Mr. Pollack purchasing the property. The Zoning Board of Appeals has approved the release for the requirement of 42 parking spaces and paving the entire area. The ZBA granted approval allowing 10 parking spaces and that the surface of the driving lane and aisles located around and between storage buildings to consist of gravel rather than asphalt paving.

Due to the width of the tree line, two building locations will need to be adjusted farther north. Therefore, one of the buildings will only be accessible to vehicles from three (3) sides and not four (4). The backside of building 4 will only be 15 feet 1½ inches from the property line. There will be slight adjustments due to the drainage plan. There will be a bank with a retention wall. The retaining wall will be 5 to 6 feet in height. Due to the total disturbance of the area being over 1 acre, a storm water pollution prevention plan will be required.

The applicant advised that he has applied for a Site Development Permit and wants to restore the property to its original topography.

The Board is requiring the applicant to show the grading plan, the snow removal storage area, and the storm water pollution prevention plan. The topography map should show 2 foot contours.

DISCUSSIONS

FASTRAC MARKETS – 507 HINSDALE ROAD

Mr. Curtin advised the Board that Fastrac Markets had contacted him immediately after the last Planning Board meeting. He strongly recommended Fastrac Markets retain the services of a professional traffic engineer to address the questions that had been raised by the Board. Concern has been raised relative to left turns in from Hinsdale Road and right turns. There was some discussion about gap analysis and what type of traffic flow is occurring in this location. Fastrac Markets has employed Jim Napoleon as traffic engineer. Mr. Napoleon has requested the specifics as to what the Planning Board will be requiring.

The Board is requesting a gap analysis, the basis of the existing data for flow and the alignment of access points in relation to Home Depot.

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June 9, 2003
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The Planning Board had previously referred this application to SOCPA. SOCPA has requested an extension of this Site Plan review until such time as the applicant provides a proposed subdivision map. Mr. Heater made a motion to approve the referral of the proposed subdivision map to SOCPA. Mr. Fatcheric seconded the motion and it was duly approved unanimously.

STARLIGHT TERRACE

Paul Czerwinski spoke regarding the Starlight Terrace project. The developer and the engineer are reviewing the phasing plan. They have yet to agree on a phasing plan. Mr. Czerwinski has received the updated drainage report, however, there are still a few additional items outstanding.

DUMPSTERS

The Zoning and Planning Committee discussed problems with dumpsters located on Chapel Drive. The property owned by M. Muraco is due to be cited by Code Enforcement. This property may be referred to the Planning Board for review of the Site Plan.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of May 19, 2003. The motion was seconded by Mr. Heater and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

The letter to SOCPA extending the Fastrac Market – Hinsdale Road project.

The list of building permits for the month of May.

The Town Board minutes from May 27, 2003.

The City of Ithaca's meeting minutes reflecting Walmart, as requested per FOIL request.

A voucher was received from W-M Engineers in the amount of \$1383.82 of which \$1131.90 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from John Drury in the amount of \$107.00 for the transcripts of the public hearing for Golden Meadows Subdivision. Motion to approve payment was made by Mr. Flaherty. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

A voucher received from Hummel's Office Plus in the amount of \$28.90 for micro-cassettes. Motion to approve payment was made by Mr. Flaherty and seconded by Mr. Trombetta and approved unanimously.

Planning Board
June 9, 2003
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A voucher received from A.M. Associates in the amount of \$698.00 for laboratory and field testing for Scenic Meadows, Section 3. Motion to approve payment was made by Mr. Pisarek and seconded by Mr. Heater and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin has drafted a Statement of Findings under SEQR for the Golden Meadows Subdivision. He has requested the Board to review the draft copy and comment at the next meeting.

COMMENTS OF THE ENGINEER

Mr. Morse commented that as he has worked with the D.E.C. on some of the Storm Water Pollution Protection Plans there are issues that are coming up. How to handle responsibility of installation and maintenance? Who watches and inspects? There are quite a bit of issues which need additional clarification of responsible parties.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta stated it was good to be back. He had been away on military duty in Hawaii.

Mr. Wynne asked if we had received any correspondence back from the Code Enforcement Officer regarding Walmart. To date, we have not.

Mr. Flaherty commented that there has been no activity at the Kasson Road property owned by Anne Marie Buerkle and asked if the Board should notify applicants of expiring approvals. The Chair stated this is generally not the practice of the Board.

Chairman Pisarek had just returned from San Antonio, Texas and commented on their use of access roads.

With no further business to come before the Board, the Chairman adjourned the meeting at 9:56 p.m. on a motion by Mr. Fatcheric and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
JUNE 23, 2003
7:00 P.M.

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
 Mark Malley, Eng. for W-M Engineers
 Councilor MacRae
 Paul Czerwinski, Town Engineer

Approximately 3 others

MEMBER NOT PRESENT

Raymond Wynne

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no comment from the public who were assembled.

NEW BUSINESS

There was no new business before the Board.

OLD BUSINESS

**MGM/PASCO – BELLE ISLE ROAD
 SITE PLAN
 TP#015.-04-09.3**

The applicant notified the clerk that he would not be attending this meeting. He did request to be rescheduled to the July 14, 2003 agenda.

**BELLOR PROPERTY – LAKESIDE ROAD
 PRELIMINARY PLAT/FINAL PLAT
 TP#010.-03-01.0**

Sam Convertino and Mac Cappozzi, co-developers, appeared before the Board to present a Preliminary Plan. The applicants are proposing to develop a major subdivision in the Town of Van Buren. However, the location of the access road will be in the Town of Camillus and will be the main entrance. The parcel in question is .12 acres, zoned R-3 and located on Lakeside Road in the Town of Camillus. This will be classified as a minor subdivision for the Town of Camillus.

As previously requested, a letter has been secured from the Town of Camillus Highway Superintendent for the sight distance and the feasibility of the road dated June 18, 2003.

Planning Board
June 23, 2003
Page Two

As the Board had no additional comments, they proceeded to the Short Environmental Assessment Form. The applicant is Sam Convertino of Cherry Street in Phoenix, NY. The project is the road entrance, the residual lot to be retained by John and Krystyna Bellor and the balance of the triangular lot to be appended to an identified corner lot contiguous thereto and located solely in the Town of Van Buren. All as shown on the proposed subdivision plan prepared by Russell Getman dated April 28, 2003 with no revisions, marked File No. 3015.

Chairman Pisarek made the motion that this will not result in any significant adverse environmental impact and that a negative declaration be declared. Mr. Heater seconded the motion and it was duly approved unanimously.

Chairman Pisarek made the motion to waive the public hearing on the Bellor Subdivision. Ms. Wheat seconded the motion and it was duly approved unanimously.

Chairman Pisarek made the motion to waive the preliminary plat and go directly to final plat approval. Mr. Heater seconded the motion and it was duly approved unanimously.

Mr. Heater made the motion to approve the final plat for the Bellor Property Subdivision, part of Lot 44, File No. 3015, dated April 28, 2003 prepared by Russell L. Getman. Mr. Fatcheric seconded the motion and it was duly approved unanimously.

Chairman Pisarek made the motion to waive parkland fees since the subdivision is not resulting in a buildable lot or second home site. Mr. Trombetta seconded the motion and it was duly approved unanimously.

**GOLDEN MEADOWS (FORMERLY WINCHELL RD LANDS)
PRELIMINARY PLAT
TP#010.-05-27.1**

Mr. John Szczech appeared before the Board to request the Preliminary approval of the subdivision of a 98.09+/- acre parcel, located on Winchell Road. The proposal is for a new residential development of 131 homes. The property is zoned R-3.

The Board reviewed the Statement of Findings Full Environmental Assessment Form with Addenda for the Golden Meadows Subdivision, dated June 23, 2003. This states that a Full Environmental Assessment form has been prepared for the Golden Meadows Residential Subdivision which addresses the potential environmental impacts associated with the project. The proposed project includes construction of one hundred thirty-one (131) residential homes on an 87.93 acre site in the Town of Camillus, County of Onondaga and State of New York. The Site is bounded by Winchell Road on the west and an Onondaga County right-of-way on the south.

The Board having reviewed and accepted all submissions prepared by the Applicant and its professional advisors finds this action is:

Planning Board
June 23, 2003
Page Three

1. Consistent with the social, economic and other essential consideration from among the reasonable alternatives thereto, the action to be carried out or approved is one which minimizes or avoids adverse environmental effects to the maximum extent of practical; including the effects disclosed in the submissions to the Board.
2. Consistent with social, economic and other essential considerations to the maximum extent practicable, adverse environmental effects revealed in the SEQRA process will be minimized or avoided by incorporating as conditions to the decision those mitigative measures which were identified as practicable; and
3. The FEAF is comprehensive and contains facts and conclusions relied upon to support the Planning Board findings.

This is inclusive of the following issues: Project Description, Purpose, Needs and Benefits, Approvals, Construction, Geology, Topography, Soils, Water Resources, Ecological Resources, Land Use and Zoning, Traffic Related Aspects, Utilities and Community Services, Historic and Archaeological Resources, Demographics and Fiscal Impacts, Noise, Alternatives, Resource Commitments, and Growth Inducing Agents.

Having considered the Full Environmental Assessment Form with Addenda and having considered that the written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, the Statement of Findings certified that:

1. The requirements of 6 NYCRR Part 617 have been met; and
2. Consistent with social, economic and other essential considerations from the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable and the adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable; and
3. Consistent with the applicable policies of Article 42 of the Executive Law, as implemented by 19 NYCRR Part 600.5, this action will achieve a balance between the protection of the environment and the need to accommodate social and economic consideration.

Mr. Flaherty requested the following be added to the Statement of Findings Full Environmental Assessment Form with Addenda: Section C, Approvals: 5. Onondaga County Department of Transportation, per letter dated December 4, 2002. The Board was in agreement and the item was included.

Mr. Heater then made a motion for a Negative Declaration for the Golden Meadows Subdivision with support of the Statement of Findings for the Full Environmental Assessment Form with Addenda. Mr. Trombetta seconded the motion and it was duly approved unanimously.

Planning Board
June 23, 2003
Page Four

The Board then reviewed SOCPA's findings. The Board found many discrepancies with SOCPA's findings. Mr. Curtin received Board approval to draft a letter to Paul Driscoll, from Onondaga County Planning addressing the discrepancies including the following;

1. Deny that there was ever a zone change. This subdivision request is in accordance with the Town of Camillus zoning laws.
2. The Town of Camillus Planning Board is taking exception to the road mentioned in item no 3.
3. The Town of Camillus Planning Board is taking exception to the future right-of-way.

Mr. Heater made the motion to approve the preliminary plan subject to covenants for Lot 130 and Lot 131 and the eastern boundary line per the map revised June 23, 2003 for Golden Meadows Subdivision Project No. 02103 prepared by Survey Systems. Mr. Fatcheric seconded the motion and it was duly approved unanimously.

DISCUSSIONS

FASTRAC MARKETS – 507 HINSDALE ROAD

The Planning Board has received correspondence from Paul Driscoll, County Planning Board representative addressing two (2) major items. The first is the fire lane and the second is the road striping and width. All concerns are from the County Board's (SOCPA's) June 10th meeting about Fastrac. Previously, the County Board had requested an extension from our Board because it could not adequately review the site plan without the location of the lot lines.

After extensive discussion, Chairman Pisarek made the motion to grant SOCPA an extension until July 24, 2003 to respond to the Fastrac site plan application. Ms. Wheat seconded the motion and it was duly approved unanimously.

MINUTES OF THE PREVIOUS MEETING

Mr. Fatcheric moved to approve the minutes of the meeting of June 6, 2003. The motion was seconded by Mr. Trombetta and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

An invitation to the Town Employee's annual picnic.

A copy of the Zoning Board of Appeals minutes.

A letter from the City of Ithaca responding to the FOIL request regarding Wal-mart.

Planning Board
 June 23, 2003
 Page Five

A voucher was received from Shulman Curtin Grundner & Regan, P.C. in the amount of \$1,550.00 of which \$400.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Fatcheric. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

A voucher in the amount of \$66.25 from the City of Ithaca for Wal-Mart FEIS from 1995. Motion to approve payment was made by Mr. Heater. Ms. Wheat seconded the motion and there being no further discussion, it was approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin requested permission from the Board to obtain municipality records in regard to Benderson Development Company, Inc. in an amount not to exceed \$150.00. The Board agreed with Mr. Curtin's request.

COMMENTS OF THE ENGINEER

The Engineer had no comment.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta has been approached by residents regarding the 3rd parcel of land at the Home Depot site, concerned with rumors. The Board stated Home Depot will need to appear before the Board for any future site plan.

Mr. Pisarek reported Supervisor Coogan has confirmed there will not be an additional access point to Route 695 from Knowell Road.

Councilor MacRae requested that the next time Starlight Terrace is on the agenda to please notify her as soon as possible. She is requesting the Board have time allocated for a public comment question and answer period. The Board has requested the clerk to contact the applicant from Starlight Terrace to request representation to be at the meeting of July 14, 2003.

Paul Czerwinski, Town Engineer commented Benderson Development Company, Inc has approached John Friske, Water Superintendent, to shut off water to certain portions of the Camillus Mall property.

With no further business to come before the Board, the Chairman adjourned the meeting at 8:46 p.m. on a motion by Mr. Flaherty and seconded by Ms. Wheat.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
JULY 14, 2003
7:00 P.M.

MEMBERS PRESENT

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

GUESTS PRESENT

Paul Curtin, Esq.
 William Morse, Engineer
 Councilor MacRae
 Paul Czerwinski, Town Engineer

 Approximately 22 others

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no comment from the public who were assembled.

PROJECT UPDATE

STARLIGHT TERRACE – WARNERS ROAD

Mr. James Trasher of Clough, Harbour & Associates, LLP appeared before the Board on behalf of Mr. and Mrs. Robert Rocco to present a project update for the Starlight Terrace subdivision to those assembled.

S & R Custom Homes are the developers of a subdivision designated as Starlight Terrace. This subdivision consists of 54 single family homes, 72 patio homes and 96 apartments. There will also be a commercial area. There will be 2 points of access, both located on Warners Road. The development will be completed in phases. Phase 1 will consist of twenty-eight (28) single-family residential properties, 26 +/- patio homes and the commercial site. S & R Custom Homes is hopeful to begin construction before the onset of winter.

The floor was then opened to question and answers.

John Provo of West Colony Point – “Asked about the commercial space and if it was designated for specific businesses.” Mr. Curtin responded that it is available to most commercial uses within the restrictions imposed by the Town Board intending the uses to be compatible to the neighborhood.

John Sentra of West Colony Point – Asked “is there any future development planned for the remainder of the Ruysniak property and are there plans for an access from Belle Isle Road?” Mr. Trasher responded S & R Custom Homes are purchasing approximately 11 acres of land from Mr. Ruysniak and there are no plans for an access thru Belle Isle Road into the Starlight Terrace subdivision as there is not an access point. With regard to the remaining property owned by Mr. Ruysniak, no one can comment as to what Mr. Ruysniak’s plans are.

Planning Board
 July 14, 2003
 Page Two

A female resident of West Colony Point requested an overview of the development. She asked which housing builders are interested in buying lots. The Rocco's directed her to contact Coldwell Banker First Properties, as they are handling the sales. She also asked to talk about what the land is like; is it flat, is it hilly? Mr. Trasher stated that the back area has abnormally long lots due to the topography of the land. There will be enormous amounts of fill moved to grade the land.

Joanne Souchan – “How big are the lots?” Mr. Trasher stated they are anywhere from 15,000 square feet to over 1 acre. Public utilities will service all lots.

Mrs. Cacciola of Lookout Circle – “What will the Patio Homes resemble?” Mr. Rocco stated they will be similar to the patio homes built by Elden Homes, which were shown recently in the Syracuse Post Standard newspaper. The patio homes will be approximately 1500 square feet.

Mr. Cacciola of Lookout Circle – “Has there been perk tests and are there any natural springs?” Mr. Trasher stated no perk tests will be needed, as the entire project will be on public sewer. Mr. Morse stated that there will be provisions to accommodate the sump pumps into the site drainage plan.

Jason Cobb – “What type of homes and price range?” Mr. Rocco stated the price range of the single family homes will be \$175,000 - \$300,000, the patio homes will be \$150,000 - \$175,000, and the apartments will rent for \$700 to \$800 per month.

Councilor MacRae announced that this was the 3rd meeting and the last in a series. One of the things she feels is very important and has not been mentioned is that there is, in a commercial property, an allowance for a small restaurant. She expressed sincere thanks to the Rocco's and James Trasher for presenting the update again.

NEW BUSINESS

KARASEK SUBDIVISION (R. KARASEK) – VAN ALSTINE RD PRELIMINARY & FINAL PLAT TP#006.-04-12.1

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

The previous subdivision occurred in 1991. Based on the meeting minutes from March 11, 1991, there was a request that a section for a right a way for a future road be shown. The request

Planning Board
July 14, 2003
Page Three

was made to accommodate the inner property, if it was further developed. The current maps do not show a right of way. Per Mr. Morse, at the time, the location was identified for the best place for road access. Mr. Karasek has stated he is not planning to further subdivide his land. The people interested in purchasing Lot 3 and Lot 4 are not presently interested in further subdivision.

The Board discussed concern with the property immediately to the west of Lot 3 and Lot 4. The configuration of the boundary line creates a parcel of land resembling a jigsaw puzzle. This application presents an opportunity for the Board and Applicant to “clean up” the property line.

After extensive discussion, Chairman Pisarek stated this application should be considered as a sketch plan review. The application will be classified as a major subdivision. He also requested the applicant to realign the back boundary lines for Lot 3 and Lot 4, meet with the Highway Superintendent and Planning Board Engineer to discuss an access point for a future road and approvals for the driveway cuts, and supply 20 foot contours for the USGS topography.

The Planning Board is treating this application as a sketch plan. This will be a major subdivision and will need to be referred to county once the additional information is received.

**TARSON POOLS-W. GENESEE ST
TEMPORARY SITE PLAN
TP # 042.-04-12.0**

Diane Martell-Rafferty, manager of the Tarson Pool store located at 4310 West Genesee Street, presented the Board with a request for a temporary site plan application to allow a tent sale in the front of the store. The sale would be held Saturday and Sunday, August 9th and 10th between the hours of 9:00 am and 6:00 pm. A 20' x 40' tent is proposed to be erected by Able Tents on Friday August 8th and removed on Monday August 11th. All products will be contained in the tent. There are currently eight parking spots located in the front of the store and additional parking to the rear. There are two additional tenants in the building; however, Ms. Rafferty stated that neither is open on Sunday and she is confident neither is open on Saturday. Additional parking on an adjacent site is being allowed by that site's owner, Mark Allen. A copy of Mr. Allen's letter granting limited parking was presented to the Board.

It was suggested that an off-duty police officer might be employed to control traffic and provide all-night security. According to Ms. Rafferty, employees spend the night at the store and provide all night security, in which she personally supervises.

Based on past practice, the Board found the only issue to be the tent. Last year, the tent was to be removed on Monday and it was not. This created a hardship for the other two businesses as it restricted their parking areas. Ms. Rafferty has stated she will make the stipulation to the tent company that the tent is removed by the specified date or Tarson Pools will disassemble the tent themselves.

Chairman Pisarek made the motion to declare a negative declaration on a SEQR Type II. Ms. Wheat seconded the motion and there being no further discussion, it was unanimously approved.

Planning Board
 July 14, 2003
 Page Four

Ms. Wheat then made the motion to APPROVE the temporary site plan for the Type II SEQR for the Tarson's Pool store located at 4310 West Genesee Street Camillus, New York, as shown on the drawings dated as received by the clerk on July 9, 2003, with the following conditions: 1) This approval shall be valid from August 8, 2003 through August 11, 2003, 2) The hours of operation shall be 9:00 am to 6:00 pm on Saturday and Sunday, 3) Free access to the fire doors and all fire lanes shall be maintained at all times, 4) There shall be no parking allowed in the front of the store, 5) Security to be provided (does not have to be professional but a person whom takes care of the security throughout the day and night) 6) Management is on site and 7) The tent is removed by Monday, August 11th in the afternoon. Mr. Wynne seconded the motion and there being no further discussion, it was unanimously approved.

OLD BUSINESS

MGM/PASCO – BELLE ISLE ROAD SITE PLAN TP#015.-04-09.3

The applicant notified the clerk that they would not be attending this meeting. They did request to be rescheduled to the July 28, 2003 agenda.

STARLIGHT TERRACE – WARNERS ROAD PRELIMINARY PLAT TP# 015.-04-09.6

Mr. James Trasher of Clough, Harbour & Associates, LLP appeared before the Board on behalf of Mr. and Mrs. Robert Rocco to present a preliminary plat application for the Starlight Terrace subdivision. The proposal is for 54 single-family residential homes, 72 patio homes, 96 apartments and 2 commercial lots.

The Town Board has placed restrictions on the commercial use for this PUD.

The Town Engineer has reviewed the developers' submittal for the preliminary plat application, drainage and construction plans for Phase 1 and found issues which need to be addressed. Mr. Trasher stated they will address all issues and comments at the next Planning Board meeting.

The Board has decided to continue this application until the next meeting.

FRED LUNDY – CANAL ROAD PRELIMINARY PLAT TP# 006.-01-16.0

Mr. Frederick Lundy appeared before the Planning Board and presented a preliminary plat for a two (2) lot subdivision. The subject property is zoned R-1. The total existing parcel is approximately twenty (20) acres. The property is located on the south side of Canal Road and there is an existing driveway servicing Lot 1.

Planning Board
July 14, 2003
Page Five

As previously requested, the Applicant has submitted a preliminary plat application including USGS topographical notations and showing the driveway grades. The applicant also obtained the driveway cut approval from the County Highway Department.

Chairman Pisarek made the motion to refer this final plat to County Planning. Mr. Heater seconded the motion and there being no further discussion it was approved unanimously.

DISCUSSIONS

BELLOR PROPERTY – LAKESIDE ROAD TP# -010.-03-01.0

The Board has previously approved this application on June 23, 2003. Since the approval, the Board has been made aware that the verbal agreement between the property owner and the developer has not been finalized.

Also, Mr. Dirk Oudemool, Town attorney, is of the opinion that the Town of Camillus should not concern itself with inter-municipality agreements. The property should be annexed into the Town of VanBuren.

Therefore, Chairman Pisarek moves to RECIND the following five (5) motions based on material misrepresentation made by the applicant. Mr. Wynne seconded the motion and there being no further discussion it was approved unanimously

1) Chairman Pisarek made the motion that this will not result in any significant adverse environmental impact and that a negative declaration be declared. Mr. Heater seconded the motion and it was duly approved unanimously.

2) Chairman Pisarek made the motion to waive the public hearing on the Bellor Subdivision. Ms. Wheat seconded the motion and it was duly approved unanimously.

3) Chairman Pisarek made the motion to waive the preliminary plat and go directly to final plat approval. Mr. Heater seconded the motion and it was duly approved unanimously.

4) Mr. Heater made the motion to approve the final plat for the Bellor Property Subdivision, part of Lot 44, File No. 3015, dated April 28, 2003 prepared by Russell L. Getman. Mr. Fatcheric seconded the motion and it was duly approved unanimously.

5) Chairman Pisarek made the motion to waive parkland fees since the subdivision is not resulting in a buildable lot or second home site. Mr. Trombetta seconded the motion and it was duly approved unanimously.

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July 14, 2003
Page Six

**HIDDEN KNOLLS, SECTION V, LOT 155 AMENDED
TP#070.-01-08.0**

Mary Burgoon needs to appear before the City Planning Board for the annexation within a 3 mile limit of the city. This is a lot line realignment.

Chairman Pisarek made the motion to extend the filing date to October 7, 2003 on the basis of clarification of review. Mr. Flaherty seconded the motion and it was duly approved unanimously.

ADDITIONALLY

Mr. Curtin will not be available for the August 11th the meeting. He has suggested the Board combine the meetings for the month of August. Chairman Pisarek made the motion to change the date of the August meeting from August 11, 2003 to August 18, 2003. Mr. Trombetta seconded the motion and there being no further discussion, it was approved unanimously.

Chairman Pisarek stated that Mr. Curtin will be reviewing the FOIL request information received from the City of Ithaca regarding Walmart. He will advise the Planning Board members to the pertinent and most important findings.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of June 23, 2003 with the following correction: under comments from the Board members; Mr. Pisarek reported Supervisor Coogan has confirmed there will not be an additional access point to Route 5 from Knowell Road. The motion was seconded by Mr. Fatcheric and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A voucher was received from W-M Engineers in the amount of \$3543.69 of which \$2668.35 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from The Post Standard in the amount of \$59.04 for the publication of legal notice of public hearing for the Alexandria Subdivision from April 2000. Motion to approve payment was made by Mr. Flaherty. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

The list of building permits for the month of June.

Planning Board
July 14, 2003
Page Seven

Councilman Davern's 3rd Ward update.

The Town Board minutes from June 24, 2003.

The New York State Anti-Smoking Law

A letter from the State of New York Department of Transportation in regard to NYSDOT Review of Starlight Terrace. This letter requests an extension of time to complete the review. The Board has chosen to respond stating our next meeting is on July 28, 2003 and any comments and /or reviews be submitted prior to close of business on July 24, 2003.

COMMENTS OF THE ATTORNEY

Mr. Curtin commented on the Benderson activities as demolition of the old Camillus Mall site has begun. He also commented that Lowe's is coming to the Syracuse market.

He has received information from the Town of Nuskayuna with regard to Walmart and is trying to obtain additional information from the Town of Victor. The Town of Nuskayuna reviewed the application as site only.

COMMENTS OF THE ENGINEER

Mr. Morse stated there is a meeting this Thursday with the Central New York Planning Board on the storm water education material for storm water management. He should have a report on the material at the next meeting.

Mr. Czerwinski, Town Engineer – No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta commented his sons Eagle Scout project was a success. The project expanded an area in Shove Park creating a picnic area. Mr. Trombetta stated he was more than happy to pass along projects to prospective Eagle Scout candidates.

Mr. Flaherty commented that a building permit had been issued to the Kasson Road Plaza owned by Anne Marie Buerkle.

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

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
JULY 28, 2003
7:00 P.M.

PRESENT

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

STAFF PRESENT

Paul Curtin, Esq.
 William Morse, Engineer
 Paul Czerwinski, Town Engineer
 Ann Clancy, Clerk

Approximately 7 others present

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

MICHAEL HARRIS (CARL'S MOWERS) – POTTERY ROAD
SITE PLAN
TP#007.-01-08.2

Mr. Michael Harris, owner of Carl's Mower's, appeared before the Board to request a site plan for the property located at 6450 Pottery Road. The applicant is proposing to erect a 40 x 120 foot white metal storage building located on the north side of the property approximately 10 feet from the property line, completely enclosed in a fenced in area. The property is zoned C-3.

The purpose of this structure is solely for storage of Carl's Mower's equipment. The access to the building will face the south and the east. The applicant is not paving the area in front of the new building, instead run-a-crush (gravel) will be used. The building will not be connected to the existing structures and will not have any utilities. Existing lighting on the adjacent buildings will be used for security and safety reasons.

The Board sought legal opinion and based on the "Guide to referral of zoning and subdivision cases to the Onondaga County Planning Board, November 1993" was advised that in counsels opinion, OCPB referral was not required as no additional parking spaces nor curb cuts are required as this application does not add retail space to the existing site.

Chairman Pisarek made the motion that the Carl's Mowers application for the additional building be classified as an unlisted action under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Planning Board
 July 28, 2003
 Page Two

Mr. Heater made the motion to approve the site plan for Lot 55, Town of Camillus, 6450 Pottery Road, dated July 10, 2003 for Carl's Mowers. Mr. Fatcheric seconded the motion and it was approved unanimously.

OLD BUSINESS

MGM/PASCO – BELLE ISLE ROAD SITE PLAN TP#015.-04-09.3

Mr. Jeffrey Munn, co-owner of MGM/Pasco, appeared before the Board to request a Site Plan for the property located at 5860 Belle Isle Road. The applicant has two (2) items for the Board's consideration. One is signage and the other is the extension and modification of the rear driveway and parking area.

Previously, the Chair had recommended the site plan remain open until such time as the applicant provided an updated drainage and grading plan which also depicted the location of the sign and dumpster area, inclusive of required fencing. The Board also required details of illumination and wattage for the sign.

The Board has found the sign to be acceptable however, the dumpster location was not included on the site plan.

Originally, the Board requested an update on the drainage analysis. The applicant has submitted an analysis indicating the impact this will have on the developments drainage, but did not address the detention basins capability of adequately handling the drainage. The analysis indicated a 6% increase in the 100-year storm. The county specifically requires the applicant to address this issue if the detention basin has the capacity to handle the increase. The applicant requested Mr. Morse to meet with his engineer on the site. Mr. Munn will coordinate a time.

Chairman Pisarek recommended the site plan review remain open until such time as the location of the dumpster is shown on the site plan and the drainage issues are addressed.

STARLIGHT TERRACE – (RUSYNIAK) WARNERS ROAD PRELIMINARY PLAT TP# 015.-04-09.6

Steven Primo, Esq., and Mr. and Mrs. Rocco appeared before the Planning Board to present a preliminary plat application for the Rusyniak subdivision. This Application was classified as a minor subdivision as it will merge two parcels, creating a total area of approximately 81.4 acres. The property is zoned R-3. A Planned Unit Development (PUD) has been approved for this area.

