

**Town of Camillus  
Planning Board Minutes  
March 14<sup>th</sup>, 2016 - 7:00 pm**

**PRESENT:**

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

**STAFF PRESENT**

Brian Sinsabaugh, ESQ.

**Absent:**

Jason Mallore

**Guests and Members of the Public**

2 others

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

**Discussion**

**Dirk Oudemool (Town Attorney) to address the Planning Board on a matter of interest to the Planning Board.**

Mr. Oudemool presented to the Board a mapping tool which is available through the Syracuse Onondaga County Planning Agency. He explained the maps are available to municipalities at no cost. The maps can be customized to display various helpful areas to residents, town officials and construction personnel such as Federal Wetlands, Flood Plains, Steep Slopes, CNY Land Trust Properties and Public Parks. Mr. Oudemool stated he's still in the drafting stages to determine what areas of interest will be most helpful, but when the maps are completed, he will present various town personnel with the final draft.

**New Business:**

**3996 Box Car Lane / Bruce Pollack  
Site Plan**

**TM # 015.-04-07.1**

Mr. Bruce Pollack, of B&C Storage, presented the application. The purpose of the application is a proposal for eight (8) new buildings. Two (2) buildings would be considered Flex Space. Six (6) buildings would be Indoor Storage Spaces. Each of the flex space tenants would have their own 30' x 50' warehouse space, office space and restroom facilities within the conditioned building. Public parking with front access and entry porches, along with more private rear access would be provided. At the rear of the building, overhead doors would be available for the storage of tenant vehicles as well as to import and export goods. A shared loading dock has also been incorporated into the design as an added amenity for the tenants.

In order to provide good circulation within the site from business trucks as well as adequate space for fire trucks and their required turnaround, the existing driveway would remain directly off Box Car Lane Circle.

The buildings are proposed to be in the “Nantucket aesthetic”. The proposed grey and white shingle style barn will accommodate and work well with any tenant business logos, signage and color. The proposed front porches will serve to break up the long façade as well as identify the individual tenant spaces.

Mr. Pollack explained there is a need for this type of mixed use complex. Vending distributors, and a printing company which does pens, t-shirts etc, are the type of business which would benefit from having a space to operate out from; however they wouldn't have foot traffic in and out of their space.

Mr. Klaben asked about the large area in the southwest portion of the proposed parking area. He wanted to clarify what would be stored in that area. Mr. Pollack stated he's proposing to use that area for Recreational Vehicle and Boat Storage. The nature of the space is well screened which is ideal for this type of storage.

Mr. Cesta asked if the storage would be provided in the rear of the unit. Mr. Pollack explained the front area would have an office area, with the overhead door in the rear, to provide a loading area for the tenants. Mr. Cesta asked if Mr. Pollack thought any construction personnel renting the space would do actual construction work on site. Mr. Pollack stated he didn't believe so. He feels it would be an area for storage of construction materials, such as tile, countertops, and tools. Mr. Cesta asked about the paved area. Mr. Pollack explained they plan on testing the drainage, retention area for the site and will provide more information at the next appearance.

Chairman Fatcheric asked if Mr. Pollack have checked with Code Enforcement with respect to the parking. Chairman Fatcheric stated many times mixed use sites have an excessive amount of parking. He thought it would be a good idea to have the parking reviewed to ensure the proper amount of parking is planned. As this is a new type of use, the site may add a new category to the Municipal Code. Chairman Fatcheric also advised the applicant to consider lighting, drive aisles, directional signage and snow storage when adding to the Site Plan. Chairman Fatcheric also commented on the topography, stating it may be a challenging area.

Mr. Voss asked where the main access point is. Mr. Pollack stated it's off of Box Car Lane. Patrons would use the Box Car Lane from the main road (Milton Avenue) to enter the complex.

Ms. Lauer asked about the tenants which would be using the Flex Space. She asked if the applicant had considered some tenants may want two (2) spaces. The applicant stated they would review that when signing them up for their leases. The addition of an interior wall may be necessary to accommodate new tenants after any tenants having used two (2) spaces have moved on.

Chairman Fatcheric stated to the applicant to also consider emergency vehicle access when planning the turnarounds and such as the project moves forward.

Mr. Sinsabaugh reiterated the thoughts regarding an applicant wishing for more than one space, stating the tenants would need to have that finalized before moving into the space.

Mr. Pollack asked what would be required to move forward. Chairman Fatcheric stated he believed the applicant just needs to flesh out the details as mentioned; lighting, snow

storage drive aisles, and directional signage and to also ensure the applicant's engineer and the Town Engineer review the drainage calculations.

The application is continued to a later meeting.

### **Old Business**

None

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

The minutes from the previous meeting were not yet available.

### **Correspondence**

A voucher was received from Crystal Rock in the amount of \$164.94 for the purchase of new laser pointer pens. Mr. Voss moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

None

### **Comments of the Attorney**

None

### **Comments of the Engineer**

None

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

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