

**Town of Camillus  
Planning Board Agenda  
October 24<sup>th</sup>, 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**

6 others

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

**New Business:**

**Van Alstine Road / Dudden Property  
Sketch Plan**

**TM # 019.-01-09.4**

Mr. Paul Dudden, owner of the property, was present on behalf of the application. Mr. Dirk Oudemool, Town of Camillus Attorney, was detained at another meeting and unable to attend but had advised Mr. Curtin as to the details of the application. Mr. Curtin stated the application is for a two (2) lot application for a minor subdivision. The purpose of the subdivision is to allow the transfer of Lot # 2 consisting of 7.19 acres (+/-) to be donated to Camillus Erie Canal Park.

Mr. Curtin stated there's sufficient information included in the application for the Planning Board to declare Lead Agency and refer the application to Syracuse Onondaga County Planning Agency.

As there were no other questions or concerns from the Board members, Mr. Voss moved to close Sketch. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare Lead Agency for the application. Mr. Voss seconded the application and it was unanimously approved.

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

Mr. Curtin advised the applicant the application would be continued until a meeting in November after the Board receives the comments from SOCPA. He also stated a determination could be made at that time to waive the Public Hearing, as the application is for a minor subdivision.

Mr. Mark Costich, of Costich Engineering, along with Mr.'s. Kevin and Todd Morgan of Morgan Management presented the application. The proposed development is a multi-family development with 38 buildings containing 262 units with associated drives, parking areas, utilities, storm water management, lighting and landscaping on a parcel of approximately 35.4 (+/-) acres. The area is located off of Warners Road across from the intersection of Hinsdale Road and Warners Road. The access road to the development would be off Warners Road. The area would be privately owned and maintained.

The apartment buildings would be a townhome style building. There would be 5 and 7 unit buildings. The 7 unit building is proposed to be ADA compliant with accessible units available. There will be 1, 2, and 3 bedroom options for the apartments. There would be a 5500 square foot community center with a pool, and maintenance building. The proposal also calls for sidewalks throughout the development and landscaping to be maintained by Morgan Management. The project would tie into the town sewer and water at Warners Road and Hinsdale Road respectively. The access to the site would be on Hinsdale Road north of the intersection with Warners Road.

Mr. Costich explained there is a National Grid Right-Of-Way Easement through the middle of the proposed area. The developers are referring to these two areas as the "North" parcel and the "South" parcel. There is a connector road between the two parcels. The area is zoned R4 with all required setbacks being met. Additionally, there is approximately 33-40' between buildings. Mr. Costich made mention of the fact that in a previous planning session with the Board, it was suggested there be an additional access road for the residents. Mr. Costich stated at this time the second access road isn't possible. The developers feel there may be a possibility to add a connector road near the Malibu Hills Estates development and will keep the Board apprised of any new developments.

Mr. Costich explained the water and sewer utilities are planned through a private pump station which will drain into town sewers on Warners road. He stated the utilities could be private or dedicated, depending on what the Town would prefer. Additionally, Mr. Costich stated storm water details have been provided to the Town Engineers for their review and gave a brief description of the plan to the Board, stating there are two areas planned to help provide the site with the proper drainage. Mr. Costich also stated there is street lighting proposed in the street light style, LED lighting, which provide lighting but are low impact.

Ms. Lauer asked how the utilities for the individual units work. Mr. Costich explained the initial plan doesn't depict where the utilities would be installed as the utility companies do not provide the information for the placement of condenser units until they've had a chance to line up their routing to each unit. Mr. Costich and Mr. Kevin Morgan stated they understand the concerns of the Board as to where the units will be as they want the area to be aesthetically pleasing rather than a bank of utility meters and units. Ms. Lauer also asked about the buffer between the proposed development and existing neighborhood on Warners Road. Mr. Costich explained there since there is a significant amount of vegetation to provide a natural buffer, along with the development being at a

higher elevation he believes the existing neighborhood wouldn't be impacted very much. Mr. Costich stated they would also install a fence to provide additional buffering.