Chairman Pisarek made the motion that this be classified as an unlisted action not requiring a coordinated review, will not result in any significant adverse environmental impact and that a negative declaration be made. Mr. Flaherty seconded the motion and it was approved unanimously.

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Chairman Pisarek made the motion to waive the public hearing on the minor subdivision for the Rusyniak subdivision. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Heater made the motion to approve the preliminary plat for the Rusyniak Subdivision, part of Lot Nos. 4, 5 & 6, File No. 2286.004, dated July 11, 2003 prepared by Ianuzi & Romans, P.C. Mr. Wynne seconded the motion and it was approved unanimously.

Mr. Heater made the motion to approve the final plat for the Rusyniak Subdivision, part of Lot Nos. 4, 5 & 6, File No. 2286.004, dated July 11, 2003 prepared by Ianuzi & Romans, P.C. Mr. Wynne seconded the motion and it was approved unanimously.

Mr. Heater made the motion to waive parkland fees for the Rusyniak subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

The Starlight Terrace subdivision proposal has been amended to 54 single-family residential homes, 71 patio homes, 96 apartments and 2 commercial lots. One patio home has been deleted to accommodate a detention basin. The Rocco's would like to close on the property with the Town of Camillus within thirty (30) days.

The Town Engineer has reviewed the developers' submittal for the preliminary plat application, drainage and construction plans for Phase 1 and found issues in which needed to be addressed. The applicant's engineer has addressed the original issues and the Town Engineer has additional comments which need to be addressed as referenced in the letter dated July 28, 2003 from Barton & Loguidice, P.C. Those items are "technical revisions" and not substantial in nature.

Mr. Curtin has requested a copy of the draft Homeowners Association Offering Plan which will be submitted to the Department of Law for its review as well as a copy of the final plan and acceptance letter by the Attorney Generals office for the Town's files. Mr. Heater made the motion to approve the preliminary plat for Starlight Estates Subdivision, part of Farm Lot Nos. 4, 5, 6, & 23, File No. 2286.004, dated June 17, 2003, revised July 22, 2003 prepared by Ianuzi & Romans, P.C. with the following conditions: 1) Applicant's compliance with the terms of a comment letter prepared by Barton & Loguidice dated July 28, 2003; 2) Submission of a draft Homeowners Offering Plan to the Planning Board for review and approval to ensure compliance with terms and conditions of development required by the Town of Camillus or offered by the Applicant; and 3) Closing on the sale of property to the Applicant with the Town of Camillus and the owner of the Rusyniak property. Mr. Trombetta seconded the motion and it was approved unanimously.

**FASTRAC MARKETS – 507 HINSDALE ROAD
SITE PLAN (TRAFFIC STUDY)
TP# 017.-05-69.1**

Mr. Julian Clark of Plumley Engineering, Mr. Jim Allen of Fastrac Markets, Mr. James Napoleon of Jim Napoleon & Associates and Mr. Gary Cottet of Pyramid Brokerage Company appeared before the Board. Fastrac Markets had previously appeared before the Board and were referred to Onondaga County Department of Transportation to address the traffic flow on Hinsdale Road and the availability of the left-hand turn out of the site. The Board had also requested the

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following information in order to address concerns raised: (i) gap analysis for traffic flow; and (ii) request to the County DOT if the proposed entrance could be relocated.

Mr. Napoleon has conducted a "GAP" study focused on the turning movement and traffic count along Hinsdale Road at the site of the proposed Fastrac Market. The study was conducted between 7 and 9 AM and between 4 and 6 PM. on a typical weekday. The study suggests a capacity of 229 gaps with a minimum of 7.5 seconds or greater.

The Board has received a letter from James E. Stelter, Civil Engineer II from the County of Onondaga Department of Transportation, which states in part that they have reviewed the traffic study and agree with its summary. They have also reviewed the revised plan dated July 28, 2003 and agree with the changes for the lane configuration, striping improvements and flush concrete island to be located on the proposed Fastrac site.

After an extensive discussion, the Board still voiced some concerns regarding cars entering the Fastrac Market site by making a left hand turn from Hinsdale Road while in route north to the Rte. 695 bypass entrance. The Board also suggested the applicant contact the County DOT to change the sign exiting the Home Depot property to read "Right turn only". It was suggested that the property owner, Larry McGraw, may need to appear before the Board to revise his previous site plan, which was approved in August of 2000.

Mr. Wynne suggested the Board review the accident statistics in a year's time and revisit the approval. The Chairman then poled the Board on the sufficiency of the traffic study:

Mr. Trombetta:	Go forth with stipulations
Mr. Wynne:	Go forth with stipulations
Mr. Heater:	Support the traffic study
Mr. Fatcheric:	Support the traffic study
Mr. Flaherty:	Support the traffic study
Ms. Wheat:	Go forth with stipulations
Mr. Pisarek:	Proceed

Mr. Pisarek then stated that if the site plan was approved, the Board will review the traffic to see if the site functions adequately.

Mr. Pisarek advised the applicant to prepare and submit a revised site plan including the grading and drainage plan, the location of the easement and emergency access for Southern Container, and the landscaping plan.

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DISCUSSIONS

KASSON ROAD PLAZA (ANN MARIE BURKLE) SITE PLAN TP#065.-04-10.0

The original site plan approval was granted by the Planning Board in November of 2002. The building permit was issued in June 2003 and work has commenced at the Kasson Road Plaza. The Effect and Duration, Chapter 30, §1206 states "Upon approval by the Planning Board of a site plan it shall have the effect only of granting permission for the development of the particular proposal in accordance with the plans, drawings, elevations and specifications so approved. Such approval shall be deemed automatically revoked if, within six months from the date of said approval, substantial progress has not been made in the execution of construction of the project. Six-month extension periods may be granted by the Planning Board". Therefore, Mr. Fatcheric made the motion to extend the site plan. The motion was seconded by Ms. Wheat and there being no further discussion, it was unanimously approved.

ADDITIONALLY

Mr. Curtin requested a level of authorization from the Board to spend up to \$700.00 for the FOIL request from the Town of Victor, regarding Walmart. Chairman Pisarek authorized Mr. Curtin to try to obtain the request in a less expensive manner. If he is unable to do so, the Board will see which account the fees can be allocated from.

MINUTES OF THE PREVIOUS MEETING

Ms. Wheat moved to approve the minutes of the meeting of July 14, 2003. The motion was seconded by Mr. Trombetta and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A voucher was received from W-M Engineers in the amount of \$1,602.09 of which \$1127.34 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from Shulman Curtin Grundner & Regan, P.C. in the amount of \$2126.00 of which \$950.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

The Planning Federation's convention will take place in Lake Placid on September 21st – September 24th.

Mr. Curtin's summary regarding the FOIL request from the City of Ithaca.

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COMMENTS OF THE ATTORNEY

Mr. Curtin summarized the FOIL request received from the City of Ithaca regarding Walmart. He stated that in the middle of the review period, Walmart offered a colonial façade with changes that softened the overall appearance of the building. This is a positive development and it appears Walmart is willing to acquiesce to some requests of the municipality.

COMMENTS OF THE ENGINEER

Mr. Morse stated the meeting with the Central New York Planning Board on the storm water education material for storm water management was disappointing. The DIS, (mapping storm water system) has been started but the educational aspect has not begun.

Mr. Czerwinski, Town Engineer – No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Flaherty mentioned the retailer Mr. 2nd's will be opening a store along Milton Avenue next to Aldi's Market.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:21 p.m. on a motion by Mr. Flaherty and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
AUGUST 18, 2003
7:00 P.M.**

PRESENT

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

STAFF PRESENT

Paul Curtin, Esq.
William Morse, Engineer
Paul Czerwinski, Town Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, Councilor
George Burke, Chairman of ZBA

PUBLIC HEARING

Approximately 7 others

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

**REFERRAL FROM ZBA – SPECIAL USE PERMIT
AMBOY BELLE ISLE UNITED CHURCH
TP#012.-01-18**

Mr. David Hardy from Hardy Construction appeared before the Board representing Amboy Belle Isle Church. This application has been referred from the Zoning Board of Appeals per the Town of Camillus Zoning Regulations.

The church is proposing to build a 24 x 36 addition on the back of the existing building. The addition is for a Sunday school room, a handicapped accessible restroom and a handicapped accessible entrance ramp. The ramp will be made out of pressure treated wood and covered by a roof. There will be exterior lighting for the ramp and exit. There will also be a sidewalk located in proximity to the handicapped parking area.

Presently, there are thirty-five (35) parking spaces. Per the zoning regulations, the parking is classified as P7, Indoor Institution, and requires 1 space for every 4 people. Mr. Hardy stated the entire congregation consists of a maximum of 80 people. Mr. Curtin advised the Board that this addition is not creating any additional seating, therefore the Board cannot impose any parking restrictions as this is a prior existing use. The applicant is not planning on paving the parking lot, they would like to continue to use run-of-crush. This request would require a waiver from the Zoning Board of Appeals.

Adjacent to the existing parking lot is a house owned by the church, therefore the Board determined that a berm and additional landscaping was not necessary.

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After further discussion it was determined that the Planning Board's recommendation to the Zoning Board of Appeals is that the proposed addition does not pose any major site plan conditions with the following comments:

- a) No additional landscaping required.
- b) Consider run off from the proposed addition that may add water flow to the rear of the property. The use of run-of-crush could mitigate additional drainage issues.
- c) Properly configure the property lines.
- d) Lighting to be shown on the construction drawings.
- e) The hard surface sidewalk from handicapped ramp to the parking lot to be shown on construction drawings.

Mr. Heater then made the motion to refer this application back to the Zoning Board of Appeals with the above recommendations for further considerations as stated above. Mr. Trombetta seconded the motion and there being no further discussion it was approved unanimously.

**LAWRENCE McGRAW – 509 HINSDALE ROAD
AMENDED SITE PLAN
TP#017.-05-62**

Mr. Lawrence McGraw appeared before the board to present an amended site plan. The original site plan was approved in August of 2000. Mr. McGraw is requesting the following amendment to the original site plan; move the right of way from the south to the north side of the property.

Mr. McGraw is requesting the change in the location of the right of way due to Fastrac Markets purchasing the property in front of this parcel. Southern Container is located directly behind Mr. McGraw's property, thus making it landlocked. Currently, there is an easement for a right of way, located on the south of the property in which an access road connecting Hinsdale Road to Southern Container is located. Per Mr. Gary Cottet of Pyramid Brokerage Company, representing Fastrac Markets, Southern Container is selling the small piece of property which contains the right of way to Fastrac Markets. Fastrac is proposing to move the access road parallel to property line.

Mr. Curtin reminded the Board that the change affects the site plan in terms of the point of access and egress. It does not affect parking or any other aspect of the original site plan previously reviewed and approved by the Board.

Chairman Pisarek made the motion that the amendment to the Lawrence McGraw tract be classified as an unlisted action for purposes of SEQR. Mr. Trombetta seconded the motion and it was approved unanimously. Mr. McGraw is to obtain and complete the SEQR application and submit same to the Planning Board Clerk.

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Mr. Heater made the motion to approve the amended site plan for the Lawrence McGraw Tract, part of Farm Lot #22, Town of Camillus, dated June 1, 2000, revised August 7, 2003. Mr. Fatcheric seconded the motion and it was approved unanimously.

**NEWPORT MEADOWS – DICK BABCOCK
 SKETCH PLAN
 TP #021.-04-01.1**

Mr. Richard Babcock appeared before the Board on behalf of the property owner, Mr. Nicholas Petrocci, to present the sketch plan for this major subdivision. The application presented is for a six (6) lot subdivision.

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

A storm water pollution prevention plan will be required due to the total disturbance of the land being more than one (1) acre. The plan will need to show grading. The applicant will also need to determine the elevation for the flood plain.

The Board has suggested the applicant rename this subdivision Newport Meadows Section 2. They have also requested a letter from Mr. Petrocci authorizing Mr. Babcock's representation.

This application will need to be referred to SOCPA at a later date.

**JOE DELL SUBDIVISION – BENNETTS CORNERS ROAD (Rt 321)
 SKETCH PLAN
 TP#023.-02-14.1**

Mr. John Szczech appeared before the Board, representing Sam Dell Jr., the property owner, to request a two (2)lot subdivision, located on the Angus Ranch property. The proposal is to build a residential home. Lot 1 will consist of approximately 158.77 acres and Lot 3 will consist of approximately 4.5 acres. An existing house is located on Lot 2.

The property is zoned RR and is located in an Agricultural District. Mr. Szczech will need to complete the Agricultural District form.

A permanent right of way will be granted for access to the property due to Angus Ranch Road being a private road. Public utilities and public water are available. The City of Syracuse has a water tap on the property that by agreement has been grand-fathered for further use. Preliminary perk tests have been done on the property and the results indicate maintenance of septic systems will not be a problem.

After discussion, Chairman Pisarek recommended the following changes; a) Lot 2 needs to show the lot line realignment, b) the location of the house on Lot 1 needs to be included, c) supply

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the access agreement (right of way easement) for Angus Ranch Road, and d) Show the location of the access easement for the City of Syracuse Water.

Mr. Heater made the motion to refer this application to SOCPA. Mr. Wynne seconded the motion and with a vote of 6 in favor and 1 opposed, the motion was passed.

Chairman Pisarek made the motion to declare the sketch plan for the Joe Dell Subdivision – Dell Lands a minor subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

OLD BUSINESS

FREDERICK LUNDY – CANAL ROAD PRELIMINARY PLAT TP#006.-01-16.0

Mr. Frederick Lundy appeared before the Planning Board and presented a sketch plan for a two (2) lot subdivision. The subject property is zoned R-1. The total existing parcel is approximately twenty (20) acres. The property is located on the south side of Canal Road and there is an existing driveway servicing Lot 1.

The Chair advised that the Board has received comments from SOCPA that stated, in part: “that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to the local board approval of the proposed action:

1. A single driveway shall be allowed onto Canal Road for each of the two proposed lots and must meet the requirements of the Onondaga County Department of Transportation.
2. Any further subdivision of proposed Lot 2 must use the existing access and be accompanied by a plan showing full build-out.

Mr. Fatcheric noted the location map is not included on the final plat. It was determined this needed to be included on the plat.

Chairman Pisarek made a motion that this is an unlisted action under SEQR and that a Negative Declaration be prepared. Mr. Trombetta seconded the motion and it was duly approved unanimously.

Chairman Pisarek made a motion to approve the preliminary plat. Mr. Wynne seconded the motion and it was approved unanimously

Chairman Pisarek then made the motion to approve the final plat of the Lundy Subdivision, part of Lot 53, Town of Camillus, Onondaga County, State of New York as dated June 24, 2003 with the following incorporations: a) driveway locations and b) the location plan to be added to the upper right corner. Mr. Trombetta seconded the motion and there being no further discussion, it was approved unanimously.

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**MGM/P ASCO – BELLE ISLE ROAD
SITE PLAN
TP#015.-04-09.3**

Mr. Christopher Miller, co-owner of MGM/Pasco, appeared before the Board to request a site plan for the property located at 5860 Belle Isle Road. The applicant has two (2) items for the Board's consideration. One is signage and the other is the extension and modification of the rear driveway and parking area.

Previously, the Chair had recommended the site plan remain open until such time as the applicant provided an updated drainage and grading plan which also depicted the location of the sign and dumpster area, inclusive of required fencing. The Board had found the sign and lighting to be acceptable.

The Board had requested an update on the drainage analysis. The applicant had submitted an analysis indicating the impact this will have on the developments drainage, but did not address the detention basins capability of adequately handling the drainage. The applicants have submitted an updated drainage analysis. Mr. Morse has reviewed the updated drainage and has found it acceptable.

Chairman Pisarek made a motion that this is a modification to the existing site plan and declares this as an unlisted action under SEQR and that a Negative Declaration be prepared. Mr. Trombetta seconded the motion and it was duly approved unanimously.

Mr. Heater moved to approve the site plan dated July 9, 2003 revised August 12, 2003, prepared by Beardsley Design Associates, with the condition that they show the dumpster area in detail and the sign location on the final plan. Both issues have previously been discussed and need only be placed on the map. Drainage has been found to be acceptable. Mr. Fatcheric seconded the motion and it was duly approved unanimously.

DISCUSSIONS

Mr. Fatcheric inquired if it was the Planning Board's responsibility regarding the grading and storm water pollution prevention plan for land being filled, whether they have an application pending or not. Mr. Morse stated that under current Town Law, a fill permit is required and the Code Enforcement Office would be responsible to issue such a permit. Mr. Morse also stated that if someone was to disturb more than one (1) acre but not doing so as part of a subdivision application, then that is a code issue. Under the current fill permits he needs to get a permit from the Code Enforcement office and if he is more than one (1) acre he has to file with the DEC.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of July 28, 2003. The motion was seconded by Mr. Trombetta and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A voucher was received from Marilyn J. Smith in the amount of \$39.98 for a cordless optical mouse for Ann Clancy. Motion to approve payment was made by Mr. Flaherty. Mr. Fatcheric seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from Jessel Marking Equipment Co., in the amount of \$56.95 for a notary stamp and pocket notary embosser for Ann Clancy. Motion to approve payment was made by Mr. Wynne. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from the New York Planning Federation in the amount of \$150.00. This fee is for the attendance of Mr. Wynne and Mr. Trombetta at the Planning Board Federation conference in Lake Placid. Motion to approve payment was made by Mr. Heater. Mr. Flaherty seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from the Hilton Lake Placid Resort in the amount of \$300.00. This fee is for the hotel accommodation reservations for Mr. Wynne and Mr. Trombetta at the Planning Board Federation conference in Lake Placid. Motion to approve payment was made by Mr. Flaherty. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from Shulman Curtin Grundner & Regan, P.C. in the amount of \$2,494.49 of which \$550.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat. Mr. Flaherty seconded the motion and there being no further discussion, it was unanimously approved.

An invitation to the Camillus Agricultural Advisory picnic on September 6th was received.

The list of building permits for the month of June.

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

Mr. Morse stated he would not be in attendance at the August 25th meeting.

Mr. Czerwinski, Town Engineer stated he has received the final revisions for the Starlight Terrace subdivision and hopes to have reviewed all information by the next meeting.

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COMMENTS OF THE BOARD MEMBERS

With no further business to come before the Board, the Chairman adjourned the meeting at 9:30 p.m. on a motion by Mr. Flaherty and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
SEPTEMBER 8, 2003
7:00 P.M.**

PRESENT

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

STAFF PRESENT

Paul Curtin, Esq.
William Morse, Engineer
Paul Czerwinski, Town Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Bill Davern, Councilman
Diane Dwire, Councilor

PUBLIC HEARING

Approximately 12 others

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

William Wallack of 51 Richlee Drive addressed the Board regarding drainage problems and issues in the Westerlea Tract. He wants to make the Planning Board aware of the drainage problems in the Westerlea area that directly affect his property and is possibly more wide spread. The residents have done some research and found that mining in the gravel pit behind Westerlea had been completed. This information has raised some questions. Therefore, after looking at all the information, a letter has been sent to Mary Ann Coogan, Town Supervisor and Tom Dugan, 6th Ward Councilor asking them to please examine the drainage issues in which affect the properties and the Westerlea Tract. The issues and concerns would be addressed at the Town Board meeting during the public forum.

Chairman Pisarek suggested that they address the Town Board at its meeting of September 9th. He stated that the Planning Board reviews and addresses subdivision applications and current site plan applications. Chairman Pisarek suggested they may contact code enforcement if the problems can be depicted from water flow.

Mr. Wallack went on to say that the property adjacent to the Westerlea Tract had been mined. A contract between the Town and the corporation that did the mining (whom they believe to be Syracuse Aggregate) does exist and in his opinion there are certain terms within that contract that have not been completed. Chairman Pisarek did suggest that the residents bring these items up to the Town Board for their review.

Mr. Dick Silvaggio of 56 Richlee Drive stated that the drainage problems increased in the 1990's after the mining of the adjacent property.

Chairman Pisarek thanked the residents for the information and again recommended that they approach the Town Board regarding these issues.

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NEW BUSINESS

LAWRENCE MCGRAW – SOUTHERN CONTAINER PRELIMINARY PLAT TP# 017.-05-65.2

Mr. Bruce Wood, attorney, appeared before the Board on behalf of Southern Container. The application is for the resubdivision and addition of property to be sold to Fastrac Markets. Southern Container has entered into an agreement with Fastrac Markets to sell a small portion of land, approximately 1.93 acres, 300 feet deep by 125 feet wide. The entire site is zoned C-5 and Industrial.

Chairman Pisarek stated there was no need for a referral as the site plan has already been reviewed by the county under the Fastrac application.

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

Chairman Pisarek declared this application as a minor subdivision and moved to waive public hearing. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Heater made a motion to approve the preliminary plat. Mr. Fatcheric seconded the motion and it was approved unanimously.

Mr. Heater then made the motion to approve the final plat of the Lawrence McGraw – Southern Container property subject to submittal of a map clearly complying with the Town of Camillus subdivision regulations. Mr. Fatcheric seconded the motion and there being no further discussion, it was approved unanimously.

OLD BUSINESS

FASTRAC MARKETS – 507 HINSDALE ROAD SITE PLAN TP#017.-05-69.1

Mr. Julian Clark of Plumley Engineering and Mr. James Allen of Fastrac Markets appeared before the Board. Fastrac Markets had previously appeared before the Board and was requested to prepare and submit a revised site plan including the grading and drainage plan, the location of the easement and emergency access for Southern Container, and the landscaping plan. Zoning is C-5 and Industrial. Per the zoning regulations, P20 - fuel stations/car washes, are permitted in C-5 and Industrial zones with Planning Board approval.

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The landscaping plan has been submitted. Typically, Fastrac desires to plant shrubbery and low maintenance plantings that are maintained by local landscaping firms. The snow removal areas will be on the side and back of the property.

There will be a 10 x 20 foot concrete pad for propane tanks on the side of the property. Storage tanks will be in the front of the property, dumpsters will be located at the side and rear of the building on a concrete slab, with a fence enclosure being designated as galvanized chain link fencing with white privacy slats, and the proposed curbing is to be concrete.

The proposed building will be similar to the color and style of the store located on Route 57 in Liverpool. It will be white with red canopies. Mr. Allen will email pictures of similar stores to the clerk.

The Board has requested additional landscaping along the area of the sidewalk to create an aesthetically pleasing, softer look. They would also like the curbing to be granite as it is more durable for this climate. Mr. Allen stated Fastrac would gather estimates for the granite curbing and advise the Board if this was cost effective. The Board has also requested traffic signs at the main entrance/exit stating left turn only and right turn only.

The Board has raised questions regarding the front yard setbacks. Due to the property being zoned both C-5 and Industrial, Fastrac has encroached on both minimum setback requirements therefore, this application should be referred to the ZBA for a variance for the front yard setbacks.

After discussion, Chairman Pisarek advised the applicant to prepare and submit a revised site plan inclusive of the following; additional plantings, the description and height of the chain link fence for the dumpster, the wording for the left turn only and right turn only signage at the main entrance, the granite curbing with the cost, and the lighting plan.

**FAIRMOUNT AQUARIUM – MILTON AVE
SITE PLAN
TP#046.-07-28.2**

Mr. Thomas Murphy, owner of Fairmount Aquarium and Water Gardens, appeared before the Board to present a Site Plan. Previously, the Chair advised the applicant to prepare and submit a revised Site Plan to include two (2) maps, a site map and a landscaping map. The Site Plan map needed to incorporate the proper dimensions of parking spaces, the driving lane to include widths and drive pattern, granite curbing around designated corners, concrete sidewalk and curbing, designate the total number of parking spaces; the parking spaces in the flood plain to be relabeled as “reserved for future”; handicapped parking spaces should be reflected on the plan. The area reserved for snow removal should be labeled. The lights needed to be shown on the plan as well as the HVAC coolers, which are located on the building. The applicant needed to address what improvements are to be completed. The landscaping map needed to incorporate the grading plan with trees and buffers.

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All of the above requested items have been shown on the revised site plan. Mr. Murphy is using the natural lay of the land. The parking meets the code requirement, and actually exceeds the minimum requirement as the site plan shows 63 parking spaces. The landscaping plan is acceptable.

Chairman Pisarek made the motion for the Planning Board be designated lead agency without coordinated review for this application. Ms. Wheat seconded the motion and there being no further discussion, it was approved unanimously.

Chairman Pisarek made a motion that a Negative Declaration be prepared under SEQR and the requirement of a 50 foot buffer to the bank of the stream be maintained. Ms. Wheat seconded the motion and it was duly approved unanimously.

Ms. Wheat made the motion to approve the site plan dated July 25, 2003 and the Structural Design Data drawing dated August 5, 2003 subject to the applicant not filling in any land within the flood plain. Mr. Trombetta seconded the motion and it was approved unanimously.

Councilman Davern thanked the Board for working so diligently with the applicant.

**BRUCE POLLACK – WEST SIDE STORAGE – BOX CAR LANE
SITE PLAN
TP#015.-04-07.5 & 015.-04-07.4**

Mr. Bruce Pollack, owner of West Side Storage appeared before the Board. Previously, the Board required the applicant to show the grading plan, the snow removal storage area, the storm water pollution prevention plan and the topography map to show 2 foot contours.

The drainage plan has been submitted, snow removal is shown on the plan and the sign has been moved to be in compliance with the zoning ordinance. There will not be a dumpster on this site and the lighting will be directed downward. A storm water pollution prevention plan will not be required as Mr. Pollack is disturbing under 1 acre of land. The topography map shows 1 foot contours which the Board finds acceptable.

Mr. Morse noted the only item of concern on the site plan is the temporary rock dam at the outlet. The location needs to be adjusted to be located on the detention basin. Mr. Pollack stated he would have this amended as soon as possible.

Chairman Pisarek made the motion for the Planning Board to be lead agency for this application. Mr. Flaherty seconded the motion and there being no further discussion, it was approved unanimously

Chairman Pisarek made a motion to declare this application an Unlisted Action and that a Negative Declaration be issued under SEQR. Ms. Wheat seconded the motion and it was duly approved unanimously.

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Mr. Heater made the motion to approve the site plan for West Side Storage, Milton Ave, dated September 3, 2003 subject to the submission to the Planning Board Engineer of an amended plan properly locating the temporary rock dam location in the detention basin. Mr. Trombetta seconded the motion and it was approved unanimously.

DISCUSSIONS

Fastrac Markets will need to be referred to the Zoning Board of Appeals (ZBA) for a variance for the front yard setbacks due to the property being located in two (2) zones. Mr. Curtin will send a letter to the ZBA Chairman and the ZBA attorney requesting the ZBA hold a special meeting if a public hearing is required, as to be business friendly and expedite this application.

Mr. Heater made the motion to refer Fastrac Markets to the ZBA for a variance for the front yard setbacks and authorized Mr. Curtin to correspond with the ZBA on behalf of the Planning Board. Mr. Fatcheric seconded the motion and there being no further discussion, it was unanimously approved.

It has been requested of Mr. Curtin to correspond with Supervisor Coogan of the Town Board with regard to the rezoning of the Fastrac Markets site to C-5 only.

Mr. Trombetta and Mr. Wynne will not be attendance on September 22, 2003 as they will be in Lake Placid for the NY Planning Federation conference. There was some discussion as to rescheduling the meeting, however, Chairman Pisarek determined that there would be adequate members present to conduct the meeting.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of August 18, 2003. The motion was seconded by Mr. Flaherty and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A voucher was received from W-M Engineers in the amount of \$6,964.61 of which \$6,374.11 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from Barton & Loguidice in the amount of \$5,501.24 of which \$4,626.24 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved

A voucher was received from Barton & Loguidice in the amount of \$213.00 of which \$213.00 is recoverable from fees or paid by developers. Motion to approve payment was made by

Planning Board
September 8, 2003
Page Six

Mr. Wynne. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

No comments this evening.

Mr. Czerwinski, Town Engineer – No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta commented on the lighting at Elm Hill Towne Center. The lighting appears to be bouncing off the Shopping Center roof to the apartments and is not in compliance of the site plan approval. The Board suggested Code Enforcement view and verify the compliance of the lighting and/or if the lighting deviates from the site plan approval.

Mr. Wynne is concerned with outside sales; specifically at fuel stations. He stated with all the items placed on walkways, safety is an issue, therefore, it was suggested the Board restrict seasonal outside sales on site plans. It was also suggested that the Board review the local law regarding outdoor sales.

With no further business to come before the Board, the Chairman adjourned the meeting at 9:58 p.m. on a motion by Mr. Trombetta and seconded by Ms. Wheat.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
SEPTEMBER 22, 2003
7:00 P.M.**

PRESENT

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

NOT PRESENT

John Trombetta-PB Conference
Raymond Wynne-PB Conference

STAFF PRESENT

Paul Curtin, Esq.
William Morse, Engineer
Paul Czerwinski, Town Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, Councilor
Mark Pigula, Highway Superintendent

Approximately 7 others

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

**REFERRAL FROM ZBA – SPECIAL USE PERMIT
CHRISTINE CONROY-BIANCHI – 2330 SANDS ROAD
TP# 005.-05-09.2**

The Zoning Board of Appeals referred Ms. Christine Conroy-Bianchi to the Planning Board based upon a special use permit application. The applicant is proposing to establish a dog grooming business to be located in the basement of her private residence located at 2330 Sands Road.

The hours of operation will be daylight hours, 8:00 am to 5:00 pm, 1 to 4 days per week. There will be no signage. There will be no need for exterior lighting as the hours of operation will be in the daylight. There will be no kennels and there will be no boarding of the animals. This will strictly be a drop off business; therefore the current driveway will provide adequate parking. The driveway is approximately ¼ mile off Sands Road and is circular.

The site is located on approximately 44 acres and Ms. Conroy-Bianchi owns the adjacent 44 acres. Chairman Pisarek commented that the Planning Board in reviewing the site plan and judging from the location and the amount of land, believes there will not be any problem with the parking or the need for additional screening. He advised the applicant that the Board will forward their recommendations to the ZBA.

Planning Board
September 22, 2003
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**PAUL DUDDEN – DEVOE ROAD
SKETCH PLAN
TP#019.-01-9.2**

Mr. Paul Dudden appeared before the Board to present a two lot sketch plan. The applicant is proposing to subdivide an 86 acre parcel of land located on DeVoe Road, creating two (2) parcels. The new parcel would consist of approximately 14 acres in which he would like to build a new residential house. The property is zoned R-2.

The new parcel would have one driveway cut on DeVoe Road, which is a county road. The utilities are private with the exception of Niagara Mohawk. The new home would be serviced by well and septic.

The parcel is actively farmed and will continue to be farmed. The property is not located in an agricultural district.

The applicant will need to go to County DOT for a driveway cut approval and County Health for septic design approval. After receiving the required County approvals, the applicant will return to the Board with the preliminary plat. The Board will need to refer this to County Planning upon receipt of the Preliminary Plat.

OLD BUSINESS

**NEWPORT MEADOWS – NEWPORT ROAD
PRELIMINARY PLAT
TP#021.-04-01.1**

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

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

Mr. Babcock has contacted the DEC in regard to the 415 elevation line, which was classified as the boundary of a flood plain zone. The DEC stated the Town and the Town Engineer must designate the flood plain zone. Mr. Morse will verify the 100 year flood plain and comment back to the applicant. Mr. Babcock will need to supply this information, however Mr. Morse feels the information previously supplied for an adjacent parcel should be adequate.

A storm water pollution prevention plan will be required due to the total disturbance of the proposed subdivision is more than one (1) acre. The revised plan will need to show proposed grading. The applicant will also need to determine the elevation for the flood plain. An erosion

Planning Board
September 22, 2003
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control plan will need to be in place prior to the final plan and a notice of intent is to be filed with the DEC.

Mr. and Mrs. Stanton, who were present at the meeting, will be purchasing and developing Lots 3-7. There will be one driveway per lot, however no thought has been given as to the location. The Stanton's goal is to build one home for themselves and one home for each of their four (4) children.

The setbacks depicted on the map state they are 40 feet when in fact they scale to 80 feet. The setbacks need to be properly depicted prior to referring to SOCPA. Chairman Pisarek requested two (2) new maps correcting the setbacks. Chairman Pisarek made the motion to refer the new maps to SOCPA. Ms. Wheat seconded the motion and it was unanimously approved.

This application is considered a major subdivision. Chairman Pisarek made the motion to set the professional fees at \$1,125.00. Ms. Wheat seconded the motion and it was unanimously approved.

Chairman Pisarek suggested the applicant submit a new map marking the flood plain, re-evaluating the elevations and correcting the streambed. Once the Board receives the above, a public hearing will be set.

**GOLDEN MEADOWS – WINCHELL ROAD
CONSTRUCTION DRAWINGS – AMEND PRELIMINARY PLAT
TP# 010.-05-27.1**

Mr. John Szczech appeared before the Board to present an amended preliminary plat (Construction Drawing) application. The only change that occurred were the comments from the engineer regarding the detention basin.

There will be over 5 acres of land disturbed; therefore a storm water quality plan will need to be created. Under the DEC regulations, dry pond alternatives are not allowed for a subdivision of this size. Therefore a wet pond would be required. Mr. Morse is not sure this will be the best design for this subdivision and is planning on contacting the DEC to review and recommend alternatives.

Mr. Szczech is planning on developing the subdivision in sections. Section 1 will consist of Lots 1-6, 73-78, 79-106 and 60-73. The detention pond would be included in the first section. A lighting district and drainage district will need to be formed.

After extensive discussion, Mr. Curtin advised the Board that from an engineering standpoint, notwithstanding Mr. Morse's concern, the plan meets the criteria in which has been mandated by the DEC. He felt the Board can go forward with the understanding that the concerns that Mr. Morse has raised in regard to the detention basin will be addressed to the DEC. The Board will also see what else can be done. Mr. Szczech stated that he is willing to modify the design criteria of that basin to allow for the drainage or for some other means of facilitating the storm water discharge upon further approval of the DEC and the Planning Board.

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September 22, 2003
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Mr. Pigula, Highway Superintendent, discussed drainage issues for areas north of the stream, close to Lawrence Road and Beach Road. He would like covenants placed for any future developments as he is having difficulty with existing drainage areas as property owners are placing debris in them and/or planting trees, etc..

Mr. Szczech has agreed to place a covenant on the lots adjoining the stream. Mr. Curtin has requested a copy of those covenants.

Mr. Heater moved to approve the construction drawings revised preliminary plat dated September 18, 2003 subject to any final comments from the Consolidated Water District on the water and the Highway Department on the drainage. Mr. Fatcheric seconded the motion and it was approved unanimously.

DISCUSSIONS

Fastrac Markets have submitted colored photos of a facility that is similar in nature to the proposed site, to the Board. There will be a canopy of 192 feet, which will be sufficient to cover the gasoline pumps. Fastrac Markets are gearing for a spring opening. Mr. Curtin advised Julian Clark of Plumley Engineering to identify the area for outside sales, if applicable.

Mr. Curtin has sent a letter to George Burke of the ZBA and has spoken to Ron Carr, attorney for the ZBA in relation to expediting the Fastrac site plan application. Mr. Burke has advised Mr. Curtin that the public hearing will be held at the ZBA's next scheduled meeting in October.

Professional Fees for Fastrac Markets and Fairmount Aquarium were discussed. Mr. Heater made the motion to set professional fees for Fastrac Markets at \$4,000.00. Ms. Wheat seconded the motion and it was approved unanimously. Ms. Wheat made the motion to set professional fees for Fairmount Aquarium and Water Gardens at \$400.00. Mr. Flaherty seconded the motion and it was approved unanimously.

After discussion of the referral from the ZBA for the special use permit for Christine Conroy-Bianchi, Chairman Pisarek made the motion to recommend the following to the Zoning Board of Appeals: the Board has reviewed parking, the hours of operation, signage is not being required by the applicant and this would be a sole proprietorship with no employees being on site. Access to the grooming facility designated is allowing adequate access and egress to the point of entry. Therefore the Board did not determine that there were any site plan issues that required further attention, however the Planning Board Engineer is concerned about the existing capacity of the waste water treatment on the site and requests further information be obtained by the ZBA to review the adequacy of the septic system and waste disposal. Mr. Flaherty seconded the motion and it was approved unanimously

Mark Pigula, Highway Superintendent, addressed the Board with issues that have been brought to his attention. First and foremost, he has been made aware that the Board is requesting

Planning Board
September 22, 2003
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developers to contact him in regard to the type of curbing the Town is requiring, he would like to place on the record that he favors macadam or blacktop kick up curbing as this is most cost effective from a maintenance perspective for the Town.

In addition, Mr. Pigula stated that when the Planning Board approves a final subdivision plat they are also approving the site distance for driveway cuts. He has had many issues and dilemmas due to the cul de sac's and the grading of land for roadways and drainage. Chairman Pisarek requested Mr. Pigula state his concerns in writing and the Board would address his issues at that time. It was suggested that the Highway Superintendent receive a copy of each preliminary application so that his comments and recommendations could

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of September 8, 2003. The motion was seconded by Mr. Heater and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A copy of the Planning Board accounts with balances.

A list of the building permits issued for the month of August.

The Town Board meeting minutes for September 9, 2003.

The Zoning Board of Appeal meeting minutes for September 2, 2003.

COMMENTS OF THE ATTORNEY

Mr. Curtin advised the Board that John King is inquiring about a site plan application for a "Dog Wagon" to be located in the Home Depot parking lot. He will be selling hot dogs and other food items out of a 12 foot vehicle. He will need to obtain the consent of Home Depot. It will be classified as a site plan application as the location of the vehicle will need to be identified.

Mr. Szczech has been in contact with Mr. Curtin regarding the acquisition of Maestri Manor. He is requesting a work session with the Board as he is interested in completing the subdivision. The Board has agreed to a work session on Tuesday September 30, 2003 at 6:00 p.m.

COMMENTS OF THE ENGINEER

Mr. Morse commented that the CNY Regional Planning Board is putting together a joint application for communities among Onondaga County for funding to work on additional public education and also developing regulations. He is also hopeful of education and information of the inspection process.

Mr. Czerwinski, Town Engineer – No comments this evening.

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COMMENTS OF THE BOARD MEMBERS

Ms. Wheat commented that the rubbish in the Geddes Brook has returned. She had cleaned the brook the week of September 10th and was curious if anyone else had noticed any debris.

Mr. Flaherty asked who was responsible for the bookkeeping of the Planning Board accounts. The clerk is responsible for the record keeping.

Mr. Pisarek commented that there have been new issues raised regarding the Scenic Meadow pump station and the fence surrounding it. He has been questioned if the Planning Board had reviewed the fencing during site approval. His concern is that the Planning Board had not seen the fence on the site plan. Due to the property being classified as a special district (an inter-municipal setting), the Planning Board does not have jurisdiction to review certain items on site plans.

With no further business to come before the Board, the Chairman adjourned the meeting at 8:58 p.m. on a motion by Mr. Flaherty and seconded by Mr. Fatcheric.

Respectfully submitted:

Ann C. Clancy, Clerk

Special Meeting Work Session
Town of Camillus Planning Board
Sept 30, 2003

Maestri Manor

Attendees:

Planning Board Members: Roger Pisarek, John Fatcheric, Richard Flaherty,
John Heater, John Trombetta, Raymond Wynne

Staff Members and Guests: Bill Morse - Engineer, Paul Curtin- Attorney,
George Burke – Chairman of ZBA, Jerry Rosen (Post Standard)

Meeting began at 6PM

Mr. Szczeck has interest in securing and completing the Maestri Manor subdivision. He presented an informal amendment to plat plan.

This is to reduce the number of total units from 100 to 23.

This would include the current 12 lots plus 11 new lots.

An additional 15 acres would be annexed to the 73 acres from a parcel adjacent to this site and be part of one lot which is to the north and would be 66 acres.

He would add lots 13,14,15, 16, 17,33 and 34.

Lots 31 and 32 would be flag lots.

He would reserve 3.5 acres of the 66 acre lot for future septic system.

The board had the following concerns/issues.

That this would provide only one entrance/ exit. Applicant should review possible second entrance.

Covenants on the 66 acre parcel to prevent further subdivision.

Two streets would require hammerheads.

Motion at 7:25 pm to adjourn by Richard Flaherty seconded by Ray Wynne and unanimously approved.

Transcribed from minutes submitted by Roger Pisarek, Chairman.

Respectfully submitted:

Ann Clancy, clerk

**PLANNING BOARD
OCTOBER 6, 2003
7:00 P.M.**

PRESENT

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

NOT PRESENT

Lynda Wheat

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

**BURANICH FUNERAL HOME – 5431 WEST GENESEE STREET
SITE PLAN
TP#065.-03-04.1**

Mr. Greg Kenna and Mr. Samuel Buranich Jr. appeared before the Board to present a site plan for the Buranich Funeral Home, located at 5431 West Genesee Street. The applicants are proposing to replace the existing front porch and extend it an additional two (2) feet. The property is zoned LBO however the setbacks will meet the requirements for R-3 zoning.

The porch will be a brick structure with posts, a roof with black shingles and two (2) gutters that will connect to the existing gutters. The gable will be wood, trimmed with vinyl and aluminum. There will be one (1) hanging lighting fixture at the point of the arch. The base of the porch will be concrete, poured down below the frost line. The steps will be slate and will remain the same width with a stainless steel, round handrail.

Mr. Fatcheric disclosed to the Board that he is related to the applicant.

Mr. Curtin stated the improvements to be made are within the footprints of the existing front porch and from a legal perspective, it does not appear to present any site plan issues.

Chairman Pisarek made a motion to declare this application a Type II Action which has a negative impact and that a Negative Declaration be issued under SEQR. Mr. Trombetta seconded the motion and it was duly approved unanimously.

STAFF PRESENT

Paul Curtin, Esq.
William Morse, Engineer
Paul Czerwinski, Town Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, Councilor

Approximately 8 others

Planning Board
October 6, 2003
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Mr. Wynne made the motion to approve the site plan for the Buranich Funeral Home, TP# 065.-03-04.1 for the front porch. Mr. Fatcheric seconded the motion and it was approved unanimously.

OLD BUSINESS

FASTRAC MARKETS – 507 HINSDALE ROAD SITE PLAN TP#017.-05-69.1

Mr. Julian Clark of Plumley Engineering and Mr. Jim Allen of Fastrac Markets appeared before the Board. Fastrac Markets had previously appeared before the Board and was requested to prepare and submit a revised site plan including the additional plantings, the description and height of the chain link fence for the dumpster, the wording for the left turn only and right turn only signage at the main entrance, granite curbing with the cost, and a lighting plan.

The Applicant has submitted a revised Site Plan as requested which details the following: additional landscaping along the area of the sidewalk creating an aesthetically pleasing, softer look, granite curbing, traffic markings/signs at the main entrance/exit indicating left turn only and right turn only, the description and height of the chain link fence for the dumpster and a photometric plan.

Chairman Pisarek requested the applicant provide a memo regarding the tilt and angle of the lights.

Mr. Morse stated that the applicants have addressed all questions on site, however there are some very flat slopes in the storm water drainage and intention area required in order to get clearance across the gasoline pipeline. Most likely, this will become a maintenance issue, as the discharge pipes are not going to be self-cleaning due to the slopes. Due to this being a private system Fastrac Markets has been notified that the storm drainage pipes are likely to need to be maintained more frequently than otherwise due to the very flat slopes. Mr. Morse requested this be noted on the record.

Chairman Pisarek made a motion to declare this application an Unlisted Action including the addenda of the traffic study from July 8, 2003, and that a Negative Declaration be issued under SEQR. Mr. Trombetta seconded the motion and it was duly approved unanimously.

Mr. Heater made the motion to approve Fastrac Markets site plan, Project No. 2002134 dated April 2003, revised September 18, 2003 subject to:

1. Relief being granted by the ZBA as requested by the applicant.
2. The Planning Board reserving the right to review the photometric plan and landscaping plan after the operation has commenced in order to determine whether there are any adverse effects on the surrounding area and if any adjustments need to be made.

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October 6, 2003
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3. Subject to the Applicant maintaining the emergency access to the Southern Container property line.

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

DISCUSSIONS

Hidden Knolls, Section V, Lot 155 Amended needs additional time to file maps. Mr. Flaherty made the motion to grant an extension to the Hidden Knolls, Section V, Lot 155 Amended until November 10, 2003. Mr. Wynne seconded the motion and there being no further discussion it was approved unanimously.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of September 22, 2003. The motion was seconded by Mr. Fatcheric and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A letter from W-M Engineers regarding the Annesgrove maps and contract drawings.

A voucher was received from W-M Engineers in the amount of \$7,479.53 of which \$7,118.17 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from The Post-Standard (Syracuse Newspapers) in the amount of \$21.60 for publication of legal notice from the year of 2000. Motion to approve payment was made by Mr. Flaherty. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from Raymond Wynne in the amount of \$160.20 for mileage to Lake Placid for attendance to the Planning Federation Conference. Motion to approve payment was made by Mr. Flaherty. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from John Trombetta in the amount of \$154.80 for mileage to Lake Placid for attendance to the Planning Federation Conference. Motion to approve payment was made by Mr. Flaherty. Mr. Fatcheric seconded the motion and there being no further discussion, it was unanimously approved.

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A letter from the NYS Department of Transportation for the Starlight Terrace subdivision, adjusting markings on roadways.

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

No comments this evening.

Mr. Czerwinski, Town Engineer – No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta commented that he and Mr. Wynne attended the Planning Board Federation Conference. While there, he spoke to a few of the consultants who were at the conference regarding the new Camillus Plaza mall. One item that was pointed out was that before the project is to get started, the Board might want to consider ways of studying the project so that when the application is presented to the Board, the Board is prepared.

He also commented on Home Depot. There is garbage lined along the backside and looks terrible. If he remembers correctly, Home Depot was to have plantings as a buffer. It was determined that the clerk would email Tom Price, Code Enforcement Officer, requesting him to review the Home Depot site plan approval for the request for trees along the backside.

He also requested Mr. Price revisit Elm Hill Towne Center to have the lights readjusted in order to eliminate glare or lighting deflecting towards the apartments.

Mr. Wynne commented that he and Mr. Trombetta attended the Planning Board Federation Conference in Lake Placid. The conference was very well attended and suggested to the other Board members that they attend, if given the opportunity.

Mr. Heater is interested in attending a one (1) day training seminar. He asked if the funds were available in the budget as the cost would be approximately \$100.00. Chairman Pisarek stated the funds were available, however mentioned to submit the voucher as early as possible.

Mr. Fatcheric stated he is disappointed in the Aldi's/Bargain Outlet awning. He feels this detracts from the building and the area. Chairman Pisarek requested the clerk to email Tom Price, Code Enforcement Officer, to inquire as to how this advertising awning was approved.

Mr. Flaherty discussed the September 23, 2003 Town Board minutes. He asked for clarification from Councilor MacRae regarding the Resolution No. 228 of the zoning code to consider amending the Camillus Municipal Code, Zoning, as follows:

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- a. Amend §402 of the Camillus Municipal Code to add “Definitions of New Principal Usage of Appearance Enhancement Service” and Banking Services and to amend the “Definition of Personal or Professional Service.”
- b. Amend “Table of Land Services” to allow banking services and appearance enhancements service in C1-C5 districts. Also allow appearance enhancement services in LBO District upon special permit based upon particular criteria.
- c. Amend Section 402 by repealing P31 “Principal Use” and replace with a new principle use entitled “Contractor Services.”
- d. Amend § 1303 by adopting a new subdivision (C) which will allow contractor service by special permits in all six zoning districts except LBO, C1, and C2.

Councilor MacRae stated these businesses being classified as appearance enhancement services were nail salons, tanning salons and beauty salons. She also clarified contractor service as plumbers, storage, electricians, heating contractors, etc.

Chairman Pisarek made the motion for the Board to enter Executive Session to discuss a personnel issue. Mr. Fatcheric seconded the motion and it was unanimously approved.

Mr. Flaherty made the motion for the Board to close Executive Session with no action taken. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

With no further business to come before the Board, the Chairman adjourned the meeting at 8:25 p.m. on a motion by Mr. Fatcheric and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
OCTOBER 27, 2003
7:00 P.M.**

PRESENT

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

NOT PRESENT

John Heater

STAFF PRESENT

Paul Curtin, Esq.
William Morse, Engineer
Paul Czerwinski, Town Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Mary Ann Coogan, Supervisor

Approximately 8 others

Chairman Pisarek opened the meeting announcing that Mr. Heater's father had passed away and Mr. Fred Cannizzo, a past member and Chairman of the Planning Board, had passed away. He offered deepest sympathy to the families.

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

Mr. Timothy Barry of 2003 Old Stone Lane wished to speak on behalf of Maestri Manor. Three years ago he came before the Board, at that time the developer of the subdivision had not completed the project. This subdivision has been ongoing for 15 years and is still not completed. The residents of Maestri Manor are concerned that the project will never be completed. There are currently 5 or 6 building lots available in Maestri Manor Sections 1 and 2 upon which, he claims debris is piled and have liens placed on them. The residents would like the lots in these sections that have been started to be finished prior to any new sections being approved for development. Chairman Pisarek stated the Board would take this information under consideration.

Mr. Jeff Connors of 2005 Old Stone Lane wished to speak on behalf of Maestri Manor. He reiterated what Mr. Barry had stated regarding the 5 or 6 building lots and the completion of the previously approved Maestri Manor sections.

Mr. Paul Bristol of 2000 Old Stone Lane wished to speak on behalf of Maestri Manor. He reiterated what Mr. Barry and Mr. Connors stated as above mentioned.

Mr. Jeff Hanlon of Old Stone Lane requested a cul de sac be placed at the end of Old Stone Lane instead of a hammerhead.

The Board advised the homeowners that it did not have the legal authority to deny or refuse to address applications for the further development of Maestri Manor. Based upon the complaints

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that they submitted, the Board expressed sympathy and agreed to look into the Minutes of prior meetings to determine if the Board had imposed conditions upon the Developer that were actionable at this time. The homeowners thanked the Board for their time.

NEW BUSINESS

SLOVIC FULL GOSPEL CHURCH – HORAN ROAD SITE PLAN TP#015.-03-04.1

Mr. Joseph Mastroianni, PE of Mastroianni Engineering appeared before the Board on behalf of the Slovic Full Gospel Church. The applicant is proposing to build a 2800 square foot addition to the front of the building. The current zoning on the property is C-3.

The applicants are proposing to build an addition to serve as a sanctuary. They have not determined the specifications of the project therefore the maximum seating capacity for the worship area and meeting room have yet to be compiled. The Board will need the maximum capacities to complete the site plan review and determine parking requirements.

This property is located in close proximity to wetlands and a stream bank. Mr. Morse stated that any construction within 50 feet from a protected stream bank needs to be approved by the DEC and a permit needs to be obtained. He also stated that the high water mark for the stream would need to be shown on the map.

Ms. Wheat suggested that the Board had previously determined that an addition could not be built on this property. It was requested from the clerk to obtain all previous notes on the property.

After extensive discussion, the Chairman recommended the applicant address the following:

1. Determine the expected seating capacity
2. Contact the DEC to see if a permit for construction is required
3. Determine if there was a prior delineation done to determine wetland area.
4. Use the most current flood maps

The clerk will copy the applicant on the Boards previous notes.

JOHN SZCZECH/MAESTRI MANOR LOT LINE REALIGNMENT TP#025.-03-22.1

Mr. John Szczech appeared before the Board to request a lot line realignment on a section of the old Maestri Manor. There are two (2) tax map parcels in which he is trying to purchase. One parcel consists of 73.91 acres and the other parcel consists of approximately 15.5 acres. This application follows the subdivision regulations of section 39.27.

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Mr. Szczech is requesting to merge 11.4 acres from the 73.91 acres and combine it to TP#027.-03-09.1, which he currently owns. This adjustment would straighten the boundary line and combine it with a 261 acre parcel. Secondly he would like to take approximately 5 acres of the 15.5 acres and combine it back to the TP# 025.-03-22 thus creating 1 large parcel of land to sell as one (1) lot. A 4 acre sanitary sewer easement for future use will be adjacent to this parcel. The access to the newly created 63 acre lot will be from Bonet Way.

During the public comment section, the residents spoke regarding Lots 18, 19, 20, 21, 27, and 28. The above lots in question are not being purchased by the applicant.

Mr. Morse will review the size of the sanitary sewer easement to determine if the size will be adequate in the future for a community sewer system.

Chairman Pisarek made the motion to approve the lot line realignment application subject to Mr. Morse's review of the sanitary easement, the location of storm water runoff and the covenant to run with the land concerning the sanitary sewer easement. Mr. Wynne seconded the motion and it was approved unanimously.

Mr. Curtin requested that the record reflect that a SEQRA is not required for this application as one was previously completed for the original application for subdivision. The reduction of density does not create the need for a new application.

REFERRAL FROM TOWN BOARD TO AMEND THE CAMILLUS MUNICIPAL CODE CHAPTER 30, ZONING.

To consider amending the Camillus Municipal Code, Chapter 30, Zoning, as follows:

- e. Amend §402 of the Camillus Municipal Code to add "Definitions of New Principal Usage of Appearance Enhancement Service" and Banking Services and to amend the "Definition of Personal or Professional Service."
- f. Amend "Table of Land Uses" to allow banking services and appearance enhancements service in C1-C5 districts. Also allow appearance enhancement services in LBO District upon special permit based upon particular criteria.
- g. Amend Section 402 by repealing P31 "Principal Use" and replace with a new principle use entitled "Contractor Services."
- h. Amend § 1303 by adopting a new subdivision (C) which will allow contractor service by special permits in all six zoning districts except LBO, C1, and C2.

Per Chairman Pisarek, the intent of the referral was to include different uses of the Town, ie, hairdressing, nail salons, etc., to be classified under one blanket thus creating "Appearance Enhancement Services".

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After extensive discussion, the Board determined the following:

- a. Change classification to Personal Appearance Services and clarify or expand “esthetic services”.
- b. Why are the criteria limited to the West Genesee Street Corridor only? The remaining items were unopposed.
- c. Amend Section 402 by repealing P31 “Principal Use” and replace with a new principle use entitled “Contractor Services.” The amendment as proposed is not endorsed by the Planning Board for the following reasons:
 1. 4 acres is insufficient.
 2. Comparable to “spot zoning”.
 3. Opens up to many similar opportunities through out the Town where the contractor and construction equipment on smaller lots could have a negative affect on surrounding areas.

The amendment is not recommended in its present form.

- d. Amend § 1303 by adopting a new subdivision (C) which will allow contractor service by special permits in all six zoning districts except LBO, C1, and C2. The amendment as proposed in not endorsed by the Planning Board for the following reasons:
 1. 4 acres is insufficient.
 2. Comparable to “spot zoning”.
 3. Opens up to many similar opportunities through out the Town where the contractor and construction equipment on smaller lots could have a negative affect on surrounding areas.

The amendment is not recommended in its present form.

Chairman Pisarek then polled the Board as to the above recommendations:

ALL IN FAVOR:
 AYES---6

NEYS---0

RECOMMENDATION PASSED

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OLD BUSINESS

JOE DELL SUBDIVISION – BENNETTS CORNERS RD PRELIMINARY PLAT/FINAL PLAT TP#023.-02-14.1

Mr. John Szczech appeared before the Board, representing Sam Dell Jr., the property owner, to request a two (2) lot subdivision, located on the Angus Ranch property. The proposal is to build a residential home. Lot 1 will consist of approximately 158.77 acres and Lot 3 will consist of approximately 4.5 acres. An existing house is located on Lot 2. The property is zoned RR and is located in an Agricultural District.

Previously the Board had recommended the following changes; a) Lot 2 needs to show the lot line realignment, b) the location of the house on Lot 1 needs to be included, c) supply the access agreement (right of way easement) for Angus Ranch Road, and d) show the location of the access easement for the City of Syracuse Water. Mr. Szczech has completed the above.

Mr. Morse stated that in addition he would like to see the meets and bounds shown.

SOCPA's resolution was received and stated: NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county wide implications and may consequently be acted on solely by the referring board.

Chairman Pisarek made the motion to waive the preliminary plat approval on the Joseph Dell Subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek declared this minor subdivision an unlisted action in which a coordinated review is not required therefore declaring a negative declaration under SEQRA. Mr. Fatcheric seconded the motion and it was approved unanimously.

Chairman Pisarek then made the motion to approve the final plat application of the Joseph Dell Subdivision TP# 023.-02-14.1 and 023.-02-15.1 dated October 10, 2003 as prepared by David S. Love, PLS subject to the counselor's approval of the meets and bounds. Mr. Trombetta seconded the motion and it was approved unanimously.

DISCUSSIONS

Annesgrove Phase 1 Section B

The Board received correspondence from Mr. Dirk Oudemool requesting the Planning Board to reconsider this matter and address the items as set forth and submit a revised resolution. The items of concern are:

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1. The ownership of the right of way which runs between Linen Hall Street and the easterly boundary of the parcel;
2. At the end of Atrium Lane, which is intended to be a private road, there is no provision for a turn around or snow storage.

Based on the above, a revised plat was submitted showing a hammerhead on Atrium Lane and the right of way being a pedestrian right of way to be owned and maintained by the Homeowners Association.

Chairman Pisarek then made the motion to approved the revised final plan of Annesgrove Section B dated March 24, 2003, last revised October 22, 2003 as prepared by Phillips and Associates Surveyors, PC. Mr. Fatcheric seconded the motion and it was approved unanimously.

The Board received a request from Mr. Lawrence McGraw for the extension of a building permit #11,259. Mr. Flaherty made the motion to grant a three (3) month extension to Mr. McGraw for the permit. Ms. Wheat seconded the motion and there being no further discussion, it was unanimously approved.

Mr. Morse submitted one (1) copy of Mr. Babcock's Newport Meadows flood elevation determination report. The report recommends the flood elevation be set at 413 feet. None of the proposed lots will be located in the flood plain.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of October 6, 2003. The motion was seconded by Mr. Fatcheric and there being no further discussion, it was unanimously approved.

Mr. Flaherty moved to approve the minutes of the special meeting of September 30, 2003. The motion was seconded by Mr. Fatcheric and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A voucher was received from W-M Engineers in the amount of \$3,479.87 of which \$3076.15 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne. Mr. Fatcheric seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from Shulman Curtin Grundner & Regan, P.C. in the amount of \$2,600.96 of which \$1363.75 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from the Hilton Lake Placid Resort for hotel accommodations for Raymond Wynne in the amount of \$625.98 for attendance to the Planning Federation Conference.

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Page Seven

Motion to approve payment was made by Ms. Wheat. Mr. Flaherty seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from the Hilton Lake Placid Resort for the hotel accommodations for John Trombetta in the amount of \$ 474.00 for attendance to the Planning Federation Conference. Motion to approve payment was made by Mr. Flaherty. Mr. Wynne seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from the New York Planning Federation in the amount of \$75.00 for the membership dues. Motion to approve payment was made by Mr. Wynne. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from SUNY Research Foundation in the amount of \$95.00 for John Heater's attendance at the Concepts of Watershed Hydrology conference. Motion to approve payment was made by Mr. Wynne. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from Barton and Loguidice in the amount of \$1,467.00 of which \$1,342.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Trombetta. Mr. Flaherty seconded the motion and there being no further discussion, it was unanimously approved.

A letter was received from Scott Stevens regarding Camillus Mall.

A letter from Mark Pigula, Highway Superintendent, regarding the plans John Szczech has for Maestri Manor.

The Fastrac Market's lighting definition has been received.

A FYI was received regarding "Is Wal-Mart too powerful".

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

No comments this evening.

Mr. Czerwinski, Town Engineer – No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta requested everyone read the article on Wal-Mart.

Mr. Fatcheric is concerned regarding Bargain Outlet. They have added two (2) exterior spotlights on the building. He wants to know who approved this.

Mr. Flaherty voiced concerns regarding Mr. Price not addressing the emails sent to him in regard to the Planning Boards concerns. The Board asked that another email be sent and include Marshalls as to why they did not have to appear before the Board before the front elevation changed.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:38 p.m. on a motion by Mr. Fatcheric and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

PLANNING BOARD
NOVEMBER 10, 2003
7:00 P.M.

PRESENT

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

NOT PRESENT

Paul Curtin, Esq.

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment from those assembled.

NEW BUSINESS

There was no new business before the Board.

OLD BUSINESS

There was no old business before the Board.

DISCUSSIONS

Mr. Dirk Oudemool, Town Attorney, appeared before the Board to clarify the referral from the Town Board to consider amending the Camillus Municipal Code, Chapter 30, Zoning, as follows:

- i. Amend §402 of the Camillus Municipal Code to add “Definitions of New Principal Usage of Appearance Enhancement Service” and Banking Services and to amend the “Definition of Personal or Professional Service.”
- j. Amend “Table of Land Uses” to allow banking services and “appearance enhancements service” in C1-C5 districts. Also allow “appearance enhancement services” in LBO District upon special permit based upon specific criteria.
- k. Amend Section 402 by repealing P31 “Principal Use” and replace with a new principle use entitled “Contractor Services.”

STAFF PRESENT

William Morse, Engineer
 Paul Czerwinski, Town Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Dirk Oudemool, Town Attorney

Planning Board
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1. Amend § 1303 by adopting a new subdivision (C) which will allow contractor service by special permits in all six zoning districts except LBO, C1, and C2.

Mr. Oudemool wished to clarify the following; Amend § 1303 by adopting a new subdivision (C) which will allow contractor service by special permits in all six zoning districts except LBO, C1, and C2. This was suggested due to properties on Belle Isle Road, specifically, the area closest to the C&D Landfill where a few parcels are being used for this purpose and are out of compliance. However, the parcels have been owned by the property owners for longer than the code has been in force, therefore these parcels are “grandfathered” for their ongoing use. As a result of the above, the Town Board wished to bring these parcels into compliance by amending the Zoning Ordinance. They also saw a need to change the Code for small contractor service businesses who may need to have some of their equipment stored on their property (i.e.: lawn businesses, plumbing and electrical contractors, etc.).

The Zoning Board of Appeals would govern the “Special Permits”. They would have certain criteria that would have to be met prior to an approval being issued. The other alternative would be zone changes for specific properties.

Mr. Oudemool stated the amendment of the Camillus Municipal Code, Chapter 30, Zoning, has been placed on hold until further notice. He would still like the Board to ponder the above as the issue will more than likely be brought up again.

Mr. Oudemool commented that Mr. Rocco should be closing on the “Starlight” property within the next 2 weeks.

The Board requested Mr. Price attend the next Planning Board meeting to discuss concerns. The Board requested that the clerk email Mr. Price and cc: Mary Ann Coogan, Town Supervisor.

The Board reviewed the previously approved Florida Used Car site plan located on West Genesee Turnpike, TP#023.-02-10.1. It was determined that the site is out of compliance and requested that Mr. Price speak to the owner to have the property brought into compliance.

The Board discussed the meeting schedule for the remainder of the year. The annual tree lighting ceremony is taking place on December 8, 2003 therefore it would not be conducive to have the Planning Board meeting on the same evening for reasons of noise levels and parking issues. The Board discussed meeting on December 1, 2003 and December 15, 2003 and canceling the meeting of November 24, 2003. Chairman Pisarek polled the Board; with a vote of 7 Ayes and 0 Nays, he made the motion to approve the meeting changes, cancel November 24, 2003 and meet December 1, 2003 and December 15, 2003. Mr. Fatcheric seconded the motion and it was approved unanimously.

MINUTES OF THE PREVIOUS MEETING

The minutes from the meeting of October 27, 2003 were just received by the Board therefore; Chairman Pisarek requested that the approval of the minutes be postponed.

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CORRESPONDENCE

The clerk compiled the 1991 minutes from the Planning Board meetings for the property located at 517 Horan Road. It was requested the clerk mail the information to the Slovic Church representative.

SOCPA's decision notification regarding the referral for the amendment of the Camillus Municipal Code, Chapter 30, Zoning.

A voucher was received from A-M Laboratory and Field Testing for Annesgrove in the amount of \$549.00 of which all is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

COMMENTS OF THE ATTORNEY

The attorney was not present at this evenings meeting.

COMMENTS OF THE ENGINEER

Mr. Morse commented that there is a Storm Water meeting scheduled for December 11, 2003. He will report to the Board on this meeting at the December 15, 2003 meeting.

Mr. Czerwinski, Town Engineer – No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta extended a "Good Veteran's Day" to all and to say thank you to all veterans.

With no further business to come before the Board, the Chairman adjourned the meeting at 8:15 p.m. on a motion by Mr. Flaherty and seconded by Mr. Heater.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
DECEMBER 1, 2003
7:00 P.M.**

PRESENT

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

STAFF PRESENT

Paul Curtin, Esq.
William Morse, Engineer
Paul Czerwinski, Town Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, Councilor
George Burke, Chairman of ZBA
Tom Price, Code Enforcement Officer

PUBLIC HEARING

Approximately 14 others

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

**REFERRAL FROM ZBA – SPECIAL USE PERMIT
OMNIPOINT COMM. INC. d/b/a T-MOBILE USA –5648 IKE DIXON ROAD
TP#021.-03-08.3**

Mr. Jeffrey Davis, attorney from Hiscock & Barclay, appeared before the Board to present a site plan for a special use permit on behalf of Omnipoint Communications, Inc. d/b/a T-Mobile USA. This applicant was referred to the Planning Board from the Zoning Board of Appeals.

T-Mobile is proposing to extend an existing telecommunications facility and to co-locate an antenna on the structure located at 5648 Ike Dixon Road. The property is zoned R-2. Currently, the tower stands at a height of 130 feet and has four (4) cell providers located on it. The tower structure was originally approved for a 120 foot tower, then expanded to 130 feet. According to the applicant the tower has structural capacity to expand up to 150 feet.

The applicant would like to expand the current tower an additional 10 feet to 140 feet high and allow equipment to be placed on the ground. The tip of the antenna would be 144 feet and all antennas will look similar in nature. The overall parcel is 100x100. There is currently a chain link fence surrounding the site, which is abutting the edge of the property. There will be no lights on the site and the base cabinet will not have a generator. The current zoning ordinance requires a 25 foot buffer for landscaping. The applicant stated this would be difficult, if not impossible for some sections of the parcel.

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T-Mobile's expansion on the northern portion of the site would bring the fence directly to the edge of the property line. Currently, the eastern and western side of the compound has fencing on the property line. The southern side of the property is adjoined by Niagara Mohawk and the immediate west houses an existing water tank. Due to the constraints on the property for the landscaping, the applicant suggested fencing with colored plastic sheathing.

George Burke, Chairman of the Zoning Board of Appeals stated the site plan had originally been approved for 120 feet with a stipulation to go up to 150 feet for only 2 antennas. He stated that the applicant had not addressed the expansion of the footprint and the Zoning Board of Appeals had requested a complete site plan.

Mr. Morse recommends obtaining a structural engineers report to support the structural integrity of the tower. He noted that the Town has been requesting green PVC coated fencing, as it is much less intrusive than galvanized fencing. He also stated that there is likely to be an elevated water tank built in fairly close proximity to this site, depending upon development in the area. He wanted the record to reflect that the applicant was made aware of this in the event the tower blocks their signals.

Mr. Curtin advised the Board that the plan as presented does not define the lease parcel in scale or locate the present and proposed improvements within the parcel with absolute accuracy. The Board does have some issues as to site-specific issues that need to be addressed. The buffering is one of those concerns that he will review and comment on. The Board is reviewing an existing plan in which he believes conforms with prior zoning requirements.

Mr. Burke wished to add that he has not heard it addressed that there is concern of expanding the footprint on the plan into an area which is not covered by grandfathering. The plan predated the Town requirement for buffering, however with the removal of that fence, the northeast corner does become an issue. This is a new expansion development area that is not grandfathered. He stated that the ZBA had requested a site plan and they have not received one as of yet.

Chairman Pisarek advised the applicant to compile and submit a complete site plan showing the fencing vs. the existing property line, address the screening within the scope of the ordinance as it exists right now and what is proposed, the fencing with PVC, and have an independent engineer review the engineers report submitted for structural integrity.

Mr. Curtin will investigate the buffering and give an opinion at the next meeting.

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

Mr. James Rumsey, RA Director of Planning for Benderson Development Company, Inc. appeared before the Board to present a site plan application for the Bon-Ton Department store. The applicants are in the process of demolishing the existing mall. The Bon-Ton will become a free standing store therefore the entrance on the west side of the building will need to be enclosed as this was previously an interior mall entrance.

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The proposal is just for the façade, which needs to be taken care of immediately. The materials being used will not match the other entrances. The sign is being reinstalled exactly where the old was located. The applicant's proposal will be temporary in nature, until such time as the complete site plan for the mall becomes available.

Mr. Trombetta suggested the applicant evaluate the strength of the doors. Wind can be an issue in that location. Previously the doors have been slammed and the glass has cracked.

Mr. Wynne made the motion to approve the modification made to the facade inclusive of traffic control i.e., stop signs at the locations as denoted on the plan by the applicant and that this approval is conditioned that the approval of the façade elevation and entrance location may be significantly amended or revised upon comprehensive site plan review by the Planning Board at any time in the future. Mr. Trombetta seconded the motion and it was approved unanimously. The condition imposed by the Board was acceptable to the Applicant.

OLD BUSINESS

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

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

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

The applicant had previously been advised to prepare and submit a preliminary plat application including the actual topography with 2-foot contours, the existing storm sewer and catch basins in the street, the building line to be 35 feet from road line, all drainage, including ditch and swales and the suggested grading plan for the lots. The applicant has compiled and submitted the above however; the plan is labeled "grading plan".

Chairman Pisarek advised the applicant to revise the plan to read "preliminary plan". Once the revised plan is received, the public hearing can be set and the Board can refer the application to the City of Syracuse as this falls within the Three-Mile limit statute. Chairman Pisarek also requested the engineer be present for the public hearing.

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

Mr. David Simmons, a representative of Gallinger Real Estate, and Robert Allen, attorney for the applicant appeared before the Board on behalf of the property owner, Mr. Charles Welch. The representative presented a sketch plan for a subdivision of a 15.285-acre parcel of land into thirty-seven (37) lots. Within those thirty-seven lots, the developer is identifying fourteen (14) lots that would be single family detached housing and twenty-three (23) lots that would be single family attached housing, thus creating sixty (60) dwelling units.

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

There is a Nine Mile Creek critical area, which will require a 100-foot buffer from the creek. The developer is inquiring as to the type of special attention needed to give to the critical area. They have discussed the project with the Nine Mile Creek Council whom have requested the developer stay off the 100-foot buffer area completely.

The current zoning for this property is R-3. The Town's zoning regulations state that R-3 zones allow only single family non-attached homes. The proposal would be allowed under R-4 zoning. Instead of proposing a zone change for the property, the developer would like to be considered for a zero (0) side lot line.

Mr. Curtin stated that under Town Law §278 a density plan would be required. Under Town Law §278, the maximum density can not exceed what would normally be allowed for the specific zoning area, in this case R-3. The density yield for this plan indicated forty-one (41). Before getting into the zoning issue, the density issue needs to be addressed. As Mr. Allen did suggest, there may be an ability to consider a zero lot line. Mr. Curtin agreed to research this information to see if this would be a possibility.

Mr. Curtin went on to say that the Board had encouraged the developer to propose some sort of clustering, and to keep development away from the creek to create more "green space". Thus making the development more hospitable to the environment while creating an adequate buffer.

Per Mr. Morse, the procedure for Town Law §278 instructs the applicant to prepare a plan showing lots that meet the zoning regulations, ignoring the buffer area. The applicant uses all the land, but cannot use the wetland however; he can use the wetland buffer for building. In theory, the applicant can use the wetland buffer for the 100 foot backyard setback.

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Chairman Pisarek stated the applicant needs to prepare and submit a plan showing lots that meet current zoning regulations, ignoring the buffer area and Mr. Curtin is to investigate the zero lot line for the applicant.

**KARASEK SUBDIVISION-
SKETCH PLAN REVIEW
TP#006.-04-12.0**

Mr. Chris Uezen appeared before the Board to present a sketch plan. The applicant had appeared before the Board on July 14, 2003 and was requested to realign the back boundary lines for Lot 3 and Lot 4, meet with the Highway Superintendent and Planning Board Engineer to discuss an access point for a future road and approvals for the driveway cuts, and supply 20 foot contours for the USGS topography.

The Board had been concerned with the property immediately to the west of Lot 3 and Lot 4 and the configuration of the boundary line creating a parcel of land resembling a jigsaw puzzle. Due to the Boards concern, the parties interested in purchasing Lot 3 and Lot 4 have decided to purchase the entire parcel to the back boundary line thus eliminating this concern.

The Board has requested a letter from the Town Highway Superintendent for driveway cut approval for Lot 3 and Lot 4 and also approval of at least one access point for a future roadway to the remaining Lot 1. The Highway Superintendent will need to submit a letter for the access point for future roadways for both sides of VanAlstine Road.

Due to Mr. Karasek owning the property from VanAlstine Road to Devoe Road, this application will need to be referred to SOCPA at a later date.

Chairman Pisarek advised the applicant to submit 4 or 5 revised plans and a letter from the Highway Superintendent. This application is to be considered a major subdivision and will need to be referred to county and have a public hearing once the additional information is received.

DISCUSSIONS

Tom Price, Code Enforcement Officer appeared before the Board to discuss the following concerns:

Bargain Outlet – The awning and lights have been installed without approval from the Town. Mr. Price will advise the applicant to make a “post construction” application to the Planning Board for review of the above.

Home Depot – There is quite a bit of debris around the Home Depot area. Upon review of the previously approved site plan for temporary outdoor storage Mr. Price contacted Darryl the manager of Home Depot. Darryl stated that the approval is posted in the store and they are attempting to comply with the conditions of approval. The approval also stated that there would be screened planting with “State approval”. Mr. Price has contacted Home Depot numerous times to

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December 1, 2003
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ascertain if they received State approval. He has not had a returned call. Chairman Pisarek requested that Mr. Price contact Home Depot to clean up the area.

Elm Hill Plaza – Mr. Price has been in contact with Mr. Sposato, owner of the plaza in regard to the lighting. He is addressing the lighting concerns and will adjust the lighting per Mr. Price.

Marshalls – Mr. Price overlooked the elevation adjustments when the plan first came in. He was more concerned with the interior adjustments. Mr. Price will advise the applicant to make a post construction application to the Planning Board.

Florida Cars - Mr. Price will contact the applicant regarding the approved site plan and its stipulations. The approval states the setbacks should be 50 feet back and he feels the owner will comply with the approval as soon as he is notified.

MINUTES OF THE PREVIOUS MEETING

Ms. Wheat moved to approve the minutes of the meeting of October 27, 2003 and November 10, 2003. The motion was seconded by Mr. Flaherty and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A voucher was received from Shulman Curtin Grundner & Regan, P.C. in the amount of \$650.00 of which \$250.00 is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat. Mr. Flaherty seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from W-M Engineers in the amount of \$7,875.93 of which \$7,472.21 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty. Mr. Wynne seconded the motion and there being no further discussion, it was unanimously approved.

A memo from Supervisor Coogan inviting all to the annual tree lighting ceremony on Monday, December 8, 2003 at 7:00 p.m.

A letter from Highway Superintendent, Mark Pigula authorizing the driveway cuts for the Burke subdivision on Whedon Road.

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ORGANIZATIONAL MEETING

Chairman Pisarek made the motion to approve the 2004 Planning Board meeting schedule as follows: 7:00 PM on the second and fourth Mondays (with the exceptions as noted with *) being January 12 and 26; February 9 and 23; March 8 and 22; April 12 and 26; May 10 and 24; June 14 and 28; July 12 and 26; August 9 and 23; September 13 and 27; *October 13 and 25; November 8 and 22; December 13 and 27. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek recommended the reappointment of Mr. Fatcheric for a seven-year term. Mr. Flaherty seconded the motion and it was approved unanimously.

Chairman Pisarek moved to appoint Paul J. Curtin as Planning Board attorney at the prevailing Town rates. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Pisarek moved to appoint Ann Clancy as clerk to the Planning Board. Mr. Fatcheric seconded the motion and it was approved unanimously.

Chairman Pisarek moved to appoint Paul Czerwinski of Barton and Loguidice as Planning Board engineer, and retain the ability to appoint other engineering firms as engineers on a project-by-project basis. Mr. Heater seconded the motion and it was approved unanimously.

Chairman Pisarek made the motion to enter executive session to discuss a personnel matter. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Fatcheric moved to return to regular session. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Wynne recommended the reappointment of Mr. Pisarek as chairman for a one-year term. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Flaherty recommended the reappointment of Mr. Fatcheric as Vice-chairman. Mr. Wynne seconded the motion and it was approved unanimously.

COMMENTS OF THE ATTORNEY

No comments this evening.

COMMENTS OF THE ENGINEER

Mr. Morse stated it has been a pleasure working with the Board. He will report to the Board the information received from the Storm Water meeting scheduled for December 11, 2003 at the December 15, 2003 meeting.

Mr. Czerwinski, Town Engineer - No comments this evening.

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December 1, 2003
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COMMENTS OF THE BOARD MEMBERS

Mr. Flaherty commented he has seen a “for sale” sign on the church property located at Scenic Meadows and Ike Dixon Road.

With no further business to come before the Board, the Chairman adjourned the meeting at 10:50 p.m. on a motion by Ms. Wheat and seconded by Mr. Fatcheric.

Respectfully submitted:

Ann C. Clancy, Clerk

**PLANNING BOARD
DECEMBER 15, 2003
7:00 P.M.**

PRESENT

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

NOT PRESENT

Lynda Wheat

PUBLIC HEARING

There were no public hearings scheduled for this meeting.

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

**ROBERT THOMPSON – THOMPSON ROAD
SKETCH PLAN
TP#019.-01-11.1**

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

Currently two (2) existing single family homes, outbuildings and a barn are located on the parcel. Lot 2 will encompass one existing house located on the northwest side of Thompson Road and 5.2 acres. This house has two (2) existing driveway cuts due to the garage being located at the rear of the house.

Lot 1 will incorporate the remaining single family home, outbuildings and barn. The single family home is located on the southeast side of Thompson Road with a free standing garage located across the street on the west side of the road. The barn is located on the southeast side of Thompson Road and the outbuildings are located on the northwest side of Thompson Road. The barn does not house animals therefore property line setbacks are minimal.

This proposal does not contain conventional boundary lines as the garage needs to be retained by Lot 1 as it is the only parking area for that single family home. The garage is located within the right of way for the road as its location is 10 feet from the road.

STAFF PRESENT

Paul Curtin, Esq.
William Morse, Engineer
Paul Czerwinski, Town Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, Councilor
George Burke, Chairman of ZBA

Approximately 14 others

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Mr. Curtin stated the garage is pre-existing and non-conforming due to the present highway boundary. He went on to say that if the garage is for the benefit of the parcel located on the southeast side of Thompson Road (Lot 2) then it should be shown as part of Lot 2, and be designated as one tax parcel

There is no public water or sewer for this property. The water is spring fed from 2 springs located on the far northwest side of Lot 1. The Board suggested the applicant show the location of the water line and easement.

This application will need to be referred to SOCPA, as Thompson Road is a county road.

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

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

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

A purchase contract has been entered into by Mr. Zonanetti to purchase the existing house and four (4) barns. He is not planning to house any animals in the existing barn structures.

At the present time, the remaining 28± acres of land will continue to be farmed. If in the future the parcel is to be further subdivided, there is acceptable road frontage for curb cuts on Winchell Road.

The Board requested that the record reflect that a stream runs through Lot 1 which consists of the 28 acres. This stream does not abut Lot 2 at any point.

This property has public water, but no public sewer.

Chairman Pisarek advised the applicant to submit a preliminary plat application, to include site location and location of the leach field. This application will need to be referred to SOCPA, as Winchell Road is a county road.

Mr. Heater made the motion to close sketch plan and declare this application a minor subdivision. Mr. Fatcheric seconded the motion and it was duly approved.

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OLD BUSINESS

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

Previously the applicant had appeared before the Board on September 22, 2003. At that meeting, Chairman Pisarek suggested the applicant submit a new map marking the flood plain, re-evaluating the elevations and correcting the streambed. He then stated that the Board could set the public hearing once they receive the above.

After some discussion, the Board advised the applicant that the storm water pollution prevention plan will be needed for final approval as well as the driveway turnarounds need to be depicted on the map. Based on the DEC requirements, the erosion control plan will also need to be on file. Per Mr. Morse, if the area is under 5 acres, the erosion control plan could be drawn by the applicant however it is suggested that an engineer complete the plan as to assure the requirements are complete.

The applicant has submitted the required information and the Board has found it to be acceptable. Therefore, Mr. Pisarek moved to set the Public Hearing for January 12, 2004 at 7:00 pm. Mr. Heater seconded the motion and it was approved unanimously.

Chairman Pisarek then moved to close the preliminary plat application. Mr. Trombetta seconded the motion and it was approved unanimously.

JON AGRICOLA – ROLLING HILLS ROAD SKETCH PLAN TP#020.-01-01

Stephen Sehnert, Land Surveyor, appeared before the Board on behalf of the property owner, Jon Agricola and presented a sketch plan for a four (4) lot subdivision. Currently, there is an existing residential home located on Lot 3, which is on Rolling Hills Road. The remaining three (3) lots will be building lots. The property is zoned R-1 and the lots will conform with the Town zoning requirements.

Lot 1 and Lot 2 will share a common driveway. Due to the topography of Lot 4, the house will need to be built on the top of the hill with a winding driveway to the street. Per the applicant, Mark Pigula, Town of Camillus Highway Supervisor, has reviewed and approved these curb cuts. The Board requires written confirmation of such.

The applicant has contacted Onondaga County Water Authority and has been advised that they are willing to extend the water line up to Scenic Drive. If this is correct, all lots will be connected to public water and sewer. Written confirmation of this also will be provided to the Board.

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At the present time, the applicant is requesting conceptual approval, prior to moving forward. Chairman Pisarek advised the applicant to move forward to preliminary application with the necessary submittals.

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

The applicant had previously appeared before the Board on December 1, 2003. At that meeting, Chairman Pisarek advised the applicant to revise the plan to read "preliminary plan". Then, once the revised plan is received, the public hearing can be set and the Board can refer the application to the City of Syracuse as it falls within the Three-Mile limit statute. Chairman Pisarek also requested the engineer be present for the public hearing.

The applicant has submitted the required information and the Board has found it to be acceptable. Therefore, Mr. Flaherty moved to set the Public Hearing for January 12, 2004 at 7:10 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

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

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

The applicant had previously appeared before the Board on December 1, 2003. At that meeting Chairman Pisarek advised the applicant to submit 4 or 5 revised plans and a letter from the Town Highway Superintendent. This application is to be considered a major subdivision and will need to be referred to SOCPA and have a public hearing once the additional information is received.

The applicant has submitted the required information and the Board has found it to be acceptable. Therefore, Mr. Heater moved to set the Public Hearing for January 12, 2004 at 7:20 pm. Mr. Fatcheric seconded the motion and it was approved unanimously.

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

**REFERRAL FROM ZBA – SPECIAL USE PERMIT
OMNIPOINT COMM. INC. d/b/a T-MOBILE USA –5648 IKE DIXON ROAD
TP#021.-03-08.3**

Mr. Jeffrey Davis, attorney from Hiscock & Barclay, appeared before the Board to present a site plan for a special use permit on behalf of Omnipoint Communications, Inc. d/b/a T-Mobile USA. This applicant was referred to the Planning Board from the Zoning Board of Appeals.

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T-Mobile is proposing to extend an existing telecommunications facility and to co-locate an antenna on the structure located at 5648 Ike Dixon Road. The property is zoned R-2. Currently, the tower stands at a height of 130 feet and has four (4) cell providers located on it. The tower structure was originally approved for a 120 foot tower, then expanded to 130 feet. According to the applicant the tower has structural capacity to expand up to 150 feet.

The applicant would like to expand the current tower an additional 10 feet to 140 feet high and allow equipment to be placed on the ground. The tip of the antenna would be 144 feet and all antennas will look similar in nature. The overall parcel is 100x100. There is currently a chain link fence surrounding the site, which is abutting the edge of the property. There will be no lights on the site and the base cabinet will not have a generator. The current zoning ordinance requires a 25 foot buffer for landscaping.

The applicant is no longer planning to change the footprint of the existing approval. There is existing landscaping and shrubbery consisting of blue spruce trees and maple trees. T-Mobile is planning on adding additional landscaping.

Chairman Pisarek made motion to recommend to the ZBA that the Planning Board has reviewed T-Mobile's revised site plan and has found the site plan acceptable with no change in the fencing and landscaping as noted on the plan. T-Mobile will be adding additional landscaping along the southeast side. In the future, if the fence is replaced, vinyl coating should be used. Mr. Wynne seconded the motion and it was approved unanimously.

DISCUSSIONS

Chairman Pisarek requested a meeting with Bill Morse and Paul Czerwinski to discuss the transition as Mr. Morse is stepping down as the Planning Board Engineer. It was requested that the clerk reserve a conference room for Monday, December 22, 2003 at 6:00pm.

Chairman Pisarek stated that there is concern from the Supervisor in relation to "after the fact" applications for site plans. Based on her comments, the Chair suggested that the Board consider different approaches to the problem.

MINUTES OF THE PREVIOUS MEETING

Mr. Wynne moved to approve the minutes of the meeting of December 1, 2003. The motion was seconded by Mr. Flaherty and there being no further discussion, it was unanimously approved.

CORRESPONDENCE

A letter was received from the Camillus Canal Society Inc. regarding the Thompson Landing Development.

Two letters were received from the State of New York Department of Transportation regarding the proposed Starlight Estates Route 173 project.

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The list of building permits issued for the month of November 2003.

The Town Board meeting minutes from November 25, 2003 and December 9, 2003.

A letter was received from Mark Pigula, Highway Superintendent, approving driveway locations for the Karasek subdivision.

The Onondaga County Planning Federation annual municipal training program agenda and registration form was received. Chairman Pisarek requested all RSVP's be in to Ann Clancy by January 9, 2004 for approval at the January 12, 2004 Planning Board meeting.

A voucher was received from W-M Engineers in the amount of \$7,172.22 of which \$6,970.36 is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Wynne. Mr. Heater seconded the motion and there being no further discussion, it was unanimously approved.

A voucher was received from Hummel's Office Plus in the amount of \$25.37 for micro-cassettes and a planner. Motion to approve payment was made by Mr. Flaherty. Mr. Trombetta seconded the motion and there being no further discussion, it was unanimously approved.

COMMENTS OF THE ATTORNEY

Mr. Curtin extended holiday greetings to all. He also commented this was Mr. Morse's last meeting and he will miss Mr. Morse's company. He stated, "It's been great!"

COMMENTS OF THE ENGINEER

Mr. Morse extended holiday greetings to all. He stated it has been a pleasure working with the Board. He attended the Storm Water meeting on December 11, 2003. Unfortunately, everything is still up in the air as the county is not taking the lead. Hopefully, there will be some resolve in the near future.

Mr. Czerwinski, Town Engineer - No comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta extended holiday greetings and a healthy New Year to all. He expressed great appreciation to Mr. Morse for all his years of service. He also extended a welcome to Mr. Czerwinski.

Mr. Wynne extended holiday greetings to all. He wished the best of luck to Mr. Morse.

Mr. Heater stated it has been a pleasure working with Mr. Morse.

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Mr. Fatcheric extended holiday greetings to all.

Mr. Flaherty extended holiday greetings to all. He stated he was "Sorry to see you leave" to Mr. Morse.

Chairman Pisarek extended holiday greetings to all. He extended a "Thank You" to Mr. Morse.

With no further business to come before the Board, the Chairman adjourned the meeting at 9:57 p.m. on a motion by Mr. Flaherty and seconded by Mr. Trombetta.

Respectfully submitted:

Ann C. Clancy, Clerk

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