

**TOWN OF CAMILLUS
PLANNING BOARD
JANUARY 9, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
Don Fittipaldi
John Heater
John Trombetta
Lynda Wheat
Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Kathy MacRae, 2nd Ward Counselor
Roger Pisarek, 1st Ward Counselor
Joy Flood, Vice-Chair of the ZBA
John Williams, Fairmount Fire

Approximately 45 others

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

NEW BUSINESS

There was no new business before the Board.

OLD BUSINESS

There was no old business before the Board.

REFERRALS

**Lamar Advertising – 4938 – 4950 W. Genesee St
Site Plan for Special Use Permit
TP#041.-01-61.2**

Mr. Mike Bishoff, Regional Real Estate Manager for Lamar Advertising, appeared before the Board to present a site plan for special use permit to erect two billboards on the property located at 4938 - 4950 West Genesee Street. The property is zoned LBO.

The applicant has submitted the requested information regarding the lighting and landscaping plan inclusive of photographs for the proposed landscaping. In addition, the applicant has submitted corrections to the original submission regarding the wattage of lighting to be used on the proposed sign structures, the correct information is one 400-watt lamp per face, previously it was listed as 600-watt.

Mr. Trombetta asked if the applicant could demonstrate the angle of the lights. Mr. Bishoff stated that lights would be in canisters, angled upward and only shed light on the sign face. There would be no glare to the side or bottom of the signs.

Mr. Flaherty inquired if the applicant had established the distance from the house at the top of the hill to the billboard. Mr. Bishoff stated that the information provided to him shows that it is in excess of 1,000 feet.

Mr. Curtin stated that he has reviewed the application in conjunction with the ordinances that they are seeking approval under and it appears that the application before the Board conforms and complies with the requirements and as such, recommends it be referred back to the ZBA for their further deliberation hearing.

After a brief discussion, the Board stated that they are satisfied that this application is complete and they are ready to recommend it back to the Zoning Board of Appeals. Chairman Fatcheric requested Mr. Curtin draft a recommendation to the Zoning Board of Appeals.

**Lamar Advertising – 3688 Milton Ave
Site Plan for Special Use Permit
TP#017.-04-48.3**

Mr. Mike Bishoff, Regional Real Estate Manager for Lamar Advertising, appeared before the Board to present a site plan for special use permit to erect a billboard on the property located at 3688 Milton Avenue. The property is zoned C-3.

The applicant has submitted the requested information regarding the lighting and landscaping plan inclusive of photographs for the proposed landscaping. In addition, the applicant has submitted corrections to the original submission regarding the wattage of lighting to be used on the proposed sign structures, the correct information is two 400-watt lamps per face, previously it was listed as 600-watt.

Mr. Trombetta asked if the applicant could demonstrate the angle of the lights. Mr. Bishoff stated that lights would be in canisters, angled upward and only shed light on the sign face. There would be no glare to the side or bottom of the signs.

Mr. Curtin stated that he has reviewed the application in conjunction with the ordinances that they are seeking approval under and it appears that the application before the Board conforms and complies with the requirements and as such, recommends it be referred back to the ZBA for their further deliberation hearing.

After a brief discussion, the Board stated that they are satisfied that this application is complete and they are ready to recommend it back to the Zoning Board of Appeals. Chairman Fatcheric requested Mr. Curtin draft a recommendation to the Zoning Board of Appeals.

**Lamar Advertising – 3996 Box Car Lane
Site Plan for Special Use Permit
TP#015.-04-07.1**

Mr. Mike Bishoff, Regional Real Estate Manager for Lamar Advertising, appeared before the Board to present a site plan for special use permit to erect a billboard on the property located at 3996 Box Car Lane. The property is zoned C-4.

The applicant has submitted the requested information regarding the lighting and landscaping plan inclusive of photographs for the proposed landscaping. In addition, the applicant has submitted corrections to the original submission regarding the wattage of lighting to be used on the proposed sign structures, the correct information is two 400-watt lamps per face, previously it was listed as 600-watt.

