

**Town of Camillus  
Planning Board Minutes  
July 25<sup>th</sup>, 2016 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Don Klaben  
Tracy Lauer

**STAFF PRESENT**

Brian T. Sinsabaugh, Esq.  
Paul Czerwinski, P.E.

**Absent**

Jason Mallore  
Marty Voss

**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:**

**3996 Box Car Lane / B & C Storage  
Site Plan Review for Special Use**

**TM # 015.-04-07.1**

Mr. Bruce Pollock, of B&C Storage, presented the application. The purpose of the application is to apply to the Zoning Board of Appeals for a parking variance.

Mr. Pollock explained he has provided some site plan details to the Planning Board at an earlier meeting this year. He stated the site has gone through drainage review and testing to ensure the site will be able to accommodate the proposed changes. That being said, he explained to the Board that those changes have led him to apply for a parking variance which would accommodate those changes and also as the proposed spaces will better serve the type of use planned for the site.

Mr. Pollock stated he's seeking a variance to go from 133 spaces (required) to 40 spaces. He stated the planned use for the site is additional storage units and flex space buildings. The flex space building would accommodate tenants who may be interested in having a small area to operate their business from without having to rent an entire building. Mr. Pollock explained the nature of the flex space is such that additional parking isn't as necessary as it could be if the space was a retail operation.

Chairman Fatcheric asked Mr. Pollock is there's storage space for Recreational Vehicles and Boats. Mr. Pollock stated there is on the western edge of the property. Chairman Fatcheric asked what types of business would be interested in the flex space. Mr. Pollock stated examples of those types of businesses would be; a vending company, a construction contractor, and a specialty advertising company.

Mr. Klaben asked for clarification on the building closest to the two flex space buildings near the entrance of the site as depicted on the proposed plan. Mr. Klaben commented on the proximity of this building to the other two buildings and asked if that was intentional. Mr. Pollock stated it is, due to the building being proposed as a climate controlled building. Additionally, the placement of the building allows for more natural drainage in this particular area.

Mr. Cesta asked if the space between the buildings will be paved. Mr. Pollock stated it will be. Mr. Cesta also asked if there's room between the two flex space buildings for vehicles to access overhead doors. Mr. Pollock stated there is. Mr. Cesta also asked if there was ample room for tractor trailer turnaround and emergency vehicles egress. Mr. Pollock stated the engineers for this project have assured him there is and the next site plan provided should show that detail. Mr. Cesta stated he can understand the request for variance for the storage facility area, but suggested to the applicant he may want to reconsider his count for the flex space area. The applicant stated he would take that under advisement. Mr. Cesta confirmed the wall pac lighting is still planned for the site. Mr. Pollock stated that's correct. Mr. Cesta also asked about security for the site. It was discussed that a security gate would be considered, one that could be used with a code.

Ms. Lauer asked if the overhead doors in the rear of the flex space are on grade. Mr. Pollock stated they are. She also asked how many people would be in a specific office/flex space on average. Mr. Pollock stated at most two (2) and usually less. Ms. Lauer stated Mr. Pollock may want to reconfigure the parking variance to include the spaces as those spaces could count toward the total spaces.

Chairman Fatcheric asked there's any retail space planned for the site. Mr. Pollock stated there is not.

Mr. Sinsabaugh advised the applicant to consider the possibility that if the use changes at some point (for example, all office use) then those parking configurations would need to be addressed.

Chairman Fatcheric and Mr. Pollock discussed a timeline as the applicant does have an appearance in front of the Zoning Board of Appeals. Chairman Fatcheric stated they have reservations on the parking, and would encourage the applicant to reconsider the parking calculations. The Planning Board would send a letter to the Zoning Board of Appeals stating the project is still under Site Plan Review and the Planning Board has concerns based on what has been presented. If some of the questions can be answered, then perhaps come back to another meeting to flesh out the details. Since there's some time before the Zoning Board of Appeals meets and then will be able to base their recommendation on the more complete picture.

The application is continued to a later meeting.

### **Old Business**

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

Mr. Chris Krawiec, of DGA Builders, presented the application. The purpose of the application is to amend the previously approved Site Plan for the apartments and also sign information for the apartment complex.

Mr. Krawiec stated after consulting with the various utility companies and manufacturers of the HVAC units, it has been determined that the various vegetation and screening planned previously will impede the efficiency of the utility units.

Chairman Fatcheric stated there's a building near the entrance into the complex which was identified as Building #2, that has a fence nearby. Chairman Fatcheric asked for

clarification of the fence. Mr. Krawiec stated that near this building there is a detention pond and the builder had concerns that people may not realize it was there. The builder installed the ornamental fence as a visible reminder to residences and visitors.

Mr. Krawiec addressed the landscaping around the apartment buildings as well. He stated he compared notes with the previously approved landscaping plan noting some of those intentions were not able to be implemented due to the recommendations and suggestions of the utility companies.

Mr. Krawiec also addressed the landscaping in the existing neighbors yards as the Planning Board has mentioned there are spots in the existing neighborhoods rear yards that should be filled in with additional vegetation. Mr. Krawiec stated he would fill in if the Planning Board feels it necessary.

Chairman Fatcheric explained to Mr. Krawiec that there were certain features that would be added as the project neared completion such as the screening for the utility area. As Mr. Krawiec is stating this is not going to be provided, Chairman Fatcheric stated to the applicant he finds this unacceptable. He and the Board feel that there's some sort of solution that can be reached in order to provide screening and also make sure the utility companies are satisfied. He believes there should be some creative way to help provide screening and shielding especially with respect to the utility compartments.

Mr. Klaben stated this project was touted from the beginning that these apartments would be considered high-end apartments. Mr. Klaben suggested the firm look for alternative solutions for screening.

Mr. Cesta agreed with the Chairperson and Mr. Klaben. He stated there could be creative landscaping which would shield the units somewhat. Mr. Cesta also asked about the buffer, stating the buffer could be made somewhat more attractive with ornamental fencing, along with some conifer trees and white firs. Mr. Cesta stated he spent some time with some of the residents of the complex and they agreed this would be a good solution.

Mr. Krawiec stated Morgan Management believes the 6' white ornamental fence is what the neighbors and residents would both want as a barrier.

Chairman Fatcheric clarified the retaining walls and the placement of them. Mr. Cesta also clarified the dumpsters are in the garage. Mr. Krawiec stated that's correct and the apartment's maintenance crew takes out the garbage containers for pickup and then brings back into the garage.

Ms. Lauer explained to the applicant, his firm is ultimately responsible for the finished product. It appears in this case, there's been a bit of a bait and switch as far as what was initially proposed and the latest rendering. Ms. Lauer stated the builder could make some suggestions to meet the Planning Board halfway. Clearly the first version is the ideal, not the second version, but perhaps there's something in the middle.

With respect to the signage, the Board all agreed they like newer version which depicts the sign posts ensconced in two (2) brick faced mounts for the Bennett Road entrance sign, and a single similar mount for the access road sign. Mr. Krawiec explained the signs are placed in the proper areas, complying with all setback regulations for this project. Mr. Cesta asked if it was lit. Mr. Krawiec stated it would be down lit, so as not to interfere with existing neighbors.

Mr. Czerwinski commented with respect to the detention pond, advising the Board that there have been small changes to the area and expects to have those changes documented. Once his firm reviews the new information, he'll provide the new information to the Board.

Chairman Fatcheric stated at tonight's meeting, the Board could approve the signage, but would be reserving on the other modifications.

### **Resolution # 28:**

As there were no other questions or concerns from the Board and staff, Mr. Cesta moved to approve the signage only as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

The remainder of the application is continued to a later meeting.

### **Minutes:**

The minutes of the previous meeting were not yet available.

### **Discussion**

#### **1) Town Board Referral - Chapter 30-Zoning, §605 to add a new item F "Cell towers are exempt from the provisions of this section".**

The Board stated they have no objections to the amendment as stated. Mr. Sinsabaugh stated he would send a letter to the Town Board stating as such.

#### **2) Hinsdale Apartments / Warners Road & Hinsdale Road**

Mr. Mark R. Costich, P.E., President of Costich Engineering, Land Surveying & Landscape Architecture, D.P.C., spoke to the Board to obtain input with respect to the proposed project located at Hinsdale Road and Warners Road. Mr. Costich stated his firm is in the beginning stages of planning an apartment complex for Hinsdale Apartments, LLC which will include townhouse apartments, a community center and a maintenance building on 34 acres in the Town of Camillus. The townhouse apartments consist of five (5) and seven (7) unit buildings with a total of 287 units. The project would tie into town sewer and water at Warners Road and Hinsdale Road respectively. The access to the site would be Hinsdale Road north of the intersection with Warners Road.

Mr. Costich stated the grading in this area appears to be challenging and plans to have more information to provide to the Board as the project moves forward as to how the grading and topography will be addressed.

Chairman Fatcheric asked if the applicant thought the project would be done in phases. Mr. Costich stated he believes it would be completed in two phases. Chairman Fatcheric also asked if the townhouse rendering provided is a good likeness as to what will be actually be built. Mr. Costich stated yes. Chairman Fatcheric also asked if the applicant reached out to other involved agencies, such as the Onondaga County DOT, and NY DOT. Mr. Costich stated not as yet. Chairman Fatcheric advised the applicant he believes the area will need a traffic study. Mr. Czerwinski concurred and also let the applicant know he could help with that information. He let the applicant know, the particular area is a big area of concern for Onondaga County, and to be prepared the County may have some expectations for this intersection.

Mr. Cesta asked about the Right of Way. It was explained it's a National Grid power line.

Mr. Czerwinski noted there is only one (1) access point proposed. He feels that based upon the proposed amount of units greater accessibility will be required. Mr. Costich stated they are considering another access area. Mr. Czerwinski noted there's a possibility the developer could tie into the Malibu Hills development nearby.

Mr. Costich plans to provide more details as they become available.

### **Correspondence**

A voucher was received from Curtin & DeJoseph for Legal Services rendered in May and June 2016 in the amount of \$875.00, none of which is recoverable. Ms. Lauer moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in May 2016 in the amount of \$466.00, \$216.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

### **Comments of Town Officials**

None

### **Comments of the Attorney**

None

### **Comments of the Engineer**

Mr. Czerwinski advised the Board, his firm has sent a letter to the owner of Malibu Hills regarding the necessary repairs for the storm water pond.

### **Comments of the Board Members**

Mr. Cesta advised the Planning Board, there suggestions being taken for the Comprehensive Plan that is being updated. He asked the Board to submit their comments to him.

With no other business before the Board, Mr. Cesta moved to adjourn the meeting at 8.20 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk