

**Town of Camillus
Planning Board Minutes
August 8th, 2016 - 7:00 pm**

PRESENT:

Marty Voss, Vice Chairperson
Chris Cesta
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT

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Absent

John Fatcheric

Guests and Members of the Public

3 others

Vice Chairman Voss called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance. Vice Chairman Voss announced to those present that due to unforeseen circumstances, the Chairman, Planning Board Attorney, and Planning Board Engineer were unable to be at tonight's meeting. He asked those present to be patient as the Board navigated their way through the meeting.

New Business:

**6204 Devoe Road / Pigula Subdivision
Sketch Plan & Preliminary**

TM # 006.-04-09.1

Mr. John Szczech, builder for the applicant, presented the application. The purpose of the application is to subdivide an 83.57 (+-) parcel into two (2) lots. Lot #1 will be approximately 10.94 acres; Lot #2 will be approximately 72.63 acres. Mr. Szczech stated there will be a residence constructed on Lot #1. The lot will be serviced by public water, septic, gas and water.

Mr. Szczech handed Board Members an update Plat Map which addressed the engineer's comments concerning this application that were communicated via email to the applicant. The acreage of the two (2) lots is now depicted on the map, as well as an approximate area for the proposed septic system. The engineer's comments further note that Onondaga County Department of Transportation will need to review and approve the location of the driveway curb cut.

Vice Chairman Voss asked Mr. Szczech if he obtained the approval for the septic system. Mr. Szczech stated he had, and a copy of the septic approval would be provided as part of the application.

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

Ms. Lauer moved to refer the application to the Syracuse County Onondaga Planning Agency (SOCPA). Mr. Klaben seconded the motion and it was unanimously approved.

The application is continued to a later meeting.

Old Business

DGA Builders / Saddlestone Place (off Bennett Rd) Amended Site Plan

TM # 020.-03-17.3

Mr. Christopher Krawiec, Project Manager for DGA Builders LLC presented the application. Mr. Krawiec provided updated details to the proposed amended site plan for the Canal Crossing apartments.

In previous meetings, it was discussed that there was a need for screening in the location of the condenser and utility units. Mr. Krawiec stated he believes he has provided screening which will be satisfactory to the Board.

He stated that in the utility meters units' area, the plan is to install arborvitae to provide screening for those units; additionally Mr. Krawiec stated they plan to install 3'ft white vinyl fencing to go around the condenser units.

Additionally, east of Garage B near Building 1, there's a 4' solid white fence to help with the buffering, in particular any vehicular lights into the existing neighborhood's backyards. Also, in two areas along the retaining walls, east and west of Garage "B", there will be a 42" white aluminum fence which will also be placed on top of the retaining walls.

The Board members stated they appreciated the efforts put forth from the builder.

Mr. Cesta did ask Mr. Krawiec if they planted additional trees to help buffer the neighbors' properties. It was noted that if after a time the neighbors ask for additional buffering, the subject would be revisited. Mr. Cesta clarified the chain link fence is temporary. Mr. Krawiec stated that's correct, he's just waiting to get the approval to install the more permanent fences.

Vice Chairman Voss noted the Code Enforcement Office asked about the ability for the Fire Departments to access the condenser units and utility boxes. Mr. Krawiec explained there is full access for the emergency responders to access those units.

Mr. Mallore clarified the amount of space between the arbor vitae and units. Mr. Krawiec explained the amount of space is approximately 3'.

Vice Chairman Voss explained as there was not a legal review of these particular modifications, there could not be an approval granted tonight. It was asked if there was a possibility of a Special Meeting to be held before the next Planning Board meeting. The staff agreed if there was a possibility to have that meeting, every effort would be made.

The application is continued to a later meeting.

Discussion

Mr. Cesta reminded the Board, there is an ongoing effort to update the Comprehensive Plan. He noted there are meetings scheduled for this committee and if anyone has any notes to be passed on to the committee, to please let him know.

Minutes

Mr. Klaben moved to approve the minutes from June 27th, 2016. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin & DeJoseph for Legal Services rendered in June 2016 in the amount of \$807.50, \$262.50 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in May and June 2016 in the amount of \$910.00, \$660.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben 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. Cesta moved to adjourn the meeting at 7:25 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk