

**Town of Camillus  
Planning Board Minutes  
February 8<sup>th</sup>, 2016 - 7:00 pm**

**PRESENT:**

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

**STAFF PRESENT**

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

**Guest of Honor**

Mike Kallfelz

**Guests and Members of the Public**

Joy Flood, 3<sup>rd</sup> Ward Councilperson  
Steve James, 4<sup>th</sup> Ward Councilperson  
5 others

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

**New Business:**

None

**Old Business**

**Topaz Trail / Gary Gasparini  
Sketch Plan**

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

Mr. Gary Gasparini, owner of the property, presented the application. The purpose of the application is to subdivide a 55 acre parcel into four (4) lots. Each lot will be a minimum of five (5) acres. Mr. Gasparini had appeared before the Board to present a sketch plan which included additional lots, and a Phase 2. This plan has eliminated 6 (six) lots and the Phase 2.

Concerns from the earlier appearances have been addressed in the driveways' relocations to the west of the hammerhead. The three (3) driveways located off of Turquoise have been approved by the Highway Superintendent. Mr. Gasparini plans to keep the lots as wooded as possible. Two (2) lots do have acreage in the Town of Onondaga; however the houses are proposed to be built in the Town of Onondaga.

Chairman Fatcheric asked if Mr. Gasparini had written approval for the driveway locations. Mr. Gasparini stated he didn't but had spoken to the Highway Superintendent to receive the approval. Chairman Fatcheric advised the applicant to obtain written approval or have Mr. Legnetto (Highway Superintendent) come to the next meeting.

Mr. Klaben asked for clarification as to the driveway for Lot # 2 located off of Turquoise. Mr. Gasparini responded that all three (3) driveways are coming off of Turquoise due to the snow removal issue off of Topaz.

Mr. Voss asked if the only roads affected are Turquoise and Topaz Trail. Mr. Gasparini stated that's correct. Mr. Gasparini also clarified that part of the neighbor's driveway off of Turquoise is owned by him. Mr. Voss also asked about the second entrance off of Topaz Trail. Mr. Gasparini stated it's actually a dirt road, off of the driveway to his property.

Mr. Mallore asked if the hammerhead at the end of Topaz Trail has enough room to have an emergency personnel turnaround. Mr. Gasparini stated there is.

Mr. Czerwinski clarified the turnaround is being widened to accommodate the driveways. Mr. Gasparini stated that's correct.

Mr. Curtin asked if all the properties are only in the Town of Camillus. Mr. Gasparini noted that two (2) of the lots have acreage in the Town of Onondaga. Mr. Curtin stated the Town of Onondaga should be notified of the action and intentions of Mr. Gasparini. Mr. Curtin further stated the driveways' locations and accessibility should be approved by the Highway Superintendent to continue moving forward. Mr. Curtin further stated the project has been downsized significantly and the previous comments by the Board taken into account.

As there were no other questions or concerns before the Board, Mr. Cesta moved to close sketch. Mr. Voss seconded the motion and it was unanimously approved.

Ms. Lauer moved to correspond with the Town of Onondaga. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Curtin advised the applicant a Long Form SEQR form would be necessary as part of this application as this is considered a major subdivision.

Chairman Fatcheric noted it's not necessary to refer to Syracuse County Onondaga County Planning Agency (SOCPA) as the project is not located near any County roads.

Mr. Curtin also asked the applicant to provide an idea of the topography for the lots, and the locations of the structures to be built on the next plan provided.

Chairman Fatcheric also noted to the applicant there will be a Public Hearing for the subdivision as it's considered a major subdivision.

**3501-3577 W. Genesee Street/Benderson Company      TM # 048.-01-01.1**  
**Amended Site Plan**

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

**“The purpose of the application is to modify the existing Fairmount Fair shopping center with a 5075 square foot addition. The proposed addition will abut the existing Michael's retail space. The new space will be constructed over the area of the sidewalk and parking spaces located on the eastern side of the building. The expansion proposes to use similar material to the existing center, including brick and EIFS as well as to carry over the awning from the Michael's façade. Additionally, there will be storefront glass in the front of the building which ties around to the side elevation of the building. As there's an existing entrance into**

**Michael's there is a proposed interior corridor to maintain the egress to Michael's.**

**The corner element of the proposed expansion will wrap around the corner so that it is visible from both the west and north. The rear elevation will match up with Michael's rear elevation. Mr. Oakes also stated the developer plans to maintain the landscape area between the building and the proposed sidewalk, with additional landscaping in the rear of the building. Mr. Oakes also stated there will be a grade change in the front of the proposed addition to ensure the grade is even with the existing plaza."**

Also in a previous meeting, Mr. Oakes provided these updated details to various concerns brought forth by Board Members and staff:

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

In tonight's meeting, the Board noted the Town of Geddes had returned their comments on the project. Chairman Fatcheric reviewed the comments with the applicant and Board.

- Stormwater Concerns - reviewed by Town Engineer and found to be in order
- Parking concerns – addressed by the Board, impact on parking expected to be minimal as the parking spots being eliminated were virtually unused.
- Traffic flow – Town of Geddes has concerns about the changes in an already congested area. It's the Town of Camillus' opinion that the changes appear to affect the site in a favorable manner.

Chairman Fatcheric asked Mr. Curtin to correspond with the Town of Geddes outlining the comments and the actions of the Town of Camillus with respect to the application.

As the application has already been referred to the Syracuse Onondaga County Planning Agency, (SOCPA) Mr. Klaben moved to declare an Unlisted Action for the application. Mr. Cesta seconded the motion and it was unanimously approved.

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

### **Resolution # 3:**

Ms. Lauer moved to approve the Amended Site Plan as submitted as drawn by Pinewood Engineering, P.C., dated 12/20/2015. Mr. Cesta seconded the motion and it was unanimously approved.

#### **Resolution # 4:**

Ms. Lauer moved to collect \$500.00 in Professional Fees. Mr. Voss seconded the motion and it was unanimously approved.

#### **Malibu Hills Estates / DW Hannig Final Plat (addition of lot to previously approved plat)**

**TM # 015.1-07-02**

Mr. Paul Curtin, attorney for the Malibu Hills Estates P.U.D., presented the application. He explained the purpose of the application is to amend an already approved subdivision map with the addition of Lot # 23.

Mr. Curtin stated the existing infrastructure is in place and the existing bonds and securities are in place. The amendment to the plat is subject to the existing bylaws of the overall P.U.D.

Mr. Curtin stated it's understandable that there would be concerns about adding one lot at a time, however the financial climate for the owner has been slowly improving and it's the belief that the sale of this lot, will improve the status of the developer and any additional changes will have a more comprehensive plan.

It was noted that SEQR already addressed for the application as part of the overall SEQR for the P.U.D.

#### **Resolution # 5:**

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

#### **Resolution #6:**

Mr. Cesta moved to approve the Amended Final Plat as submitted subject to legal and engineering review. Mr. Klaben seconded the motion and it was unanimously approved.

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

Ms. Lauer moved to approve the minutes from January 25<sup>th</sup>, 2016. Mr. Klaben seconded the motion and it was unanimously approved.

#### **Discussion**

Chairman Fatcheric reminded the other Board Members to consider attending the Syracuse Onondaga County Planning Agency Symposium to be held on March 9<sup>th</sup>, 2015.

#### **Correspondence**

A voucher was received from Hummel's Office Plus for a nameplate for new member Jason Mallore in the amount of \$36.87. Mr. Klaben moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Curtin & DeJoseph for Legal Services rendered in January 2016 in the amount of \$1795.00.00, \$225.00 of which is recoverable. Ms.

Lauer moved to approve payment. Mr. Voss seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in December 2015 in the amount of \$1802.33, \$1552.23 of which is recoverable. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in January 2015 in the amount of \$1300.80, all of which is recoverable. Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A special presentation was made to Michael Kallfelz, a 5 year Planning Board Member, who recently resigned his position. The Board presented Mr. Kallfelz a plaque in appreciation for his service to the community and contributions to the town. Mr. Kallfelz received a standing ovation from the Board, Staff and all those in attendance.

### **Comments of Town Officials**

None

### **Comments of the Attorney**

Mr. Curtin stated the Town of Geddes is very appreciative of the efforts to have a coordinated review with respect to the Vision Development application and they look forward to working with the Town of Camillus.

### **Comments of the Engineer**

None

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

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

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk