

**Town of Camillus
Planning Board Minutes
October 12th, 2016 - 7:00 pm**

PRESENT:

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

STAFF PRESENT

Paul Czerwinski, P.E

Absent:

Jason Mallore

Guests and Members of the Public

4 others

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

New Business:

None

Old Business

**3249-53 Milton Ave / Tony Rotella
Amended Site Plan**

TM # 046.-07-28.2

In a previous appearance before the Board, Mr. Rotella provided the Board with these details regarding his application. The purpose of the application is to amend the structure to accommodate the prospective tenant which will be a NYS certified day care facility. Mr. Rotella stated he plans to install two man doors in the rear of the facility along with two windows for the rear of the building. Mr. Rotella stated the day care will also have a fenced in area in the rear as required by NYS. There are no changes to the elevations.

In that previous meeting the following concerns and questions were addressed:

- Chairman Fatcheric asked if the day care would be in the entire plaza. Mr. Rotella stated the day care would be taking over the space that Fairmount Aquarium was previously in. Chairman Fatcheric confirmed the other businesses in the plaza and the day care business do not conflict with any regulations. Mr. Rotella stated the use complies with the regulations.
- Mr. Mallore asked if the turning radius is ample enough for emergency vehicles. Mr. Rotella stated there is. Mr. Mallore also asked about the fire alarms in the structure. Mr. Rotella stated there are the required alarms as NYS mandates.
- Ms. Lauer asked if there are any changes to the parking due to the change of use. Mr. Rotella stated he hadn't planned any changes as there isn't a need for additional parking as most patrons are dropping off and picking up. Mr. Rotella

stated the drop-offs occur between 6:30 am and 9:00 am. Additionally Mr. Rotella stated there is additional parking in the rear for the employees. Ms. Lauer also asked if there were any color changes to the building. Mr. Rotella stated there is not.

- Mr. Voss asked if the bar is still in business in the plaza. Mr. Rotella stated they are not. Mr. Voss also asked Mr. Rotella is adding the concrete slab on grade. Mr. Rotella stated that's only in the rear, adjacent to the fenced in area. Mr. Rotella also explained there's also an area for mulch to have inside of the fenced in area as that's where the children play. Mr. Voss confirmed there are no structural changes. Mr. Rotella stated that's correct.
- Mr. Cesta asked about the fence on the west side of the building. Mr. Rotella stated it's approximately 6 feet from the corner of the building. Mr. Rotella stated the fence will be 6' high, chain link fence. Mr. Cesta also asked if there was any lighting planned. Mr. Rotella stated the site is very well lit already.
- Mr. Klaben asked if the site is all graded. Mr. Rotella stated it is.

Chairman Fatcheric explained to the applicant that even though there are minimal changes to the site, the Board would need an updated Site Plan. At tonight's meeting, Mr. Rotella provided the updated site plan with the rear elevation where the doors and windows are to be installed, concrete area, the fence and also the area where the employees will be parking.

As there were no additional questions or comments for this application, Mr. Klaben moved to declare Lead Agency for the application. Mr. Voss seconded the motion and it was unanimously approved.

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

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

Resolution # 38:

Ms. Lauer moved to approve the application as submitted subject to legal review. Mr. Klaben seconded the motion and it was unanimously approved.

3996 Box Car Lane / B&C Storage Site Plan

TM # 015.-04-07.1

Mr. Bruce Pollack, of B&C Storage, provided an update to the Site Plan Application that has been presented in earlier meetings. Mr. Pollack provided these updates with respect to the concerns from Board Members from earlier meetings:

- Reserve Parking is now shown on Plan
- Buildings are located in the same locations
- Provided a turning radius with respect to emergency access

Chairman Fatcheric asked how many spots are required and how many are shown on the plan and how many are in reserve. After some discussion, it was noted by Mr. Czerwinski one of the plans provided by the applicant, PLAN C2.1, shows 62 parking spaces on the Site, with 71 in reserve, therefore meeting the 133 parking space requirement. Chairman Fatcheric also confirmed that if those reserve spots were needed that they are actual buildable parking spots. Mr. Pollack stated that's correct, and also stated those reserves spots have also been figured into the drainage calculations.

Mr. Klaben asked about the building known as the 10 x 20 building with respect to the parking spots. He stated from the drawing it appeared they may possible be in the drive aisle. Mr. Pollack stated those spots are just below the building due to the elevation in the area.

Chairman Fatcheric clarified a lighting plan and landscaping plan was submitted. Chairman Fatcheric also asked about snow storage for the area. He asked the applicant to note the snow storage on the plan or note if it's going to be hauled off the premises. Mr. Pollack stated he would provide that update.

Mr. Czerwinski stated he had received the SWPPP report for the project and the Board should have received a letter from his firm stating he recommended the acceptance of the report. Chairman Fatcheric asked if the applicant would be required to provide anticipated water consumption report for the project. Mr. Czerwinski noted the report should be prepared as Onondaga County will most likely request it.

Mr. Cesta asked if Box Car Lane is a town road. Mr. Pollack stated it is privately owned by the co-owners of the parcel and maintained by them as well.

Chairman Fatcheric asked if there's any signage planned for Box Car Lane. Mr. Pollack stated it's not possible as there are too many conflicts with Right of Ways between the railroad tracks, and county roads. Mr. Pollack stated it will be a work in progress as they patrons learn where Site is located.

As the comments from Syracuse Onondaga County Planning Agency were not yet received, the Chairman asked if the applicant could return for the next meeting. Mr. Pollack stated he could, and would add the snow storage.

The application is continued to the next meeting.

Discussion

None

Minutes

The minutes from previous meeting were not yet available.

Correspondence

None

Comments of Town Officials

None

Comments of the Attorney

None

Comments of the Engineer

None

Comments of the Board Members

Mr. Cesta updated the Board with respect to the Comprehensive Plan. He stated he and the other committee members have been working on the plan for the last several weeks, addressing such subjects as zoning, potential of residential construction, road construction, and signing regulations. Mr. Cesta asked if any of the Board Members had any input on the Comprehensive Plan to let him know.

As there were no other questions or comments from the Board, Mr. Voss moved to adjourn the meeting at 7:23 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk