

**Town of Camillus  
Planning Board Minutes  
September 26<sup>th</sup>, 2016 - 7:00 pm**

**PRESENT:**

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

**STAFF PRESENT**

Brian Sinsabaugh, 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:**

**303 Emann Drive /Carolyn & Stephen Erwin  
Lot Line Re-Alignment**

**TM # 062.-03-26.0**

Mrs. Carolyn Erwin, prospective owner of Lot # 5 in the Bealor Subdivision presented the application. Mrs. Erwin stated the purpose of the application is to move acquire one (1) foot from the owner of the property at 303 Emann Drive to accommodate school district residency requirements. The property the resident wishes to purchase is in the Town of Onondaga. In order for the resident to keep their children in the West Genesee School District they need to have a small amount of property in The Town of Camillus.

Mrs. Erwin provided for the file a notarized and signed document from Mr. Jeffrey Till, the owner of the property at 303 Emann Drive stating he's willing to sell the Erwins the required amount of property.

As there were no questions or concerns regarding the application, Mr. Cesta moved to declare Lead Agency. Mr. Klaben seconded the motion and it was unanimously approved.

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

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

**Resolution # 34:**

Ms. Lauer moved to approve the Lot Line Re-Alignment as submitted conditional upon a copy of the filed deed being received in the clerk's office. Mr. Klaben seconded the motion and it was unanimously approved.

**3249-53 Milton Ave / Tony Rotella**

**TM # 046.-07-28.2**

## **Amended Site Plan**

Mr. Tony Rotella, owner of the property, presented the 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.

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. The updated Site Plan should show 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. Additionally since the changes are minimal, so there's no reason to refer the application to the Syracuse Onondaga County Planning Agency. (SOCPA)

The application is continued to a later meeting.

**Hinsdale Road at Township 5 /Hinsdale Road Group, LLCTM # 017.-05-65.1**

## Amended Site Plan

Mr. Joe Goethe, from the Hinsdale Road Group, and Mr. Ric Maar, from Dunn and Sgromo Engineers, presented the application. The purpose of the application is to amend the previously approved Site Plan to include the construction of the Tru Hotel by Hilton, in the space previously planned for professional buildings.

Mr. Goethe explained Tru Hotel is a 4-story, 90 room business hotel with an open lobby, indoor pool, and back patio. There will be a fence to separate the Costco parking lot and the hotel parking lot. The hotel parking lot will consist of 98 parking spaces. There is sufficient room for fire and emergency access. The front elevation shows a canopy for drop-off and pick-up. Mr. Goethe pointed out the "Tru by Hilton" Logo signage on the façade of the hotel. Additionally, Mr. Goethe outlined the various areas such as the back patio, service area, dumpster, area, sidewalk, as depicted on the site plan

Mr. Goethe explained power, sewer, pump station will be tied into the town and county utilities on Hinsdale Road, also there will be an additional connection in the rear of the hotel. There will be landscaping and buffering between Costco and the hotel. There are two monument signs of approximately 8' in height planned for each of the entrances off Hinsdale Road.

Mr. Goethe also mentioned there will be a monument sign placed at the entrance of Township 5, as previously approved near the Hinsdale off-ramp replacing the temporary sign that is currently there. Additional details will be provided at a later time.

Chairman Fatcheric asked if the renderings are providing an accurate portrayal of the buffering. He felt that it may not as the space is much smaller, intersection is challenging, and the turn into the hotel parking lot may be very tight. He suggested the applicant have some alternative solutions ready.

Mr. Czerwinski explained the design from the Onondaga County Department of Transportation is based on a 20 year prediction for the development.

Mr. Klaben stated he felt the presentation was very thorough; his only concern is lack of green space in the parking lot. Chairman Fatcheric suggested tree diamonds, such as those implemented in Target parking lot. Mr. Goethe stated he would take another look, to soften the area and consider vegetation. Mr. Klaben also suggested the entrance closest to Costco, be a Right in Right Out. Mr. Goethe stated he'll take that into consideration. Mr. Klaben stated otherwise he likes the layout of the building and thinks it will do well

Mr. Cesta agrees with Mr. Klaben as to how nice the building is depicted and the renderings of the hotel. Mr. Cesta asked if there's another curb cut further down Hinsdale Road, Mr. Goethe stated it's there and already in use. Mr. Cesta clarified where the signs will be located. Mr. Cesta also asked about the hospitality aspect of the hotel. Mr. Goethe stated it's very much a low profile, low frills hotel in that there's minimum service; serving breakfast in the morning and providing beer and wine service in the bar later in the day. The developers believe the hotel's location will encourage the clientele to go out and experience Township 5 and the Camillus area.

Mr. Voss appreciates the fact there will be a hotel in the area. He likes the project but has concerns with respect to the entrance into the hotel's parking lot. His concern is relating to the issues at the intersection. Mr. Voss stated the intersection is a bit of a worry currently, and fears the addition of hotel traffic may add to those concerns. He stated he would like to find a solution that works for all parties.

Ms. Lauer stated she likes the project. She agreed with the other Board members regarding finding a solution for the traffic.

Mr. Mallore stated he appreciates the area is large enough for fire apparatus. He states at first glance it appeared this may be a concern, but he believes the area is sufficient. Chairman Fatcheric reminded the applicant of the town's preference for granite curbing in the high impact areas. Mr. Goethe stated he will develop a curbing plan that will be satisfactory to the Town.

Chairman Fatcheric asked about the following details, and Mr. Goethe provided these answers and stated he would provide additional information at the next Planning Board appearance.

- Materials for dumpster enclosure - Mr. Goethe stated they will use similar materials so as to blend in nicely with the hotel
- Will there be rooftop units for condensers and utilities - Mr. Goethe stated they will not be rooftop units, but the units will be placed on the rear of the building, on the north and south ends of the hotel, on the ground.
- Pedestrian flow (sidewalks) – Mr. Goethe explained there is a sidewalk from the back entrance to the area nearby the fence separating Costco and the hotel. Mr. Goethe also stated there are some concerns to work out with Costco as Costco doesn't want the hotel connected to Costco, so the developer is working on a plan to help with pedestrian flow and maintain the status quo with Costco.
- Site lighting information – Mr. Goethe stated they are working on a photometric plan, explaining Tru Hotel by Hilton has certain criteria to follow and the developer also wants to consider the neighbors.
- Fence materials – Mr. Goethe stated they are unsure at this time, but will follow up at the next meeting.
- Chairman Fatcheric advised the applicant to show snow storage, or note that it will be hauled off site if that's the case.

Mr. Voss inquired as to the timeline for the project. Mr. Goethe stated he believes it will most likely be a spring start.

Mr. Czerwinski commented with respect to the traffic patterns. He stated as it stands currently there are some issues to work out. He also stated it would be a good idea to obtain updated traffic numbers for the area since the center has been operation. The applicant and the County could use this information to come to a solution that works well for all involved. Mr. Czerwinski stated his firm is reviewing the drainage and SWPPP report and will update the Board on their findings. Mr. Czerwinski stated he would like the developer to provide an updated sewage flow offset compliance report to have available to show Onondaga County.

Chairman Fatcheric also noted Mr. Tom Price, Code Enforcement Officer, noted there is a Handicapped Accessible spot in the front of the building with 5' of access, and it should be 8' feet per NYS code. Mr. Maar stated he will make the correction.

Mr. Sinsabaugh commented he would double check the approved uses for the PUD to ensure the planned use is acceptable. Additionally, Mr. Sinsabaugh commented there's enough information to refer the application to Syracuse Onondaga County Planning County.

Mr. Cesta moved to declare Lead Agency for the application. Mr. Klaben 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**

#### **6204 Devoe Road / Pigula Subdivision Final Plat**

**TM # 006.-04-09.1**

Chairman Fatcheric recused himself from this application as he's related to the applicant. Vice Chairman Voss stepped in as Chairman for the application.

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 utilities.

Mr. Szczech handed Board Members an updated 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.

The Town has since received the comments from SOCPA which stated there were no concerns other than the encroachment permit application.

Apparently there is an Encroachment Permit Application needed as the road as there's an existing barn structure at this location. According to the applicant there is an existing bard approximately 6 feet off the pavement, which is in the county's right of way. The applicant agreed to apply for the Encroachment Permit Application as a condition of the Final Plat Approval.

Mr. Czerwinski noted the applicant should provide a copy of the County DOT curb cut approval for the site distance for the file.

As Lead Agency has already been declared, Ms. Lauer moved to declare an Unlisted Action. Mr. Cesta seconded the motion and it was unanimously approved.

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

**Resolution # 35:**

Mr. Cesta moved to approve the Preliminary Plan as submitted with the caveat that the Encroachment Permit Application be applied for, and also the Onondaga County Curb Cut Application be approved and provided to the Clerk's office. Mr. Klaben seconded the motion and it was unanimously approved.

**Resolution # 36:**

Mr. Klaben moved to approve the Final Plat as submitted with the conditions as stated above. Mr. Cesta seconded the motion and it was unanimously approved.

**Resolution # 37:**

Ms. Lauer moved to assess Parkland Fees for one (1) lot for the application. Mr. Klaben seconded the motion and it was unanimously approved.

**Discussion**

None

**Minutes**

Mr. Voss moved to approve the minutes of September 12<sup>th</sup> as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

**Correspondence**

A voucher was received from Barton & Loguidice for Engineering Services rendered in July and August 2016 in the amount of \$770.00, \$645.00 of which is recoverable. Mr. Voss 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**

None

**Comments of the Board Members**

With no other business before the Board, Mr. Voss moved to adjourn the meeting at 7:55 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff  
Planning Board Clerk