

**Town of Camillus
Planning Board Minutes
September 12th, 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.

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**

TM # 015.-04-07.1

Mr. Bruce Pollack, of B&C Storage, and Mr. Rudy Zona, of RZ Engineering, Principal Engineer for the project presented the application. Mr. Bruce Pollack, of B&C Storage, presented the application. The purpose of the application is a proposal for eight (8) new buildings. Two (2) buildings would be considered Flex Space. Six (6) buildings would be Indoor Storage Spaces. Each of the flex space tenants would have their own 30' x 50' warehouse space, office space and restroom facilities within the conditioned building. Public parking with front access and entry porches, along with more private rear access would be provided. At the rear of the building, overhead doors would be available for the storage of tenant vehicles as well as to import and export goods. A shared loading dock has also been incorporated into the design as an added amenity for the tenants.

Chairman Fatcheric explained to the applicant that there was originally a variance application filed with the Zoning Board of Appeals and referred to the Planning Board in error. The Zoning Board of Appeals did receive an application from the applicant for a parking variance; however, the applicant has since withdrawn that application.

Chairman Fatcheric also explained to the applicant the Planning Board would declare Lead Agency for the Site Plan Application and also refer the application to the Syracuse Onondaga County Planning Agency.

Mr. Pollack provided an update to the Board. He addressed the parking for the Site, which according to the Municipal Code would need 133 parking spaces. Mr. Pollack stated as it stands now, the Site Plan doesn't show there are 133 spaces. Chairman Fatcheric advised the applicant that if there was a way to show an amount of spaces in reserve, it would be helpful to have that reflected on the Site Plan. The amount of required spaces versus the amount currently shown is significant and perhaps with some adjustments the shortfall of spaces will be reduced. Chairman Fatcheric stated one of the purposes of the Planning Board, is to keep in mind any future uses a Site may become, which is why the parking situation would be so important.

Mr. Pollack further explained other features of the Site Plan:

- Layout is similar to what was originally presented with added parking around the building, highlighting the various places the parking has been added.
- Depicted the parking spaces in the front of the flex spaces' overhead doors.
- Showed the Outdoor Storage area, with the area possibly being converted into parking spaces if necessary.
- Provided a lighting plan, depicting wall pack lighting on the buildings.
- Has sent drainage and SWPPP to the town engineer, and already received addressed some concerns that have been brought forth.

Mr. Klaben asked about the building third building from the west, asked about if the building was originally there, or if the design changed. Mr. Pollack stated the building was reconfigured to accommodate for the elevation in the area. With respect to the parking spaces near the Outdoor Storage Area, Mr. Klaben stated he didn't believe a patron using the Site would want to use parking spaces a significant distance from the "flex space building". Mr. Klaben agreed with Chairman Fatcheric about the parking, perhaps it would be helpful to show the spots in reserve.

Mr. Cesta asked if there were any current flex spaces in the area. Mr. Pollack stated there are in the Town of Clay and the Town of Onondaga. Mr. Pollack explained the type of customer which would utilize the Flex Space would be vending distributors, a printing company which distributes pens, t-shirts etc, and possibly a construction company which needs space for equipment would be the type of businesses which would benefit from having a space to operate from; however they wouldn't have foot traffic in and out of their space. Mr. Cesta also reiterated the need for the parking and for the parking to shown on the Site Plan in reserve.

Mr. Zona discussed different areas for additional parking spaces to be held in reserve. He also explained the slope of the pavement does present some challenge in creating spaces close to the buildings.

Mr. Curtin explained for the benefit of those present what a variance from the Zoning Board of Appeals would do for the Site, and also explained the parameters they are bound by. Mr. Curtin explained that the applicant can show the reserve parking on a Site Plan to show there's the possibility of the spaces to satisfy the Municipal Code.

There was a detailed discussion debating the pros and cons of the parking situation, and the usefulness of the parking spaces that can actually be utilized.

Mr. Mallore asked about the location of the hydrants for the site. Mr. Pollack showed there is one close by the entrance circle and also approximately halfway between the entrance and the end of the site, located close to the railroad tracks. Mr. Mallore also asked about the turning radius for any emergency vehicles. Mr. Zona stated he believes there is sufficient room, but stated he would double check. Chairman Fatcheric advised the applicant to show the turning radius on the plan.

Mr. Voss stated he believes the idea for the Flex Space is a great idea and a necessary one. He asked for additional clarification on the types of businesses which would utilize the area. Mr. Pollack stated some examples would be a vending business, promotion business, and a mail order business. The target clients are businesses which have a need for storage, a work area (computer, phone) and a rest room. Mr. Voss also stated

there are some Sites in the Town which are over parked, however the Municipal Code needs to be adhered to.

Ms. Lauer stated she agreed with the other Board Members.

Chairman Fatcheric asked about the photometric plan for lighting. He asked if there are parking lot poles planned. Mr. Pollack stated there will not be any parking lot poles. The wall packs will be on the buildings. The lights will flow downward. Chairman Fatcheric also asked about the landscaping. Mr. Pollack stated it will be an attractive Site with ample green space. He plans to install low shrubs and greenery. Chairman Fatcheric also asked if the elevations are the same as what was previously presented. Mr. Pollack stated they are.

Mr. Czerwinski commented with respect to the lighting plan. He stated it appears the plan is in compliance with the Town's guidelines. He also stated he has had a chance to review some of the information supplied to his firm from the applicant with respect to the drainage and storm water. There are some concerns that he has returned back to the applicant and plans to have those reviewed as soon as possible.

Mr. Curtin suggested to the applicant that they may want to add stop bars and/or stop signs throughout the Site as the Site is close to a busily traveled street. Mr. Curtin also asked about the signage for the Site. Mr. Pollack stated they planned to have signage on the buildings reflecting which business is in which location. The signs will be uniform in type.

Mr. Cesta clarified the signs would be to identify which business is where. Mr. Cesta also asked about security. Mr. Pollack stated they anticipate have a fence with a gate which would be accessed with a code. He also stated they would have security cameras throughout the Site.

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

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

The application is continued to a later meeting.

Old Business

None

Discussion

- 1) Mr. Curtin explained he has received an email from the Town Attorney outlining the need for a resolution from the Planning Board requesting the developer complete the top coat in the Shaker Heights Development by a specific date, with the firm of Barton and Loguidice having the final review.

Resolution # 32:

Mr. Voss moved to request the developer to complete the top coat as requested. Ms. Lauer seconded the motion and it was unanimously approved.

2) Mr. Curtin addressed the concerns brought forth by the Project Manager of DGA builders with respect to the origin of Park Land Fees. Mr. Curtin stated he would respond to the questions to clear up any confusion the developer had.

3) 2901 Howlett Hill Road / Tuscarora Golf Course

TM # 025.-03.-24.1

An application for an action to combine three (3) tax parcels in the Town of Marcellus had been reviewed by the Town of Marcellus, and is asking for the input from the Town of Camillus Planning Board as one of the parcels is in Camillus. Mr. Curtin stated he would reach out to the owner of the golf course as the actions he's requesting require some clarification.

Minutes

Mr. Cesta moved to approve the Planning Board Minutes from August 22nd, 2016. Ms. Lauer seconded the motion and it was unanimously approved.

Correspondence

A voucher was received from Curtin & DeJoseph for Legal Services rendered in July and August 2016 in the amount of \$1957.50, \$1677.50 of which is recoverable. Mr. Voss 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 June and July 2016 in the amount of \$986.06, \$861.06 of which is recoverable. Mr. Cesta 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

Mr. Czerwinski stated he has spoken with Mr. Mark Costich, the engineer from the Hinsdale Road Apartments. Mr. Costich spoke with Mr. Czerwinski to let him know they are addressing traffic concerns, utility connections, and access/egress for the Site. Mr. Czerwinski also stated the developer plans a possible second driveway and/or an alternative to one entrance and exit.

Mr. Czerwinski also wanted to apprise the Board of a possible apartment/town home development on Route 174, just outside of the village boundary. He mentioned the Town Attorney specified a concern relating to rescue vehicles accessing the site.

Comments of the Board Members

Mr. Cesta reminded the Board that he's part of the committee to update the Comprehensive Plan. He asked that any Board Members that have any comments

regarding the Plan either send him their comments or they're welcome to attend the meeting to discuss the Plan. The meeting is to be held on September 19th, and subsequent Monday evenings (October 3rd, and October 17th) at the Inn Between.

Mr. Curtin advised the committee to consider the inland port possibility, and to consider the impact and certain things that may change with the advent of that type of development. He also suggested the committee include taking a look at the West Genesee corridor from Town of Geddes going west, stating as good as it looks, there's always room for improvement, but also may want to consider depths of parking lots, setbacks, side yards and age of buildings..

Mr. Cesta went into some detail about the various topics that have already had some input, such as signage, zoning classifications, the collaboration between the Planning Board and Zoning Board of Appeals and the need for the town to anticipate future needs of the town.

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 8:10 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff
Planning Board Clerk