Mr. Voss clarified the style of apartments planned. Mr. Costich explained they are a "townhome" style, more of a house feel, than an apartment along with their own garage, and driveway.

Mr. Cesta asked about trash removal. Mr. Morgan stated each unit will have a garage and be given a disposal unit that could be stored in the garage, and then placed at the end of driveway for pickup. Mr. Cesta also asked about road access towards the east. Mr. Costich stated they haven't been able to find a solution for the second road. He explained the developers have explored the options of asking existing neighbors to sell portion of their property on Warners Road, but so far have been unsuccessful. Additionally, Mr. Cesta asked the applicant if they had considered making the access road into a boulevard (divided with a barrier). Chairman Fatcheric explained further; there are concerns with the access into the neighborhood with any type of obstruction blocking the access road. Chairman Fatcheric suggested some type of third lane option to ensure there is access. Mr. Costich stated they will explore some ideas. Mr. Cesta also asked about the topography for the site. Mr. Costich explained the road leading into the site has somewhat steep grade, but evens out at the top. There will be dirt moved from the north side of the project to the south to make a more balanced developed area. Mr. Cesta reiterated the concerns about buffering.

Mr. Mallore asked about the fire access. He stated it appears the developer has made sure there's ample room to maneuver fire apparatus and emergency vehicles.

Mr. Klaben said his questions have been answered except to ask if the developer had asked Solvay Iron Works if they were interested in selling as they have three (3) properties which might be a solution to the secondary access road, but it seems the developer has already asked.

There was a brief discussion regarding the buffer for the existing neighborhood. It was noted the development is on such a high grade from the existing neighborhood that a fence buffer wouldn't be as necessary due to the natural vegetation and the grading of the area.

Chairman Fatcheric clarified some details with the applicant. The following are those details, along with the applicant's responses:

- What is the topography like once you are in the development? The applicant stated it's basically a plateau.
- What will the common areas consist of? Mr. Costich stated those areas will be grass, and some natural vegetation.
- Will the area be maintained privately? Yes it will be.
- With respect to the detention area in the north corner, does the applicant feel it could be a safety concern? The applicant stated they had considered a type of screening, just to ensure residents know the detention area is there. It was discussed that a fence would not be the way to go, as the fence could be more of a hindrance, not a help.

- What is the target demographic? Mr. Morgan stated they expect all types of tenants, ranging from young couples with families, to singles, and older couples.
- What will the color palette be? Mr. Morgan stated there will be three (3) different colors throughout the development.
- Is there a maintenance person on site 24 hours a day? Mr. Morgan responded that usually the maintenance staff lives at the property and the property manager, typically works 5 or 6 days a week.
- As the roads will be privately owned will they be privately maintained? Mr. Costich states that's correct.
- Chairman Fatcheric advised the applicant to show on the Site Plan that there's a snow storage plan.
- Will the sidewalks be maintained by the complex? Yes.
- Will there be any restrictions as to what is allowed, such as play yards, clotheslines, etc.? Mr. Morgan stated there will be and those restrictions will be spelled out in the tenant's agreement.
- Has there been a conversation with the Onondaga County DOT (Department of Transportation)? Mr. Costich stated they have submitted the information; but have not heard as yet.

Mr. Czerwinski advised the Board that his firm has received the traffic study, as well as the SWPPP. He state his firm is reviewing the information and should have his recommendations by the end of the week. Mr. Czerwinski also noted to the Board that private roads should be built to town standards which are 24' wide. It appears these roads; taking into consideration the gutters, are in compliance and that it's the Board's decision if that's acceptable. Mr. Czerwinski further noted the applicant should provide sewer offset information, as well as estimated water consumption report to the Town, so the Town is in compliance with Onondaga County.

Chairman Fatcheric noted to the applicant to keep in mind the Parkland fees due to the Town as the application process moves forward and final approval is granted. Those fees are due before the final certificate of occupancy is issued.

Mr. Curtin noted to the applicant there are two encroachments depicted on the Site Plan, and to make sure the applicant's attorney is aware to include the descriptions. Mr. Curtin also noted the landscaping plans are fairly extensive as is the lighting plan. Mr. Curtin stated he would just echo the idea of a boulevard, as it would be a very unique aspect to the development. Additionally, Mr. Curtin noted that buildings # 25 – 35 are a higher elevation and to take advantage of the natural buffer.

As there were no other questions or concerns from the Board, Mr. Voss moved to declare Lead Agency. Mr. Cesta 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.

Mr. Curtin also noted to the applicant to check their auxiliary parking as it would appear the Site has more parking than necessary. Also, Mr. Curtin noted to obtain a break in access from National Grid.

The application is continued a later meeting.

## **Old Business**

### **3996 Box Car Lane / B&C Storage Site Plan**

**TM # 015.-04-07.1**

Mr. Bruce Pollack of B&C Storage presented the update to the application. In previous meetings Mr. Pollack had presented an application for Flex Space Office Space and additional storage at this location.

Mr. Pollack stated he has updated the designation of snow storage on the site plan as requested by the Board.

Chairman Fatcheric noted the Board has received the comments from SOCPA. He stated one of the comments is relating to the SWPPP. Mr. Czerwinski confirmed to the SWPPP report has been reviewed by his firm and all concerns had been addressed. The Board had accepted the SWPPP report from the applicant at a previous meeting.

Mr. Czerwinski also stated a Proposed Water Consumption Estimate had been received from the applicant. He will make sure it's included to the report to the County as part of the Town's responsibility to provide this information as requested.

There were no other questions or concerns from the Board. Lead Agency has been declared and the application has been referred to Syracuse Onondaga County Planning Agency (SOCPA). Ms. Lauer moved to declare an Unlisted Action. 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 # 39:**

Mr. Cesta moved to approve the application as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

### **Resolution # 40:**

Mr. Voss moved to assess the project \$3000.00 in professional fees. Ms. Lauer seconded the motion and it was unanimously approved.

## **Discussion**

Mr. Curtin addressed an ongoing application for Tuscarora Golf Club for the Town of Marcellus. The application is to merger of two (2) tax parcels into one (1) parcel. Mr. Curtin explained he has spoken with the Town of Marcellus attorney, The Town of Camillus Supervisor and Onondaga County as the application is complex for these reasons:

- Property(s) in question is located in two towns
- We have no jurisdiction in the Town of Marcellus

- Town code in Marcellus does not allow for the use the applicant is planning, so the Town of Marcellus should be seeking a zone change or a variance for the action in question
- Application submitted to the Town of Camillus requesting merger into one (1) tax parcel is not the correct application.

Mr. Voss moved to ask Mr. Curtin to correspond with the appropriate parties with the Planning Board's position for the application. Ms. Lauer seconded the motion and it was unanimously approved.

### **Minutes**

Ms. Lauer moved to approve the minutes of September 26<sup>th</sup>, as submitted. Mr. Voss seconded the motion and it was unanimously approved.

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

### **Correspondence**

A voucher was received from Onondaga County Planning Federation for the Annual Dues in the amount of \$50.00. Mr. Voss moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Curtin and DeJoseph for Legal Services rendered in August and September 2016 in the amount of \$1095.00, \$75.00 of which is recoverable. Mr. Klaben moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice for Engineering Services rendered in August and September 2016 in the amount of \$3943.75, \$3693.75 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**

Mr. Cesta updated the Board as to the status of the Comprehensive Plan. He stated the committee is putting the finishing touches on the plan.

As there were no other questions or concerns from the Board, Mr. Voss moved to adjourn the meeting at 8:05 pm. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Sandra Shoff, Planning Board Clerk