

**Town of Camillus
Planning Board Minutes
May 23rd, 2016 - 7:00 pm**

PRESENT:

John Fatcheric, Chairman
Chris Cesta
Don Klaben
Martin Voss

STAFF PRESENT:

Paul Curtin Jr., P.E. ESQ
Paul Czerwinski, PE
Tom Price, Code Enforcement

ABSENT:

Tracy Lauer
Jason Mallore

GUESTS & MEMBERS OF THE PUBLIC:

10 Others

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

It was noted Mr. Dan Mathews of Local 315 Brewery had a request to be heard earlier on the agenda if possible. Chairman Fatcheric granted the request.

New Business:

**3160 Warners Road / 315 Brewery
Amended Site Plan**

TM # 007.-05-09.1

Mr. Dan Mathews, owner of 315 Brewery, presented the application. The purpose of the application is to amend the original site plan approval to include a food cart which customers of the brewery are able to patronize while visiting establishment. Mr. Mathews stated he would also like permission to have food trucks visit the brewery. The food cart would be only be used when food trucks are not available.

Mr. Klaben asked how many food trucks would visit the establishment at a time. Mr. Mathews stated there would only be one food truck at a time and when they're available.

Mr. Czerwinski clarified there are no changes to the site to accommodate the food cart or trucks. Mr. Mathews stated that's correct.

Mr. Curtin advised the Board there is not a Short Environmental Quality Review (SEQR) necessary for this application as this is a temporary option, on an incremental basis, and not a permanent structure and was recently contemplated when the Site Plan application was originally submitted

Resolution # 18:

Mr. Voss moved to amend the previous site for the use of a mobile food cart on site at the Local 315 Brewery. Mr. Klaben seconded the motion and it was unanimously approved.

**3877 Milton Ave / Clover Construction
Extension for Site Plan/Building Permit**

TM # 037.-01-02.1

Ms. Nancy Hajdasz of Clover Construction presented the application. The purpose of the application is to extend the building permit for the project approximately three (3) months. The applicant believes the project will be completed by July 2016.

Mr. Curtin explained for the benefit of those present that the initial building permit has expired and two (2) extensions have previously been granted. He further explained the applicant has submitted a letter outlining the reasons for the extension request which include bad weather in the winter of 2014/215 and also a stop work order due to topography concerns.

Mr. Curtin advised the applicant they're entitled to a three (3) month extension contingent upon all payments and requisite fees being paid to the Town's Building Department.

Also addressed was the matter of Parkland Fees to be assessed to the project. Mr. Curtin explained the existing chapter of the Municipal Code as it relates to Parkland Fees, and further explained the Parkland Fees are required to be paid in full prior to the certificate of occupancy being issued.

Resolution # 19:

Mr. Klaben moved to assess Parkland Fees to this project for 119 units. Mr. Voss seconded the motion and it was unanimously approved.

121 Horan Road / David & Sandy Frchetti Sketch Plan

TM # 013.-02-12.0 (etc)

Mr. and Mrs. David Frchetti, owners of the property, presented the application. The purpose of the application is to move existing lot lines of odd shaped parcels into more useful parcels. The applicants explained they inherited the property from a family member in its current state.

The applicants are requesting lot line realignments to four (4) parcels. Those parcels are TM # 013.-02-12.0, 013.-02-04.2, 013.-02-05.2 and 013.-02-02.0. They aren't creating any new parcels or eliminating any existing parcels. One of the main purposes for the request is to eliminate a 20' frontage on a flag parcel by joining the 20' frontage to their home parcel and to either straighten property lines wherever possible or to make a parcel more useful. Their plan is as follows:

- TM# 013.-02-04.2 (existing flag) will have property either added to it or property removed from it and added to a neighboring parcel.
- Split parcel 013.-02-12.0 into two sections. This parcel currently has 105' in the town of Camillus and 58.4' in the town of Geddes. The property has a house that is in the town of Geddes and land that is in the town of Camillus. The applicant proposes to split the land in Camillus so that 36' (TM # 013.-02-12.0) remains with the house in Geddes, giving the house 94.4' of frontage, and 8968 square feet combined in both towns. Geddes requires 75' frontage and 7500 square feet. The remaining 68' of parcel TM # 013.02-12.0 will be joined to TM # 013.-02-04.2 providing that road with road access.
- Extend the property line between TM # 013.02-11.0 and TM # 013.02-04.2. This creates a 36.6' piece of land that will be added to TM # 013.02-05.2.
- The remainder of TM # 013.02-04.2 in the town of Camillus (20' frontage and the part of TM # 013.-02-04.2 behind TM # 013.-02-02.0 which is 354 Gerelock Road.

- There will be no changes in the town of Geddes.

Chairman Fatcheric stated the lots were reworked as well as could be expected. He stated that the Board would give their input and then should the applicants decide to move forward they would then move forward with a Lot Line Re-Alignment application.

The Board members stated they agreed that the Frachettis did a good job of re-aligning the lot lines.

Mr. Price stated he agreed they did a good job as well.

Mr. Curtin asked if TM # 013.-02-05.2 is vacant. He stated this parcel is an odd shape. He stated it appears vacant except for the pole barn. He wondered if would be more conforming if it was merged into TM # 013.0-02-04.1. Mr. Curtin stated if at some point someone is interested it would be a more conformed lot. Mr. Frachetti stated it's a possible plan for a later date. Mr. Frachetti stated there's a possibility someone might be interested in the pole barn and the way they've modified the parcel, the pole barn could be sold with the surrounding parcel.

Chairman Fatcheric and Mr. Curtin advised the applicants their next step would be to submit a Lot Line Re-Alignment application (one application for all parcels) and provide stamped maps which reflect the conditions of the parcels as they've been modified

The applicants stated they will evaluate the cost of the maps and move on from there. The application is continued to a later meeting.

**5723 Ike Dixon Road /Dave Kurz
Sketch Plan**

TM # 022.-02-14.1

Mr. Dave Kurz, co-owner of the parcel, presented the application. The purpose of the application is to create three (3) additional lots approximately 2 acres in size. Mr. Kurz explained one of the lots is a flag lot, and asked if flag lots are allowed. Chairman Fatcheric stated flag lots are allowed.

Chairman Fatcheric asked if there are any plans to subdivide the remaining 34 acres. Mr. Kurz stated there is not.

Mr. Klaben clarified the amount of parcels. Mr. Kurz stated there will be three (3) lots created in addition to his brother's existing lot.

Mr. Cesta asked what the required frontage is for the flag lot. Mr. Czerwinski stated it is 200' is the build line and 20 -30 'is the minimum frontage which allows for snow storage and plowing. This is not in the regulations; however these are the standard which the town maintains.

Mr. Voss clarified the amount of parcels and clarified the brother's parcel is located adjacent to the newly created lots.

Mr. Price asked what the actual distance is for the frontage on the road. He stated the map provided is difficult to read. Mr. Price advised the applicant the parcels are zoned RR which does require 200' frontage. He stated it appears the lot does have that amount. Mr. Price also asked Mr. Kurz how long his brother's lot has been in existence. Mr. Kurz stated he believes it's been since 1984 or 1985.

Mr. Curtin stated that according to survey there appears to be a Buckeye Oil Pipeline and an identified telephone cable on a portion of the property. Mr. Curtin stated the easements necessary for these may interfere with the configuration of the lots. Mr. Curtin also asked about the 34 + acres not being subdivided. He asked if that is woodland or farmlands. Mr. Kurz stated both, with approximately 20 acres being actively farmed. Additionally, Mr. Curtin clarified the position of the brother's house.

The applicant was advised to be sure to clearly identify the utility lines and Buckeye Oil Pipeline and marked on the plat.

The sketch plan is continued to a later meeting.

**5711 West Genesee/ Richard Aupperle
Amended Site Plan**

TM # 028.-04-01.0 & 02.0

Mr. Gary Weiermann, office manager, and Mr. Bob Wojtecki, project designer presented the application. The purpose of the application is to install a 10' x 16' storage shed. Mr. Aupperle plans to purchase a shed from a local business. The colors will match the main building. The shed will be placed in the southwestern portion of the rear yard.

Mr. Voss asked if the shed will be dropped on gravel. Mr. Weiermann stated that's correct. Mr. Voss also asked if there will be power to the shed. Mr. Weiermann stated there will not be power in the shed. Mr. Voss complimented the applicant on the newly constructed office building thus far.

Mr. Cesta confirmed the shed is for storage of lawn equipment. Mr. Weiermann stated that's correct. Mr. Cesta agreed with Mr. Voss's comments on how nice the building is.

Chairman Fatcheric stated it appears there is plentiful natural screening in the yard which should shield the shed from the existing neighborhood.

Mr. Czerwinski commented that as he recently was in the area to review drainage, he agrees that there's ample natural screening in the rear.

As there were no other questions or concerns, Mr. Klaben moved to declare Lead Agency. Mr. Cesta 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 # 20:

Mr. Cesta moved to approve the addition of a 10' x 16' shed at 5711 West Genesee Street. Mr. Klaben seconded the motion and it was unanimously approved.

**200 Township Blvd/ The Brasserie
Amended Site Plan**

TM # 017.-05-65.1

Ms. Michelle Roesch, of The Brasserie, presented the application. The purpose of the application is to have an outdoor seating area in front of the establishment.

Mr. Curtin advised the applicant they need written consent from the landlord for the proposed action. Mr. Curtin stated that even though they are leasing the space, the lease doesn't cover outdoor action; so the landlord would need to provide in writing they have agreed to the outdoor seating.

The Board agreed they like the idea of outdoor seating.

Mr. Czerwinski asked if there is any outdoor lighting planned near the outdoor seating. The applicant stated there is not.

Once the applicant can provide the written documentation of approval from the landlord the application can move forward.

Old Business

3500 West Genesee Street/Bohler Eng. Amended Site Plan

TM # 047.-06-09.0

Mr. Robert Osterhoudt, Project Manager for Bohler Engineering, presented the application. The purpose of the application is to modify the Taco Bell site to help facilitate traffic and overall improve the site.

Those modifications include:

- Widening the drive thru aisle from 11' to 14'
- Curbing at the entrance area
- Updated landscaping throughout the site
- Addition of cooler in the rear
- ADA compliant sidewalk near handicapped accessible parking spots, parking is in compliance
- Dumpster enclosure details
- Existing opening between two sites, attempting to work out the details of an agreement with the adjacent property owner.

Mr. Klaben asked about the elevations. After some discussion it was decided that the application could be amended to reflect elevations as part of the application. Mr. Klaben stated he likes all the improvements.

The other Board members agreed they thought the site improvements were well thought out.

Mr. Voss also asked about the drainage agreement between the two adjacent sites. He believes there should be a solution for the sites before too much time goes by so as not to affect either site adversely.

Mr. Curtin explained the history between the sites, and the fact there's an easement which could affect the possible drainage agreement.

Mr. John Mason, Director of Asset Development for Hospitality Syracuse, owner of the Taco Bell explained the history between the two owners and how the property is divided, and stated he believes the two property owners can come to an agreement which benefits both sites.

Mr. Osterhoudt suggested possible solutions to the drainage agreements. After some discussion it was noted the two parties would come to an agreement to be presented when the agreement is in place.

Mr. Curtin explained to the Board Taco Bell can move forward with their modifications and there does need be an agreement forthcoming.

Mr. Curtin asked if there's any additional landscaping. Mr. Mason explained once those landscaping plans are finalized they will come back with those landscaping plans. Mr. Curtin also explained elevations of the plans can be added to this application provided the proper details are added to the original application. Additionally, those drainage details do need to be provided as soon as they are available.

Chairman Fatcheric noted there's no need to refer this application to the Syracuse Onondaga County Planning Agency as the action is enhancing an existing plan and there are no significant changes to the footprint with the exception of the addition of the cooler in the rear of the building.

As there were no other questions or concerns, Mr. Cesta moved to declare Lead Agency. Mr. Klaben 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 # 21:

Mr. Voss moved to approve the Amended Site Plan as presented along with the addition of the elevations, color pallet and materials' list to the Amended Site Plan. Mr. Klaben seconded the motion and it was unanimously approved

Resolution # 22:

Mr. Voss moved to approve the Amended Site plan with respect to the drainage, 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. Klaben seconded the motion and it was unanimously approved.

Minutes of the Previous Meeting

The minutes from the previous meeting were not yet available

Discussion

None

Correspondence

A voucher was received from Curtin & DeJoseph for Legal Services rendered in April and May 2016 in the amount of \$1100.00, none of which is recoverable. Mr. Voss moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

Comments of Town Officials

None

Comments of the Attorney

Mr. Curtin addressed the Board with respect to a proposed Inland Port that has been discussed for the western suburbs contiguous to the CSX tracks; adjacent to the New York State Fairgrounds. As the western suburbs are close in proximity to many main thoroughfares it's a definite possibility this project could come to fruition. Mr. Curtin suggested to the Board to keep this project in mind along with possible collateral development that could take place while commenting with respect to the Comprehensive Plan.

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 8:20 pm. Mr. Cesta seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk