

**Town of Camillus  
Planning Board Minutes  
August 22<sup>nd</sup>, 2016 - 7:00 pm**

**PRESENT:**

John Fatcheric, Chairperson  
Chris Cesta  
Tracy Lauer  
Martin Voss

**STAFF PRESENT**

Brian Sinsabaugh, ESQ.  
Paul Czerwinski, P.E.  
Tom Price, Code Enforcement Officer

**Absent**

Don Klaben  
Jason Mallore

**Guests and Members of the Public**

3 others

**New Business:**

None

**Old Business**

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

Mr. Christopher Krawiec, Project Manager for DGA Builders LLC presented the application. In a previous meeting, 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.

In the previous meeting, Mr. Cesta did ask Mr. Krawiec if they planted additional trees to help buffer the neighbors' properties. The additional trees were added and 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.

Also in the previous meeting, 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'.

In tonight's meeting, Mr. Krawiec also explained the detention pond modifications have been made and given a positive recommendation from the engineer.

Chairman Fatcheric asked the Board Members if at tonight's meeting, they had any additional questions for the applicant.

Chairman Fatcheric also noted the signage for the project had been approved at a prior meeting.

Mr. Price commented that the project has turned out very nice and appreciated the builder's attention to the Town's concerns.

**Resolution # 29:**

As there were no additional questions or concerns from the Board, Mr. Voss moved to approve the Amended Site Plan as submitted, which includes the updated landscape plan. Mr. Cesta seconded the motion and it was unanimously approved.

**Resolution # 30:**

Mr. Voss moved to assess the project Parkland Fees for 96 units. Ms. Lauer seconded the motion and it was unanimously approved.

**Discussion**

**Request from Benderson Development to extend previous Site Plan Approval**

A letter was received from Benderson Development to extend their Site Plan approval that was granted in February of 2016 for an additional six (6) months. Benderson Development stated in their letter, they needed the additional time as the project had not yet been awarded to a contractor. The Board Members agreed to extend the approval.

**Resolution # 31:**

Ms. Lauer moved to approve the request from Benderson for a six month extension for the Site Plan approval which was granted in February 2016. Mr. Cesta seconded the motion and it was unanimously approved.

**Minutes**

Mr. Cesta moved to approve the Planning Board Minutes from July 25<sup>th</sup>, 2016. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the Planning Board Minutes from August 8<sup>th</sup>, 2016. Mr. Cesta seconded the motion and it was unanimously approved.

**Correspondence**

None

### **Comments of Town Officials**

None

### **Comments of the Attorney**

None

### **Comments of the Engineer**

Mr. Czerwinski advised the Board that RZ Engineering, the engineers for the Box Car Lane Project, have been in touch with him. He stated they will be providing drainage information and other site plan information for him to review for the project's upcoming Site Plan Review appearance before the Board which he plans to have reviewed before the next Planning Board meeting. It was noted the Box Car Lane applicant is also appearing before the Zoning Board of Appeals for a parking variance. That appearance is delayed as part of the information needed to provide the Zoning Board of Appeals with the Planning Board's recommendation is based on drainage and storm water review.

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

Mr. Cesta commented with respect to the Comprehensive Plan which the town has formed a committee to update. Mr. Cesta advised the Board that there are three (3) meetings planned to discuss updates and asked the Board to continue to consider if they have any comments with respect to the Comprehensive Plan.

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:15 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk