

**Town of Camillus
Planning Board Minutes
May 9th, 2016 - 7:00 pm**

PRESENT:

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

STAFF PRESENT

Brian Sinsabaugh, ESQ
Paul Czerwinski, P.E.

Guests and Members of the Public

3 others

Absent:

Don Klaben

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

New Business:

**6650 Van Buren Road / Jack & Tracy Ribble
Sketch Plan**

TM # 010.-01-07.0

Mr. Jack Ribble, owner of the property, presented the application. The purpose of the application is to subdivide one (1) 3.25 acre parcel from the existing 24.5 acre parcel to construct a new residence. Presently there is an existing residence on the property to be demolished and the new residence constructed. The owners plan to have a shared driveway.

Mr. Sinsabaugh advised the applicant that a shared use agreement should be provided as that document will need to be filed with the county as part of the deed associated with the property if there is indeed a shared driveway.

Ms. Lauer asked if the existing barn will stay on the property. Mr. Ribble stated it will. Ms. Lauer asked what was stored in the barn. Mr. Ribble stated he uses it for storage for his business and maintenance equipment for the property. Ms. Lauer explained to the applicant that according to Municipal Code, the "building" that remains on the new Lot #2 will be changing from an Accessory building to a Principal building per Zoning code section 600 I, the sole use is for housing farm animals or equipment or the storage of crops related to the agricultural use of the property. Ms. Lauer stated that may present a concern as there needs to be a primary "residence" on a newly created lot unless the structure is used for one of the two uses listed. Ms. Lauer and Chairman Fatcheric explained to the applicant there is clarification needed from the applicant and the Code Enforcement Officer as to the uses of the barn on the property.

Mr. Ribble explained one of reasons they planned to have the house constructed on the newly created lot was due to the utilities being so readily available. Mr. Ribble stated he would clarify the Municipal Code and move one from there.

Mr. Cesta reiterated Ms. Lauer's and the Chairman's comments.

It was decided to keep the Sketch Plan open. The application is continued to a later meeting.

**3452 West Genesee Street / Vision Dev.
Amended Site Plan**

TM # 047.-06-08.1

Mr. Patrick Donegan, of Vision Development, presented the update to the application. In previous appearances before the Board, the applicant had provided information to modify the Site where the Aspen Health Club currently is. The modifications include modifying the adjacent car wash into retail space, adjusting the parking lot to improve the Site, and lighting concerns in the front of the health club. In previous meeting, there were some concerns that were brought up to the applicant. Those include:

- Pylon signs
- Lighting
- Curbing near Taco Bell

Chairman Fatcheric and Mr. Donegan had a discussion regarding the possible curbing between the two sites. Chairman Fatcheric stated the Planning Board originally wanted the two sites delineated with curbing. Chairman Fatcheric stated the history of the Taco Bell site came to light at a different meeting. It appears there is storm water draining from the Taco Bell site to the Vision site. If there was curbing installed there, the Taco Bell site would experience the overflow onto their site. It was noted this is a pre-existing condition and was put into place at a time when the sites were developed and SWPPP regulations weren't in effect.

The Chairperson stated it's the Planning Board's position that they like the two developers to work together to come up with a plan for the drainage that works for the two sites. He stated the solution doesn't need to necessarily include curbing a solution that works for all. Mr. Donegan stated he will work with the Taco Bell site develop to find a plan that works for both sites.

After a lengthy discussion about the history of the two properties it was decided the Planning Board would grant approval for the modifications however would reserve a decision on the curbing between the two properties until such time the two property owners have discussed the drainage concerns.

Ms. Tracy Lauer asked about the lighting in the rear of the building, asking if they are installed to ensure the lighting shines down. Mr. Donegan stated they are. He elaborated on that stating there may have been recent repairs to the shields on the light post, but as far as he knows all fixtures are working properly. He stated he's aware of the neighbors in the rear of the property and tries to be mindful of their concerns with the lighting and maintenance in that area. He added there's an additional light on the rear door of the newly remodeled building as its part of the building code.

Chairman Fatcheric asked about the possibility there's vegetation being removed from the rear of this property. Mr. Donegan stated not that he's aware of; although it's

possible there was recent maintenance due to a felled tree on the fence buffering the neighborhood.

Mr. Czerwinski commented with respect to the drive aisle in the rear, stating it should be 24' wide. He also advised the applicant that should any new striping be necessary for the spaces in the rear, they should be 10' x 18'. Additionally, the driveway to the Town of Geddes would also need to be adjusted to the 24' width and curbed. The board concurred.

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

Mr. Cesta moved to declare an Unlisted Action. Mr. Mallore 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 # 15:

Mr. Voss moved to approve the Amended Site plan, conditional upon the engineer's comments, and with the understanding the Board is reserving the decision on the curbing between the two properties until such time the two property owners have discussed the drainage concerns. Mr. Cesta seconded the motion and it was unanimously approved.

**3700 West Genesee Street / Empower Credit Union TM # 042.-10-04.1
Amended Site Plan**

Mr. Neal Zinsmeyer, of Napierala Consulting, presented the application. The purpose of the application is to improve the drive path for traffic entering and exiting the existing ATM kiosk. The modifications for the drive thru are to add a section of grassy area and curbing around the bend of the drive thru as well as add a section of grass area and curbing to help traffic exit the drive thru. Mr. Zinsmeyer stated they also added an area of vegetation to provide an additional visual barrier. Additionally, Empower is modifying the lighting plan so as to accommodate the new drive path by moving the light poles back approximately 2-3 feet.

Chairman Fatcheric asked about the lighting, as it's been a concern previously. Mr. Zinsmeyer stated he provided Empower's lighting plan to the Town Engineer. Ms. Judy Graham, facilities manager, stated she had spoken with one of the neighbors who had the concerns previously. Shields would be down, keep the power to approximately 50 % and she explained the changes to the neighbor and advised him of the meeting, in case he had any concerns. She stated the neighbor had asked if the light poles could be lowered approximately one (1) foot. She passed along the request to the contractor and he told her that would be no problem. Ms. Graham stated the neighbor said he was happy with that.

Mr. Mallore stated he thought the changes were very helpful. He stated on a personal note, he wished there were choices for heights for the ATM's.

Mr. Cesta asked if the changes allow for more vehicles to queue up. Mr. Zinsmeyer stated he believes possibly 1-2 vehicles. He also agreed the changes are good changes.

Mr. Czerwinski asked if there any grade changes. Mr. Zinsmeyer stated there are no grade changes, just widening and moving the existing guide rail. Mr. Czerwinski asked if the light poles are changed. Mr. Zinsmeyer stated they are the same light poles, they're just moving them. Also with respect to the lighting, Mr. Zinsmeyer stated the light poles are lower and still fall into the allowed height and are able to accommodate the concerns from the neighbor. Mr. Czerwinski stated in many cases LED lights can appear brighter; they are more efficient and longer lasting but are not any brighter. He stated Town requirements are met and noted that if any lighting is relating to banking institutions, banking requirements supersede any town requirements.

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

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

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

Resolution # 16:

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

**3701 & 3705 West Genesee Street / Kandon LLC TM # 056.-03-05.1 & 04.0
Lot Line Re-Alignment**

Mr. Patrick Donegan of Vision Development presented the application. The purpose of the application is move a lot line from the parcel located at 3701 West Genesee Street to add approximately 20' of property to 3705 West Genesee Street.

Chairman Fatcheric asked if snow storage for the bank affected with this action. Mr. Donegan stated it is not.

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

Ms. Lauer moved to declare an Unlisted Action. Mr. Cesta seconded the motion and it was unanimously approved.

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

Resolution # 17:

Mr. Voss moved to approve the Lot Line Re-Alignment as submitted providing a copy of the recorded deed is filed with the Planning Board Clerk. Ms. Lauer seconded the motion and it was unanimously approved.

Old Business

None

Minutes of the Previous Meeting

Mr. Voss moved to approve the minutes from April 11th, 2016. Ms. Lauer seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from Barton & Loguidice for Engineering Services rendered in March and April 2016 in the amount of \$1058.50, \$808.50 of which is recoverable. 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 7:40 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk