

**Town of Camillus
Planning Board Minutes
April 25th, 2016 - 7:00 pm**

PRESENT:

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

STAFF PRESENT

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

Absent:

Jason Mallore

Guests and Members of the Public

Joy Flood, 3rd Ward Councilperson
6 others

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

New Business:

**4945 W. Genesee Str. / W. Genesee Hills Bapt. Chr. TM # 058.-05-02.0
Amended Site Plan**

Mr. Nelson Pardee, Assistant Pastor for the church, presented the application. The purpose of the application is to modify the front entrance of the church and parking area. The proposed plan should provide better traffic flow by allowing vehicles to drive through the front area when dropping patrons off rather than backing out, as is currently done. Additionally, one parking space near the handicapped accessible spaces has been removed so as to allow patrons better visibility of the front entrance and additional pedestrian space around the main entrance.

Mr. Cesta asked if Mr. Pardee anticipated the patrons struggling with the newer traffic pattern. Mr. Pardee stated the new pattern is more natural to navigate and shouldn't be a problem.

Mr. Voss clarified with the applicant that there's no new paving. Mr. Pardee stated that's correct.

Mr. Czerwinski stated his only suggestion would be to ask for a painted stop bar as the patrons exit onto West Genesee Street. Mr. Pardee agreed. Mr. Czerwinski added the changes that have been made to the site improve the Site immensely.

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

Ms. Lauer moved to declare an Unlisted Action for the application. 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 # 14:

Mr. Cesta moved to approve the Amended Site Plan as submitted with the addition of a "Stop Bar" painted on the parking lot as the patrons exit onto West Genesee Street. Mr. Voss seconded the motion and it was unanimously approved.

DGA Builders / Saddlestone Place (off Bennett Rd) TM # 020.-03-17.3 Amended Site Plan

Mr. Christopher Krawiec, Project Manager for DGA Builders LLC, presented the application. The purpose of the application is to amend the previously approved application with the addition of two signs for the apartment complex and landscaping modifications.

The two signs are proposed to be placed at the entry road from Bennett Road, and at the connector road from the apartments to Township 5 development. The signs are light brown with dark brown trim; hanging from 6 x 6 poles to form an "L" shape sign holder, which extends from a faux stone pier. The signs are approximately 2.5' in height and 4' wide. The signs are somewhat different in size and plan from what was originally planned. The earlier versions of the signs were somewhat larger.

The landscaping modifications are relating to the buildings' placement of condenser units. Mr. Krawiec explained the condenser units are at three (3) corners of each apartment unit, with the fourth corner having the utility box placed there. Mr. Krawiec further explained as these utility units were not planned for in the original plan presented, that the landscaping plans for the apartment units would need to be modified to allow for the area between the sidewalks and actual units. He stated this would impact the type of vegetation and amount of vegetation that could be placed in these areas. He stated the changes also included decorative stone mulch being placed throughout the area. Mr. Krawiec also explained the buffered area between the existing neighbors on Bennett Road and the apartment complex would have a retaining wall, and white PVC fence of graduating height so as to alleviate any vehicles' lights from shining into the neighbors on Bennett Road homes.

Chairman Fatcheric expressed concern that there appears to be a vast amount of landscaping removed to accommodate the utility units. He stated the units could be screened with various vegetations to enhance the buildings. Mr. Krawiec explained there are the weather elements to consider and also the small amount of space to work with between the buildings and sidewalks. Chairman Fatcheric, speaking on behalf of the Board explained to the applicant this project was touted as a high- end apartment complex with inviting landscaped areas. The Board feels that they owe it to the neighbors and community to keep the original plan in place, rather than scale down certain areas (such as landscaping) due to the expense of the vegetation that was previously proposed.

Mr. Curtin elaborated further as to the placement of the utilities, stating this appears to be a drastic change. He explained to the applicant he should provide renderings placing the condenser units where they are proposed to be, along with any proposed vegetation. He suggested the applicant provide elevations for the buildings to better convey the new plan.

With respect to the retaining wall, and fence in the rear of the existing neighbors' properties, there appears to be a discrepancy as to what was originally approved. It was

noted in previous meeting; a natural colored stockade fence was discussed along with enhancing the buffer with various evergreens and mature trees.

Chairman Fatcheric advised the applicant there's not enough information provided regarding these modifications for the Board to render their decision. He suggested returning to the Board with more detailed renderings and elevations.

Ms. Lauer stated she has a plan which shows the landscaping plans. She clarified there are some trees and vegetation that will remain and stated she would share the plan with the rest of the Board. She also agreed that as these are high-end apartments the applicant would want to ensure there's plenty of landscaping. Additionally, Ms. Lauer asked the applicant what materials were used to hang the signs with from the posts. She stated they appear to be chains, and felt they could be a bit noisy if not maintained. The applicant stated he's not sure, but believes the sign to be stationary rather than swinging, thereby eliminating the possibility of noise. Ms. Lauer also advised the applicant to show a clearer picture as to where the signs will be placed at both entrances and the type of landscaping around the signs.

Mr. Voss expressed concern that the modifications (fence and retaining wall) relating to the existing neighbors' yards are significant changes to the previously agreed plan. He feels trees as a buffer retains the integrity of the project by adhering to the previously approved site plan which proposed trees as a buffer. With respect to the signs, Mr. Voss stated he agrees with Ms. Lauer as to the placement of the signs and landscaping near the signs. Mr. Voss clarified the property the apartments are on is actually on a higher ground level than the surrounding property. Mr. Krawiec stated that's correct. Mr. Voss stated he feels the fence is probably a good idea, but wants to make sure the developer is maintaining the earlier vision of the apartments and buffer. Mr. Krawiec's associate did speak up to say she has had conversations with various neighbors and they are appreciative of the fence and retaining wall.

Mr. Cesta asked if the applicant is in compliance with the 30 ft buffer. Mr. Krawiec stated he is. Mr. Krawiec stated his firm will be working in the space to construct the retaining wall and fence. Mr. Cesta also stated it's a good idea to screen the utility units. He agreed with the Board members that stated renderings and elevations are needed to render a decision. Mr. Cesta also asked if there's lighting planned for the signs. Mr. Krawiec stated he believes it will be discreet up-lighting. Mr. Cesta advised the applicant that information would be appreciated.

Mr. Klaben asked where the condenser units were originally planned. Mr. Krawiec explained the plans they received are design-as-a-build plans. He stated his firm doesn't have all the contractors, plumbing, and electrical plans figured in. With that, he stated the condenser units' configuration needed to be addressed and hopes to have a plan which works in all the elements as have been discussed.

Mr. Curtin advised the applicant that more detail is needed to render a decision. He asked the applicant to provide the following:

- Location of the fence and fence materials, along with the retaining wall
- Reconsider the white for the fence, consider an earth tone
- Original architect may have visualized a different type of unit, and since the builder is not using the original vision, the Site Plan will need to be modified as the units will need to be placed throughout
- Elevations for the condensers

- Sign elevations to show the exact location of the signs and any landscaping associated with the signs
- Sign on Bennett Road should keep in mind the existing neighborhood and the heightened sensitivity of the neighborhood
- Sign may need to be somewhat more substantial (as per the rough drawing the attorney drew for the applicant) and the proximity to the road needs to be more concise and more visible to the driving public

The application is continued to a later meeting.

3500 West Genesee Str. / Hospitality Syracuse TM # 047.-06-09.0
Amended Site Plan

Mr. Chris Boyea, of Bohler Engineering, presented the application on behalf of Hospitality Syracuse. The purpose of the application is to amend the site of the existing Taco Bell. The modifications are:

- Replace the 25' sidewalk to make the sidewalk ADA (American Disability Act) compliant for the handicapped accessible spaces near the sidewalk
- Cooler/Freezer box which is in the rear of the building on a slab
- Spruce up the trash pad
- Order station board and concrete replaced in the drive thru aisle
- Drive thru aisle widened to 12'
- Re-image the building with new paint which will be earth tone colors

Chairman Fatcheric asked about the re-image portion of the plans. Mr. Boyea explained the toned down colors are planned to re-paint the building, and there are some interior renovations planned.

Mr. Klaben asked if there are any lighting changes. Mr. Boyea stated there are not.

Mr. Cesta asked about the dumpster enclosure. He asked what types of materials are to be used. Mr. Boyea responded the gate to the enclosure will be new, however the remainder of the enclosure will be spruced up. Mr. Cesta asked about the re-order board. Mr. Boyea stated there's no new structure, just a new LED lit module installed inside the canopy structure.

Mr. Voss asked about the possible arrangement with the adjacent property owners to the east (Vision Development owns that property). He was curious as to the history of the bollards separating the parcels. Mr. Boyea stated he would research the issue and get back to the Board with an answer. Mr. Voss explained to the applicant that there's work being done on the adjacent parcel and the Board has asked the adjacent property owner's to clearly delineate the two properties. Mr. Boyea stated Taco Bell would not want block the access as the drainage flows into the center of the parking lot and if it was blocked drainage would back into the Taco Bell site and create a water overflow on their site. Mr. Boyea stated he could possibly come up with a better looking solution to delineate the two sites and that he would reach out to Mr. Donegan of Vision Development.

Mr. Voss also asked about the drive thru curb, stating that when a vehicle enters the drive thru area from the left, it can be difficult to navigate the curbing in the drive thru area. He asked if the owners could consider making the drive thru curbing easier to navigate. Mr. Boyea stated he would look into it.

Ms. Lauer reiterated the comments about the cross access between the two sites. She also stated to the applicant she and the Board appreciates the improvements and the owner of the site being pro-active with the improvements.

Mr. Curtin stated to the applicant he believes there must be some type of agreement between the property owners. Mr. Curtin stated the two developers could possibly work together to make the site work more efficiently. Mr. Boyea stated he'll report back at the next meeting. Mr. Curtin also asked if the signage will remain the same. Mr. Boyea stated that's correct. He believes the owners are considering new signage at some point, but not at this time.

Mr. Boyea stated he has a theory as to why the bollards might have been placed where they are. Taco Bell owns the driveway into the plaza and as a way to make sure traffic doesn't queue into the road, the bollards may have been located to ease traffic flow.

With respect to the possible referral to the Syracuse Onondaga County Planning Agency, Chairman Fatcheric stated the changes are minimal; no need to refer the application to County.

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.

Discussion

Chairman Fatcheric advised the Board the Town Board is updating the Comprehensive Plan for the Town. He asked the Board members to read through the plan and offer any suggestions that could be used to update the plan. Basically the Town is looking for suggestions as to any improvements to Town Services and any insight into future housing, such as apartments and transitional housing.

Mr. Curtin stated the Comprehensive Plan could be considered a vision statement for the Town. He also stated to consider certain topics such as infrastructure, highways, road ways, any future projects. Any ideas to augment those services or consider any that have been neglected would be appreciated.

Mr. Cesta commented with respect to the on going Route 5 project with respect to the agency responsible for the recent repaving project. He stated he has concerns with the project in that while he appreciated the road improvements, he always hopes they will consider ways to improve the corridor overall; for example reducing the speed.

Correspondence

A voucher was received from Curtin & DeJoseph for Legal Services rendered in March and April 2016 in the amount of \$860.00. \$105.00 of which is recoverable. Mr. Voss

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

Comments of Town Officials

Ms. Flood commented with respect to the Comprehensive Plan, giving a brief description of the various parties which have contributed to the previous Comprehensive Plan. The Chamber of Commerce, local businesses and private citizens all provided some insight to the plan. Ms. Flood also said she and the Town would appreciate any comments or suggestions the Planning Board may provide.

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 8:25 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk