

**Town of Camillus
Planning Board Minutes
June 27th, 2016 - 7:00 pm**

PRESENT:

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

STAFF PRESENT

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

Guests and Members of the Public

5 others

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

New Business:

**191 Bennett Road / Dublin Development
Lot Line Re-Alignment**

TM # 017.-02-79.0

Mr. Dan Stanistreet, owner of Dublin Development, presented the application. The property is located at the corner of Bennet Road and Warners Road. The purpose of the application is to move a lot line approximately 1 ½' feet from one parcel to another to allow for the proper side yard setback. Mr. Stanistreet owns both parcels.

Mr. Voss clarified that Mr. Stanistreet owns both parcels. Mr. Stanistreet stated that is correct.

Mr. Curtin stated for the purpose of those in attendance that this is a minor modification to the original subdivision that was approved. He supports the decision to move a lot line rather than have the applicant apply for a variance.

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

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

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

Resolution # 25:

Mr. Voss moved to approve the Lot Line Re-Alignment as submitted for 191 Bennett Road, conditional upon a copy of the recorded deed being provided to the Planning Board Clerk. Mr. Klaben seconded the motion and it was unanimously approved.

Old Business

**Malibu Hills Estates / Scuiga Custom Builders
Preliminary Plat/Final Plat**

TM # 015.1-09-12.4

Mr. Sal Sciuga Jr., builder for the owner of the parcel, presented the application. The purpose of the application is to amend the previously approved Subdivision Final Plat Map # 11032 and approve Lot # 21 which supplants in part Lots 27A and 27B on Map # 11032.

Mr. Oudemool addressed the Board as interim Planning Board Attorney concerning this matter. The purpose of tonight's meeting is to finally approve only Lot # 21.

It was noted Lot #21 would be approved tonight as a final thereby eliminating Lots #27A and 27B as reflected on the provided map.

Mr. Voss clarified the Board is approving **Amendment # 4 from May 2012, Approved Amended Preliminary Plat** which is the final approval of Lot #21 and the elimination of Lots 27A and 27B previously approved.

There was some discussion about the amendment number and it was agreed it would be finalized as Amendment # 4

Mr. Czerwinski reported as requested on the detention facility. He stated the detention facility has been constructed as designed. He reported there are some minor deficiencies such as erosion in the southern slope of the pond and a nest inside the pipe which should be addressed. Chairman Fatcheric asked the engineer to notify the developer so they're in the loop and the repairs can then be made.

Mr. Czerwinski further noted as typical with a subdivision, securities are being held for the developer and there appears to be adequate funds should the developer not be able to provide the funds for repairs if necessary.

Mr. Oudemool and Mr. Curtin discussed Lots 27A and 27B with respect to the covenants regarding wetlands on the previous map for those lots. The new map should reflect the wetlands on Lot #21. In addition, the wetlands will be monumented to ensure there's no confusion on where they are located.

Resolution # 26:

As there were no other questions or concerns from the Board, Mr. Voss moved to approve as a final plat, Lot 21, indicating Lot 27A and Lot 27B as shown on Map #11032 filed on May 12th, 2009 have been supplanted by lot configuration contained in the preliminary map as approved on May 30, 2012. Mr. Curtin added the approval would subject to amending the existing covenant for the wetland areas to be protected. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 27:

Mr. Voss moved to assess Parkland Fees for one lot. Mr. Klaben seconded the motion and it was unanimously approved.

Minutes:

Mr. Cesta moved to approve the minutes from April 25th, 2016. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from May 9th, 2016. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve the minutes from May 23rd, 2016. Mr. Voss seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from June 13th, 2016. Mr. Cesta seconded the motion and it was unanimously approved.

Discussion

None

Correspondence

None

Comments of Town Officials

Ms. Diane Dwire a former town councilor who was also the chairperson of the Planning and Zoning committee wanted to compliment the planning board on how nice the West Genesee corridor looks.

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

None

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:25 pm. Mr. Cesta seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk