

**Town of Camillus
Planning Board Minutes
February 22nd, 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.

Guests and Members of the Public

7 others

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

New Business:

None

Old Business

**Pitcher Flats / Alan Coulter
Preliminary Plat/Final Plat (for subdivision)**

TM # 006.-03-16.0

Mr. Al Coulter, of Keller William Realty, presented the application on behalf of the applicant, Mr. Sam Pitcher. The purpose of the application is to subdivide a parcel of land into three (3) separate lots. The newly created lots will be lot 1E, approximately 1.85 acres, and 1C which will be approximately 4.65 acres with approximately 80' of road frontage. Mr. Pitcher retains his parcel which contains his residence and pond. The total number of lots for the subdivision is four (4).

A long form SEQR has been submitted for the project. Mr. Curtin reviewed the form and stated it appeared to be in order.

A copy of the application for a permit from Onondaga County Department of Transportation for the curb cuts off of Warners Road was received from the applicant.

This application has been referred to the Syracuse Onondaga County Planning Agency (SOCPA). The comments from that referral have been addressed.

Mr. Curtin noted there was a handwritten note included in the submittal from Mr. Sam Pitcher stating there would not be any additional subdividing of this property. Mr. Curtin advised the Board, this statement should be included on the Final Plat presented to the town.

As there were no other questions or comments from the Board and staff, and as Lead Agency has already been declared for this application, Mr. Klaben moved to declare an Unlisted Action. 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 # 7:

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

Resolution # 8:

Ms. Lauer moved to approve the Final Plat as submitted conditional upon the addition of a statement noting the owner of the property plans no additional subdivision. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 9:

Ms. Lauer moved to assess Parkland Fees for the four (4) newly created lots. Mr. Mallore seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

The minutes from the previous meetings were not yet available.

Discussion

Work Session for the Following Projects:

Starlight Estates

Mr. Ric Maar, from Dunn & Sgromo, project manager, and Mr. Robert Rocco and Mrs. Sherry Rocco, owners of the property, presented the updated information to the Board with respect to the Starlight Estates Mixed Use Concept Plan.

Mr. Ric Maar, of Dunn & Sgromo Engineers, PLLC presented the project. Mr. Maar stated there is a 6 .5 acre parcel in Starlight Estates, off of Warners Road, located between Stellium Drive and Pegasus Circle that his client Mr. Bob Rocco, wishes to develop. The proposed plan calls for 10-12 homes, a small restaurant and a dog day care to be constructed. The houses would be located in the northern end of the parcel and the restaurant located in the southern end of the parcel, with the dog day care located near State School Road

In a previous work session with the Board, some concerns were brought forth. Mr. Maar and Mr. Rocco addressed these concerns in tonight's meeting.

- Parking for dog day care on State School Road – parking spots have been adjusted to be 5' deeper, to facilitate vehicles backing up.
- Suggested sidewalk around the residential area to restaurant area. A sidewalk around the perimeter of the residential area has been added.
- Connector road has been widened to 24' as per municipal code
- Renderings of the homes and dog day have been provided

Mr. Rocco stated he sent an email and letters to the existing homeowners and held a presentation outlining the project. He stated the homeowners seemed happy with the proposed modifications.

Chairman Fatcheric asked if the connector road is still a private road. Mr. Maar stated it is.

Mr. Klaben stated it appeared that one of the houses is still partially over a drainage basin. Mr. Maar stated it will be addressed in Site Plan Review; most likely by addressing the size of the drainage basin and/or adding a culvert.

Mr. Cesta asked about the size of the houses, Mr. Rocco stated the houses are approximately 900-1000 square feet and the houses are proposed to be rental houses. The residential houses would be one piece of property.

Mr. Voss clarified the houses are rental houses. Mr. Rocco stated they are. Mr. Voss asked what market Mr. Rocco is targeting. Mr. Rocco stated the market would be most likely older people who no longer are interested in the maintenance of properties, and perhaps who travel part of the year.

Ms. Lauer stated the road looks better as adjusted to the 24' width. Ms. Lauer also stated she likes the style of the houses.

Mr. Mallore stated the restaurant appears to have an outdoor patio. He expressed concern that the noise from the patio may have an effect on the residential area. The applicant stated the restaurant has not been finalized and may not have a patio, but included it in the conceptual plan as a possibility.

Chairman Fatcheric asked what the square footage of the dog day care facility will be. Mr. Rocco stated with both floors (as it's a walkout floor plan on the lower level) the total square footage would be approximately 6000 square feet.

Mr. Maar asked what the steps would be to keep the project moving forward.

There was some discussion of the usage approved for the P.U. D. As the usage is changing, the applicant would need to be approved by the Town Board. If the Town Board is amenable to the usage change, a Public Hearing would be held and then the Town Board would render their decision. At that point, the applicant would then apply for the Lot Line Re-alignment from the Planning Board, and then the Site Plan Review could begin. Also, Chairman Fatcheric noted to the applicant that the approved Site Plan would pertain to the footprint of the homes, restaurant and dog day care, but the actual Restaurant and Dog Day Care Site Plans would require additional Planning Board applications and approval.

Mr. Curtin explained the P.U.D. in this case, doesn't include a dog day care, and possibly the restaurant. The Town Board sets the parameters for a P.U. D. and they would decide if the usage could be expanded to include those commercial endeavors.

Mr. Maar asked what the procedure would be to move a lot line to accommodate the parcel's changes. Mr. Curtin advised the applicant that a Lot Line Re-alignment application could be submitted for this action.

Chairman Fatcheric and Mr. Curtin advised the applicant of the timeline to pursue Usage Change, Lot Line Re-Alignment, and Site Plan applications.

Mr. Curtin advised the applicant that single family rental houses are an unusual usage in the P.U.D, and may need additional discussion or covenants assigned to this parcel

to ensure developers know these homes can't be sold; may only be rented. There wouldn't be the ability to sell these houses privately

Mr. Czerwinski advised the applicant regarding the sidewalk, stating the sidewalks wouldn't be allowed in the Town's easement. Mr. Czerwinski stated he's somewhat concerned with the parking spaces at the dog day care on State School Road.

Mr. Curtin also spoke with respect to the detention basin was sized to accommodate full build out, since the overall site's impervious surface has been reduced, the drainage may be impacted in a more favorable manner. He believes that will be determined as the project moves forward.

Mr. Voss asked if Mr. Rocco planned to restrict the age to 55 and over. Mr. Rocco stated he's undecided at this point.

The applicant took all the comments into account and stated he will proceed as advised.

Township 5

Mr. Kevin Eldred, of the Cameron Group, LLC spoke to the Board with respect to two (2) parcels that he's asking to have released from the previously approved subdivision. The parcels would receive their own Tax Map Numbers, and then be available to sell as individual properties. Those two properties are located at 555 Hinsdale Road, and 110 Bennett Road.

Mr. Eldred stated he understands it will take several meetings to have this action accomplished. He stated he believed the steps would include:

- Referral from Planning Board to Town Board
- Referral to SOCPA (Syracuse Onondaga County Planning Agency)
- Letter to OSIDA (Onondaga County Industrial Agency)
- Amendment to subdivision
- Have the two parcels released from the PILOT agreement
- Assessor's action to have the parcels receive Tax Map Numbers
- Receive the funds from bank for the two parcels.

Mr. Voss asked what changed to allow the parcels to be released. Mr. Eldred explained the early stages indicated there would be a need for an easement to from National Grid to allow power lines across the parcels. As the project moved forward, it became apparent the need would not be there, thus allowing the parcels to no longer be needed.

Mr. Cesta asked if there's been any consideration that these properties could become LBO (limited business operation). Mr. Eldred stated he didn't believe so as the County seemed reluctant to add any additional curb cuts on either Bennett Road or Hinsdale Road.

Mr. Voss expressed concern that after time has passed, there will be applications to have small businesses along those roads.

Ms. Lauer stated the parcels appeared to be quite small, and didn't believe there would be a large enough space for any business.

Mr. Curtin advised the applicants the parcels will revert to prior zoning classification. One concern would be if the zoning reverts back to the prior zoning, whether the lot(s) will still be conforming. Mr. Curtin stated he will research that to clarify. If the lot(s) do appear to be sub-standard, it's possible the applicant may have to get a referral to the Zoning Board of Appeals.

Mr. Czerwinski stated based on the information on the plan provided it appeared the lots are conforming.

Chairman Fatcheric and Mr. Curtin spoke to the applicant with respect to how best to streamline the process for the Zone Change. With that, Mr. Voss moved to ask Mr. Curtin to correspond with the Town Board, to communicate to Mr. Eldred's intentions and to communicate the Planning Board's recommendations. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from the Syracuse Onondaga County Planning Agency in the amount of \$195.00 for training for Planning Board Members. Mr. Klaben moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:50 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk