

**Town of Camillus
Planning Board Minutes
June 13th, 2016 - 7:00 pm**

PRESENT:

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

STAFF PRESENT:

Brian Sinsabaugh, ESQ.
Paul Czerwinski, PE
Dirk Oudemool, ESQ.

ABSENT:

Don Klaben

GUESTS & MEMBERS OF THE PUBLIC:

3 Others

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

New Business:

**3528 West Genesee Street / John Ferris
Amended Site Plan**

TM # 047.-04-12.0

Mr. John Ferris, Vice President of Property Management for Widewaters Group, presented the application. The purpose of the application is to modify the façade of the strip mall at this address. The applicant plans to use two colors (Victorian Lace and Buff Skin) in a tonal format to update the existing façade. Mr. Ferris stated the façade update will be consistent with neighboring properties. The applicant stated earlier in the year an awning throughout the strip center was damaged and rather than just replace the awning, the developer decided to update the façade.

Mr. Cesta asked how the tenant signage would be handled. Mr. Ferris stated the signage would be removed while the new materials for the building are installed, then the signs will be re-installed.

Mr. Voss asked if any thought has been given to reconfiguring the parking lot. Mr. Ferris stated they haven't planned it.

Ms. Lauer excused herself from this application as she's employed by Widewaters Group.

Chairman Fatcheric asked if there was any new lighting planned. Mr. Ferris stated there is not.

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

Mr. Cesta 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 # 23:

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

Malibu Hills Estates / Sciuga Custom Builders TM # 015.1-09-12.4
Final Plat

Mr. Sal Sciuga, of Sciuga Custom Builders, presented the application. The purpose of the application is to amend the previously approved map of Malibu Hills Estates with the addition of Lot #22.

Mr. Sciuga stated to the Board that he believed he had asked for the wrong lot to be approved on the submitted application. Mr. Sciuga stated on his application he had referenced Lot # 22, when he meant to reference Lot # 21.

Chairman Fatcheric stated he would have Mr. Dirk Oudemool, Town Attorney; explain the various concerns the Planning Board has. Mr. Oudemool stated there have been many amendments (additional lots) to the previously approved Final Map. He would like to see a more comprehensive plan as to what is planned for the development. Additionally, there's a section in Malibu Hills where there has been drainage concerns in the past for which the responsibility of the drainage concerns needs to be worked out to ensure there aren't problems with the drainage in the future.

Mr. Oudemool suggested moving forward to eliminate confusion with which map is the most current; the Board could approve the north and south sections of the development as an Amended Preliminary Plat as a master so it's evident what the developer's plans are. Then as the parcels become identified as homeowner lots, make the amendment based on the Amended Preliminary Plat Map.

Mr. Oudemool then addressed the previous drainage concerns relating to the development. There are conflicting opinions as to who's responsible to address drainage concerns. Unfortunately there have been problems in the past that have arisen, and the problems haven't been able to be repaired in a timely fashion due to the confusion of whose bears the responsibility. Mr. Oudemool and Mr. Sciuga discussed possible solutions to ensure the developer is exercising his responsibility in keeping the subdivision's drainage, etc. to the standard that they should be. Mr. Oudemool wants to be clear the Town of Camillus is not responsible for the drainage, etc. with these newly created lots.

It was also discussed that Mr. Czerwinski would review the drainage in the development as it currently exists and report back with his findings at the next Planning Board meeting.

Mr. Sciuga and Mr. Oudemool stated they would clarify what exactly falls under the Homeowner's Association Agreement.

The application is continued to the next meeting.

Old Business

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.

In a previous meeting, 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.

In tonight's meeting, as the written documentation from the applicant has been provided as requested, Mr. Cesta moved to declare Lead Agency. Ms. Lauer seconded the motion and it was unanimously approved.

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

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

Resolution # 24:

Mr. Cesta moved to approve the Amended Site Plan for the Outdoor Seating at The Brasserie as submitted. Mr. Voss seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

A voucher was received from Barton & Loguidice for Engineering Services rendered in April 2016 in the amount of \$895.00, \$645.00 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

Mr. Cesta stated to the Board Members, he has spoken to Councilperson Griffo to discuss the Comprehensive Plan that is being reviewed. He stated if anyone has any suggestions or concerns relating to the Plan, he will pass them on to Councilperson Griffo.

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:30 pm. Mr. Cesta seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk