

**Town of Camillus
Planning Board Minutes
April 11th, 2016 - 7:00 pm**

PRESENT:

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

STAFF PRESENT

Brian Sinsabaugh, ESQ.
Paul Czerwinski, P.E.

Guests and Members of the Public

Steve James, 4th Ward Councilperson
10 others

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

New Business:

**5539 Scenic Drive / James Ambrose
Sketch Plan for 2 lot Subdivision**

TM # 033.-11-02.1

Mr. James Ambrose, owner of the property, presented the application. The purpose of the application is to re-establish Lot 1 to the existing Scenic Meadows subdivision in order to either build a residential structure on or sell Lot 1.

It was noted the application was originally listed on the agenda as a Lot Line Re-Alignment which is incorrect. It should reflect that the application is a Sketch Plan for Subdivision.

Chairman Fatcheric and Mr. Sinsabaugh noted there's no need to refer the application to Syracuse Onondaga County Planning Agency as the property has been reviewed previously when Scenic Meadows was established.

Chairman Fatcheric advised the applicant to complete the preliminary and final plat applications as the action being requested is straightforward. He advised the applicant the surveyor could submit "Final Plat" maps as the lot is returning to its original state as listed in Scenic Meadows.

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

Mr. Voss moved to declare Lead Agency for the application. Ms. Lauer seconded the motion and it was unanimously approved.

The application is continued to a later meeting.

**5742 Scenic Drive / Joseph Gettino
Sketch Plan for 2 lot Subdivision**

TM # 020.-03-17.3

Mr. Jamie Lawrence, co-owner of the property with Mr. Joseph Gettino presented the application. The purpose of the application is to subdivide a 1.28 parcel into two (2) lots with the intention to build a new residence. The newly created lots are conforming lots assuming the zoning for the property is R3.

Chairman Fatcheric clarified the adjacent property is owned by the applicant. Mr. Lawrence stated it is.

Mr. Cesta asked if the site is serviced by a septic system. Mr. Lawrence stated the existing house on the property is on a septic system. He also stated the new proposed residential structure would be tied into the sewer as the area is now serviced by sewers. Additionally, Mr. Lawrence stated he would try to get the existing house hooked in the sewers. Mr. Cesta asked where the leech field for the existing septic system is. Mr. Lawrence stated it is not on the newly created lot.

Chairman Fatcheric asked the applicant to have the surveyor depict where the septic system is on the new survey reflecting the subdivision.

Chairman Fatcheric noted this application does need to be referred to Syracuse Onondaga County Planning Agency (SOCPA). The new maps would need to be presented to the Board in order to refer the application to SOCPA. He also advised the applicant to ensure the proper setbacks are reflected on the map to ensure all the proper setbacks are depicted.

As there were no other questions or concerns from the Board or staff, Mr. Cesta moved to close sketch for the application. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare Lead Agency for the application. Mr. Klaben seconded the motion and it was unanimously approved.

The application is continued a later meeting.

**3875 Warners Road / Viktor Makarchuk
Amended Site Plan**

TM # 015.-04-09.1

Mr. Viktor Makarchuk, representing First Ukrainian Pentecostal Church, presented the application. The purpose of the application is to amend the existing pavilion by adding a fireplace and partial wall to the rear side of pavilion.

Chairman Fatcheric asked what type of materials would be used for the modifications. Mr. Makarchuk stated the wall will consist of 2 x 4 pressurized wood. The fireplace will have traditional color bricks. Chairman Fatcheric clarified with the applicant the fireplace will be a masonry fireplace. Mr. Makarchuk stated that's correct.

Mr. Mallore asked if the fireplace will be a wood burning fireplace as apposed to a gas fireplace. Mr. Makarchuk stated it will be a wood burning fireplace. Mr. Mallore asked about the wood storage. Mr. Makarchuk stated they would find a place near the pavilion that would be protected from the weather elements. Mr. Mallore also clarified there will be no combustibles stored near the fireplace. Mr. Makarchuk stated that's correct.

Mr. Cesta asked what the frequency of events might be. Mr. Makarchuk stated events would most likely be weekly and would take place in the late afternoon and early evening hours.

As there were no other questions or comments from the Board or staff, Ms. Lauer moved to declare Lead Agency. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare an Unlisted Action. Mr. Voss seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare a Negative Declaration. Mr. Voss seconded the motion and it was unanimously approved.

Resolution # 11:

Mr. Cesta moved to approve the Amended Site Plan as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

**Township 5 / Movie Tavern
Amended Site Plan**

TM # 017.-05-65.1

Mr. Alan Southerland, representing The Movie Tavern, presented the application. The purpose of the application is to add a second trash enclosure which will be situated towards the east side of the rear façade. The trash enclosure will match the one on the west side of the rear façade with gates. The reason for the addition is anticipated recyclable and garbage overflows with respect to high volume movies being shown at the complex.

Mr. Cesta asked if all both enclosures will be used for exact same materials. Mr. Southerland stated that's correct.

Mr. Czerwinski asked if the curb cut to enter for the enclosure will remain to maintain the easy access. Mr. Southerland stated that's correct.

As the site has had the Short Environmental Quality Review (SEQR) a number of times, it was noted it isn't needed for this minimal modification.

Resolution # 12:

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

**300 North Onondaga Road
Amended Site Plan**

TM # 046.-02-08.0

Mr. George Jarrett, Director of Development for Mr. Tire, presented the application. The purpose of the application is to modify the existing Kost Tire building to reflect the branding of the new owners, Mr. Tire. The changes include:

- Recover existing green awning with new red material
- Repaint existing green trim to grey
- Repaint existing green roof coping to silver

Mr. Cesta asked if there were any other changes to the site. Mr. Jarrett stated there are not.

Mr. Voss clarified the applicant is basically swapping out the signage and colors to reflect the new owners brand. Mr. Jarrett stated that's correct. Mr. Voss also confirmed the new signage is the same size as the existing signage. Mr. Jarrett stated that's also correct.

As there were no other questions or concerns from the Board and staff, Ms Lauer moved to declare Lead Agency. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare an Unlisted Action. Mr. Klaben 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 # 13:

Mr. Klaben moved to approve the Amended Site Plan as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Old Business

3452 West Genesee Street / Vision Development TM # 047.-06-08.1 Amended Site Plan

Mr. Peter Crissey, architect for the project, and Mr. Patrick Donegan, developer of the project presented the update to the application.

Mr. Crissey noted there's additional parking due to the business of the health club. It was noted the area for the proposed new parking was originally planned for a new building. Mr. Crissey stated that's no longer the case.

Chairman Fatcheric noted there it appears the updates the Planning Board asked for appeared to be added to the map with the exception of the curbing and/or delineation from the Taco Bell site. He also noted there's new driveway and curbing into the area.

Mr. Klaben asked if there's new lighting in the rear. Mr. Crissey stated there is not. It was asked if there was any plans to clean up the area in the rear. Mr. Crissey stated not at this time.

Mr. Voss clarified the area near Taco Bell was being addressed and also the re-curbing in the entranceway. Mr. Crissey stated that's correct.

There was a detailed discussion about the lighting in the rear. The members stated it's a fine line between the lights being too bright and making sure the area is well lit for security purposes. It was agreed to leave the area as it is.

Mr. Mallore asked if there was any lighting planned for the front of the health club. Mr. Crissey stated that there has been lighting added to help light the way as folks exit the building.

Chairman Fatcheric noted there appears to be a “New Signage” location noted on the plan. Mr. Crissey stated that’s an error and will be corrected on the new plan.

Mr. Czerwinski and Chairman Fatcheric stated the lighting spec sheets need to be provided to ensure the lights fall in the Town of Camillus lighting guidelines.

Chairman Fatcheric asked to have the area between Taco Bell and the health club site be addressed as mentioned previously. He stated the developer could consider either an island or curbed grassy area.

As there appears to be a few questions to be addressed, Chairman Fatcheric stated the application should be continued to the next meeting. He stated the following are the details to be ironed out:

- Spec sheets for the lighting
- Note the locations of the light poles
- Curbing/ Landscape in the Taco Bell area
- Traffic pattern throughout the site
- New Parking area appears to be close to the flood plain. Make sure that’s noted on the Site Plan
- Additional parking lot to help with the health club overflow

Minutes of the Previous Meeting

Ms. Lauer moved to approve the minutes from February 8th, 2016. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from February 22nd, 2016. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss moved to approve the minutes from March 14th, 2016. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minutes from March 28th, 2016. Mr. Cesta seconded the motion and it was unanimously approved.

Discussion

In a previous meeting, there was an approval granted to Malibu Hills for Lot 23. There appears to be underdrain in the rear of this lot. It possible Malibu Hills Homeowner’s Agreement (HOA) could address the drainage, but could also possibly be a liability for the Town should the Malibu Hills’ HOA never come to fruition.

It was agreed Mr. Czerwinski would research the issue and communicate his findings with the Town Attorney and the Planning Board Attorney and the Board Chairman.

Correspondence

None

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