Mr. Trombetta asked if the applicant could demonstrate the angle of the lights. Mr. Bishoff stated that lights would be in canisters, angled upward and only shed light on the sign face. There would be no glare to the side or bottom of the signs.

Mr. Voss stated that the Board has been informed that the property is located in or near an archeologically sensitive area and advised the applicant that the NYS Historic Preservation Counsel would need to review this site and an archeological assessment would need to be undertaken. Apparently, artifacts were found at a time when prior development was undertaken by the State and therefore the State has identified this area as one that may have a level of sensitivity. Mr. Curtin advised the applicant to submit a report to the State Historic Preservation Counsel and copy the report to the Planning Board for their records. Mr. Curtin also stated that given the limited nature of the disturbance that is to be undertaken, he does not feel that any issues would be created.

Mr. Curtin stated that he has reviewed the application in conjunction with the ordinances that they are seeking approval under and it appears that the application before the Board conforms and complies with the requirements and as such, recommends it be referred back to the ZBA for their further deliberation hearing.

After a brief discussion, the Board stated that they are satisfied that this application is complete and they are ready to recommend it back to the Zoning Board of Appeals. Chairman Fatcheric requested Mr. Curtin draft a recommendation to the Zoning Board of Appeals.

**Starlight Estates
Amend PUD
Referred by Town Board**

Mr. Curtin supplied an overview of the development for the benefit of the Planning Board members and approximately forty (40) residents assembled. He stated that Starlight Estates is being developed under the auspices of a Planned Unit Development (PUD) ordinance, a zoning classification that has been adopted by the town which allows for a variety of different uses to be employed by a developer in a predetermined fashion; not only in layout but also in density, type and use. After much deliberation by the Town Board and the Planning Board, an ordinance was passed allowing for the development of Starlight Estates in a predetermined configuration of density in size as well as potential residential and commercial uses. This matter is back before

the Planning Board on a referral from the Town Board because Mr. & Mrs. Rocco (the Developers) are requesting a change to the configuration and density of the development that has already been approved. The Town Board has requested that the Planning Board review the plan, make its recommendation back to them, and then at that time, the Town Board would engage in a public hearing. Before the Planning Board this evening, is a second or third submission of what is being proposed as the Board has been working with the developer and his agents relative to this proposal for in excess of 5 months. The Planning Board is not ready to make any determination regarding this application; it is only receiving comment from the developer and his professional.

Mr. James Trasher of Clough, Harbour & Associates LLP, appeared before the Board to present the amended plan to the Starlight Estate PUD. Mr. and Mrs. Rocco, the developers have requested Mr. Trasher review the PUD plan as over time there has been a greater desire for patio homes as they have been selling very quickly. The Rocco's have looked at the market trends and the needs of the consumers in the Camillus area and they believe there is a greater need of patio homes not single-family homes.

The proposal before the Board is to eliminate three single-family residential lots. The land would be incorporated into patio home units and an additional lot would be merged with Lot 17. Mr. Trasher stated that, in his opinion, the reason those three lots were chosen are that they are not viable due to grading as there is a significant amount of grading that would need to be done on those lots.

Mr. Voss inquired if there were currently any existing contracts with builders on those lots. Mr. Trasher stated that there are existing contracts with builders for Phase 2, but the builders were in violation of their contracts. He also stated legal counsel for the Rocco's, Steven Primo, has obtained verbal agreements from all builders to extinguish their contracts for the lots in question, however not all have completed their paperwork. Mr. Voss requested the Board receive written verification that the issues have been resolved. Mr. Trasher asked if it was necessary for the Board to receive the written verification. Mr. Curtin responded that written confirmation was absolutely necessary as the Board has previously requested the status of contracts and this Board was not going to engage in a process that would technically terminate contractual rights between private individuals by way of modifying a pre-existing plan that they may have a vested right in that they could rely on. Therefore, it is a requirement of this Board for the developer to supply the information regarding the terminated contracts.

Mr. Fittipaldi inquired about access to the northern adjoining property from the Pegasus Circle cul de sac as no provisions are shown on the plan. Mr. Trasher began by asking if the Planning Board and Town Board were willing to waive the requirement for the length of a cul de sac because from his engineering standpoint, and knowledge of the hillside, the amount of earthwork that would be required by the adjacent property owner to have a connection from both sides of the drumlin would be cost prohibited. As these issues have never been addressed to the Board and as Mr. Trasher was stating his engineering opinion, the Board requested him to supply the surveys and elevations to Mr. Czerwinski, the Planning Board Engineer for his review.

The latest proposal submitted by the developer is requesting 11 single-family patio homes, 5 triplex patio homes and 36 duplex patio homes for a total of 92 patio homes. The original approval was for 72 patio homes. The motivating force to change the PUD in the Developers opinion is the higher demand for patio homes and common areas. The developer is proposing to

add open green space in an area, that by their own admission, is not usable due to topographical issues. Mr. Flaherty stated that he feels that the open green space on Pegasus Circle is a half hearted give back in order to obtain the desired density in the patio homes as well as the additional commercial, community space. He also asked if the residents of Starlight Estates were aware of the additional costs that would or could be incurred within the Homeowner's Association. Mr. Curtin stated that from a legal standpoint, the following elements would require amendments to the Homeowner's Association Offering Plan:

- Perceived increase in density
- Adding common area
- Community building not maintained by HOA as it would be available to the public but not included in the offering plan.

Ms. Wheat began by stating that she wants to see proof of the extinguishment of all contracts. Additionally she commented that if the prior approvals have no basis to them anymore and the proposal is to change everything then shouldn't the application be started all over as the developer is proposing to change the entire atmosphere. In her opinion, the whole dream and the whole balance of the planned community has changed, there has been so many proposed changes that there is no continuity to the plan. She has requested the contracts be supplied so the Board can determine the standpoint of them and verify that the developer now own all the rights to all the lots. Additionally, if everything is extinguished, she stated she would like the developer to provide details of the green area; i.e. where and what improvements are to be made, where the rest areas and walking trails are proposed. Additionally, she requested details to what is being given up on the commercial end to accommodate the privately owned community building and lastly she has requested the HOA to be changed and notification be sent to the current residents of Starlight Estates informing them.

Mr. Czerwinski inquired if the developer could create common driveways on Aries Way as it would be advantageous. He did comment that the new proposal to the driveways is an improvement.

For a point of clarity, Mr. Curtin referred Mr. Trasher to his prior memos and to Section 502; Planned Unit Development, specifically the district requirements and what they are intended to address. He suggested the applicant, in addition to the questions and concerns that have been imposed and raised by the Board provide detailed responses during the next presentation. He stated that the essence of the zoning issue and land use issue that Mr. Trasher's client is requesting to modify is based on a potential market trend of today; when at one point in time both the Planning Board and Town Board found that this application in its present iteration conformed with all requirements of the ordinance and the comprehensive plan and the future housing demands of the town. The findings have been memorialized by way of the ordinance being passed.

Mr. Trasher inquired if the developer would need to supply the release agreements or termination agreements from the builders for all lots. Mr. Curtin responded that the Board is requesting to see either release agreements or termination agreements or whatever is legally appropriate in this situation given the notice that this Board has received through its attorney which is contrary what the developer has stated. The Board is requesting the information so that it is not putting the town in any harm or jeopardy of being involved in litigation between Mr. and Mrs. Rocco and people they have contracted with. The releases or termination agreements are required for all

lots. The Board, based on Mr. Curtin's counsel, is unwilling to consider the application further until we have that in the file so that we are not adversely affecting anyone or exposing the town to any legal process.

As the proposal indicates that the community center would be privately owned the Board asked if there is a cost to use the facility. If there is a cost then it becomes a commercial use building and the square footage for the community center should be deleted from the commercial square foot area. Additionally, the maximum density of the apartments is 96 units. Mr. Trasher asked if the developer proposed garages would that affect the maximum density of the apartments. Mr. Curtin commented that they would be considered a site plan issue as the original approval did not address garages in the apartment area.

DISCUSSION

Bank of America Site Plan

Previously, Mr. Flaherty had asked how long the approval for the temporary site plan for the Bank of America in Camillus Commons is. Chairman Fatcheric stated that the approval is good through August 1, 2006.

Reggie Palmer – Ruby Road Site Plan for Special Use Permit TP#008.-04-18.1

Previously, Mr. Reggie Palmer appeared before the Board to present a site plan for a special use permit to conduct a vehicle dismantler business.

Chairman Fatcheric asked if Mr. Palmer has received the list of items that the Board requested to be addressed for the site plan. Mr. Curtin stated that he had not been able to distribute the items due to staffing issues.

Chairman Fatcheric stated that the question of whether any of Mr. Palmers property was located in a wetland area was asked at the Zoning Board of Appeals meeting. Mr. Czerwinski emailed the clerk the following: "There are no mapped (NYSDEC or Federal) wetlands on Reggie Palmer's property. This doesn't mean that there are absolutely no wetlands on the property, only that they have never been mapped. The only way to be 100% sure is to perform a site inspection/wetland delineation".

Additionally, Mr. Palmer stated that the inventory would be itemized through a book of registry and stored in truck bodies and trailers located on the site, some of which are drivable. The Planning Board has received an email from Tom Price, Code Enforcement Officer stating truck bodies and trailers cannot be used for storage per Chapter 37 of the Municipal Code. Additionally, he stated that all of the adjacent properties are zoned Industrial, however, they have legal non-conforming residential uses on them. That being said, Mr. Palmer stated that it seems to be an allowable use in that neighborhood as other residents and other businesses use truck bodies and trailers to store items. He provided the Board with photographs of the neighborhood. Chairman Fatcheric stated that Mr. Palmer has an application before the ZBA and the Planning

Board and as such, they are reviewing just that site and abiding by the Town's ordinances. If there is illegal use ongoing in the neighborhood, that is a Code Enforcement issue.

Mr. Curtin stated that in conducting the site plan review and approval, the Board must ensure that all structures he intends to use and incorporate in his business conform entirely to code. He stated that neither he nor the Board can speak to collateral issues that may be ongoing on other properties, as that is a Code Enforcement issue and he did not know if some of those properties are operating on the base of being grandfathered or variances being previously granted. Mr. Curtin stated that the Board is going to work with the applicant to look at alternatives available to him that will conform to code.

Mr. Curtin stated that this is a referral from the Zoning Board of Appeals for a special use permit. Based on the plans provided, he requested that applicant embellish them slightly for the record in terms of the following details:

- 1) lighting the location of the primary access point
- 2) if there is to be any on-site
- 3) the location and description of the legal storage facilities
- 4) the location of the concrete pad and impervious surfaces
- 5) the location of the existing vegetation on the property

He stated that the above information should be detailed on the plan and a narrative submitted to describe the stockade fence inclusive of the specifications and provide clarification of the mechanics of the vehicle dismantler business in order for the Board and the ZBA to understand just how these activities should take place.

MINUTES OF THE PREVIOUS MEETING

Ms. Wheat moved to approve the minutes of the meeting of December 28, 2005. Mr. Trombetta seconded the motion and it was unanimously approved.

CORRESPONDENCE

A copy of an email from Mrs. Drexler to Supervisor Coogan regarding Starlight Estates was received.

Copies of the Town Board 2006 Organization minutes were received.

A copy of the email from Tom Price Code Enforcement Officer regarding truck bodies and trailers being used on Mr. Palmer's property was received.

A copy of the email from Paul Czerwinski regarding the lighting on the Lamar billboards was received.

A copy of the email from Paul Czerwinski regarding Mr. Palmer's property being located in a wetland was received.

A voucher was received from the Onondaga County Planning Federation in the amount of \$210.00 for six members attendance at the 2006 Training Conference on January 31, 2006. Mr. Fittipaldi made the motion to approve payment, seconded by Mr. Heater and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Ms. Wheat stated that she is concerned about precedence in the reviewing and planning of PUD's and subdivisions. She is concerned that the developer believes they can come in and change things because of economic situations and she asked where the fine lines are legally for the Planning Board to have to review it.

Mr. Trombetta echoed the same concerns of Ms. Wheat.

Mr. Curtin stated that the Board does not have to feel compelled to recommend changes to the PUD just because the developer is before the Board. The Board can respond that the Board's recommendation to the Town Board is no recommendation, as there may be no legitimate reason to change the plan.

Councilor MacRae stated that after sitting here she doesn't know if she would have brought the Starlight Estates amendment to the PUD forward as a referral to the Planning Board because things have been misrepresented by the developer. Ms. MacRae stated that she was under the impression that the driving force behind the proposed changes was due to economic hardship and that there was not involved builders. She stated that if this is just because of economic advantage then she does not support the change. She stated she appreciates the due diligence the Board is putting forth.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:58 PM. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
JANUARY 23, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
Don Fittipaldi
John Heater
John Trombetta
Lynda Wheat

NOT PRESENT

Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

John Williams, Fairmount Fire

Approximately 8 others

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

NEW BUSINESS

**BTHO Inc./ANCOR Inc. – Cam’s Pizza
Revised Site Plan for Pylon Sign location
TP#065.-04-13.1**

Mr. Mike Villa of Ancor, Inc. appeared before the Board on behalf of the applicant to present a revised site plan. The applicant is proposing to move the 15’ pylon sign from the north corner of the property to the south corner of the property. The applicant is concerned with the public safety on the site.

Mr. Villa explained that there is an easement along the northern property line for egress and ingress to the apartments located in the rear and the northern access point is to be labeled “Enter/Exit for Apartments only”. In his opinion, moving the sign to the south encourages the use of the main entrance at the traffic light.

After a brief discussion, the Board inquired what the sign would look like. Mr. Villa stated that the sign has not been designed however; the vision of the sign is to be similar to the Camillus Commons sign and conform to all zoning regulations. Mr. Heater requested the applicant present the sign to the Board once it has been designed as the Board, going forward will be reviewing all site signage. Mr. Curtin stated that as a matter of courtesy, the Board would like to review the sign and suggested that the applicant include some landscaping around the base of it to be more aesthetically pleasing.

The Board has requested a revised site plan be submitted which depicts the plan as built since the original plan has been adjusted by the NYS DOT as a result of the road widening and the alignment of the traffic signal.

Mr. Trombetta made the motion to approve the revision to the Cam's New York Pizzeria and Retail Development, Drawing C100, dated January 20, 2006 with the following conditions: receipt and review of the modified site plan showing the correct driveway location, the location of the parking spaces, and the location of pylon sign. Ms. Wheat seconded the motion and it was approved unanimously.

OLD BUSINESS

There was no old business before the Board.

REFERRALS

Reggie Palmer – Ruby Road Site Plan for Special Use Permit TP#008.-04-18.1

Mr. Reggie Palmer appeared before the Board regarding his application. Previously the Board had requested the applicant detail the following:

1. The location of the primary access point that will serve the facility;
2. The location and type of any ongoing onsite lighting;
3. The location and description of storage facilities;
4. The location of the concrete pad and impervious surfaces existing or proposed;
5. The exact location of existing vegetation on or around the property (this may be achieved by photographs as well as illustrations on the map); and
6. A picture or brochure, which adequately depicts and describes the proposed stockade fencing.

Mr. Palmer addressed the Boards concerns as follows:

Item 1 – The location of the access point; there will be two access points. Entrance 1 is proposed to be 30 feet wide with two-way traffic and located on the far west side of the property with accessibility from both Cessna Drive and Ruby Road, and will be the main entrance. Entrance 2 is proposed to be 30 feet wide with one-way traffic and located on the east side of the property with accessibility from Cessna Drive, exiting onto Ruby Road and will be used as a secondary access driveway for truck use only.

Item 2 – The location and type of any ongoing onsite lighting; the applicant is proposing to place solar powered lighting on all driveway entrance gates. The lighting is to be mounted on the gates and would be of low wattage, abiding with the Town's lighting guidelines. The Board requested the applicant submit a lighting plan to the Town Engineer for review.

Item 3 – The location and description of storage facilities; as many questions arose regarding the description of acceptable storage facilities, which required clarification of the Municipal Code, the applicant was referred to the Code Enforcement Officer. Mr. Curtin advised the applicant to submit a letter to Mr. Price indicating what type of storage facilities he is proposing. Additionally the letter should indicate whether they are to be registered, drivable, or otherwise and if the trailers will be mounted on truck bodies or otherwise and request an opinion if that

would meet code. If the answer is yes, they would be acceptable; the plan would need to depict the area where they would be maintained. If the answer is no, then the applicant can appeal to the ZBA, if the appeal were unsuccessful then an alternative would need to be considered.

Item 4 - The location of the concrete pad and impervious surfaces existing or proposed; the proposal indicates a 10' x 20' concrete pad on the west side of the property adjacent to the driveway. Chairman Fatcheric commented that since the nature of the special use permit is for vehicle dismantling, the applicant would be responsible to comply with all environmental regulations and permits, as it is not the Town's intention to monitor how the DEC regulations are implemented related to fuel oil and spillage.

Item 5 – The exact location of existing vegetation on or around the property; the applicant is proposing to leave the majority of the perimeter vegetation and some of the larger interior vegetation for screening, shading and covering as shown in photos submitted by the applicant. He will maintain as much existing ground coverage as possible to act as a visual buffer.

Item 6 – A picture or brochure, which adequately depicts and describes the proposed stockade fencing; the applicant submitted a brochure as he is proposing to install a 6 ft stockade fence. As the Board is concerned that the property could be considered an “attractive nuisance” meaning that there are some potential hazards on the site, they have requested the fence be installed no higher than 4 inches from the ground.

Mr. Curtin stated that most of the points have been addressed. The description of the storage facility has not been supplied, as it is currently undetermined pending the requested referral to and clarification of the code by the Code Enforcement Officer to see if what he was proposing would be allowed.

Mr. Flaherty made the motion to authorize and direct Mr. Curtin to prepare a report of findings from the Planning Board to the ZBA in response to their referral recommending the following:

- The applicant to erect a 6 foot stockade fence encompassing the property, being no more than 4 inches off the ground and being made of like materials
- The applicant to submit directly to the Town Engineer a detailed lighting plan inclusive of the solar power lights being placed on each of the five entry gates for review and approval.
- The applicant has been referred to the Code Enforcement Officer for clarification and interpretation to the Municipal Code regarding the type of storage being proposed.

Mr. Trombetta seconded the motion and it was approved unanimously.

DISCUSSION

Wal-Mart Signage

The Planning Board received a referral from the Code Enforcement Office regarding the pharmacy signage located on the north face of the building. Previously, the Planning Board had approved all signage for Wal-Mart inclusive of a “Pharmacy Drive Thru” sign located on the West side of the building.

As the Board reviewed the plan, numerous questions arose regarding traffic patterns and the functionality of the drive thru area inclusive of the hours of operation. The Board was concerned whether there would be signs directing and identifying traffic lanes. Therefore, after a brief discussion, the Board requested further information concerning the form and function of this proposal in order to determine, in addition to the signage that is requested, what other signage and traffic directional devices may be required by the Board for public safety purposes.

Additionally, Citizens Bank, a subtenant of Wal-Mart, has contacted the Board to request additional signage on the building. As the Planning Board previously approved the signage for Wal-Mart. Chairman Fatcheric sent correspondence to Wal-Mart's representatives. The letter stated, "any additional signage requested by Citizens Bank, or any other subtenant for that matter will directly impact the prior sign approvals granted to Wal-Mart. Additionally, in that Citizens Bank is requesting a signage approval, the Planning Board reasonably believes that other similar applications may be made in the future.

The Board therefore requires that Wal-Mart prepare and submit a comprehensive plan dealing the issues raised in this letter. Until such time as the Board determines how any additional signage applications may be addressed, the application of Citizens Bank will not be entertained."

In response, an email was received from Wal-Mart representatives stating, "Any additional signage is not a part of our sign package. If the Town denies the sign then they are not allowed to have the sign."

The response from Wal-Mart has been forwarded to representatives of Citizens Bank.

Singing Hills Amended

Mr. Curtin stated that Mr. Szczech had contacted him regarding the Singing Hills Amended Subdivision as an error was found on the filed map. It seems that the calculation made on an internal line created an encroachment. Mr. Szczech stated that time was of the essence due to some real estate closings being scheduled. Therefore, Mr. Curtin recommended that Mr. Szczech prepare an amended final map for his review. In addition to the revised amended final map, Mr. Curtin also reviewed the actual survey so that he could determine how the encroachment affected the property. As the modification was non-material, as it did not reduce any square footage in any significant fashion and in the interest of being business friendly, he contacted Chairman Fatcheric and suggested that since this was an administrative oversight, he sign the revised maps and then report to the Board, due to time being of the essence.

After reporting the above to the Board, they commented that they were in accord with the process.

MINUTES OF THE PREVIOUS MEETING

Mr. Fittipaldi moved to approve the minutes of the meeting of January 9, 2006. Ms. Wheat seconded the motion and it was unanimously approved.

CORRESPONDENCE

A copy of the letter from Paul J. Curtin to Bob Feyl regarding Lamar Advertising applications for Special Use Permits was received.

A copy of the letter from Chairman Fatcheric to Marnie Phelps regarding Wal-Mart signage was received.

A copy of the letter from Paul J. Curtin to Reggie Palmer regarding his Special Use Permit application was received.

A voucher was received from Dell Financial Services for \$79.84, which is for the first monthly payment of the rental of the notebook and projector. Motion to approve payment was made by Mr. Flaherty seconded by Mr. Heater, and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin stated that the Board may want to look more closely at the signage on site plans and in order to do so, the Board needs to have standards. Therefore, he suggested that the Board authorize and direct Mr. Czerwinski to create a signage guideline in the near future.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE FIRE DEPARTMENT

Mr. Williams had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Ms. Wheat inquired when the Comprehensive Plan would be re-reviewed as the last revision was over 3 years ago. She stated that in light of all the new development, she thinks it needs to be looked at. The Board requested the Clerk find out when the process will commence.

Mr. Trombetta reminded the Board members that the annual training conference is to be held on January 31, 2006 at the Marx Hotel and Conference Center.

Mr. Flaherty inquired about the appropriate surface water control to be used in residential subdivisions. What type of curbing, what type of gutters or none at all? Mr. Czerwinski stated that he is working on a memo and should have it completed before the next meeting. Mr. Flaherty also inquired about the Camillus Commons entrance at Vanida Drive. He stated that he is disappointed that Benderson Development has not completed the agreed upon improvements for the entry driveway. Mr. Czerwinski stated that there has been a delay in sending the correspondence to Benderson Development at the request of the West Genesee School District's Director of Transportation, as he had an open issue relating to extending the island near the school district's property. Mr. Czerwinski has not received the information or "go ahead" from the Director of Transportation and asked if Mr. Flaherty could remind him. Lastly, Mr. Flaherty inquired about the blacktop in front of the Aspen Dental Plaza. He stated that it looks as though

they installed the granite and the blacktop but never backfilled next to the curbing. Mr. Czerwinski stated that work has been stopped at the request of the County DOT as some questions have arisen regarding the placement of the curbing and the widening of the road. He stated that he would review the information and get back to the Board.

Mr. Heater commented that Carl's Mowers is out of business and Kowalik is selling used cars on Warners Road.

With no further business to come before the Board, Mr. Trombetta moved to adjourn the meeting at 8:59 PM. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
FEBRUARY 13, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
Don Fittipaldi
John Heater
John Trombetta
Lynda Wheat
Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Counselor
Diane Dwire, 5th Ward Councilor

Approximately 8 others

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

NEW BUSINESS

**BTHO Inc./ANCOR Inc. – Cam’s Pizza
Revised Site Plan for addition of ATM and exterior elevations
TP#065.-04-13.1**

Mr. Mike Villa appeared before the Board on behalf of the applicant to present a revised site plan for the property located at 112 Kasson Road. The property is zoned C-1 however its use has been grandfathered for C-2 purposes.

The revised proposal indicates an additional driving lane for the purpose of a drive thru ATM machine, which is to be operational 7 days a week, 24 hours a day. The ATM machine is to be placed on a 3’ 6” island under a canopy of 9’ 2” in height. The canopy is proposed to overhang the driving aisle by approximately 2 ft. and match the coloring of the building. The canopy will be angled to allow runoff of snow and water. The applicant has identified the driving lanes around the rear of the building by way of “drive-thru” lane and “ATM” lane. The addition of the segregated ATM driving lane eliminates the potential for stacking and alleviates a situation that could have potentially been adverse to neighboring properties. Mr. Flaherty requested that an overhead height warning to be listed on the canopy.

Mr. Chris McQueeney, Vice President of Empire Federal Credit Union who is to be a tenant clarified the specifications of the ATM machine. The machine is manufactured by Diebold and is situated at a height that is convenient for drivers to reach out of vehicle windows to perform transactions. The ATM machine has a silent alarm that will not adversely affect the adjacent property owners. Additionally, when the ATM machine is to be serviced, an armored truck pulls in front of the machine to service it on site.

After a brief discussion, Mr. Czerwinski stated there is sufficient turning radius on the southwest corner of the building, as none of the driving lanes has been changed from the initial site plan approval. The proposal indicates the ATM driving lane is 10 ft. wide with an adjacent drive by lane of 12 ½ feet. As some concern was raised regarding the employee parking area, Mr. Czerwinski stated that it was located 12 ½ feet from the driving lane of the ATM and there is 22 ½ feet from the end of the parking spaces to the ATM island.

Mr. Heater requested a lighting plan for the ATM. Mr. Villa stated that he would submit a lighting plan to the Engineer as soon as it is available, but offered that there would only be one light under the canopy for the ATM.

Mr. Trombetta questioned the noise levels of the ATM machine and the transaction time, as he was concerned for the adjacent residents. It was noted that the average transaction times are approximately 1 minute and that the location of the proposed ATM machine is approximately 80 feet from the property line. Mr. Curtin suggested that based on the testimony that has been offered from Mr. McQueeney, any noise that emits from the ATM machine has a range of approximately 15 feet so that in all probability it could not be detected beyond the edge of the building.

Mr. Curtin stated that as this revision is not significant as it is a minor modification to the prior approved site plan. The Board retains jurisdiction and does not need to refer the application to County Planning or consider re-opening SEQRA for review.

As the Board reviewed and addressed the ATM lighting, the hours of operation, the height of the canopy, the striping in front of the ATM and the traffic patterns, Mr. Flaherty motioned to approve the revision of the AnCor Inc./Cam's Pizzeria site plan located at 112 Kasson Road per the revision of February 6, 2006. Mr. Heater seconded the motion and it was approved unanimously.

In addition to the revision for the drive-thru ATM, Mr. Villa requested to revise the rear elevation of the approved site plan. The proposed revision to the elevation is to remove the stripe proposed along the rear of the building to allow the rear of the building to remain one color only.

After a brief discussion, Mr. Curtin stated that the overall visual impact is not that significant due to landscape buffering and the area is not visible from the street. Therefore, he suggested that the Board could waive the condition of the stripe along the rear elevation as required on the prior site plan approval.

After a brief discussion, Mr. Fittipaldi motioned to approve the modification to the westerly elevation of the building located at 112 Kasson Road removing the stripe. Ms Wheat seconded the motion and it was approved unanimously.

OLD BUSINESS

Starlight Estates Amend PUD

Mr. Tom LoTurco of Clough Harbor and Associates appeared before the Board on behalf of his clients, Robert and Sherry Rocco to present an Amended Plan to the Starlight Estates PUD. Mr. Steven J. Primo, Esq. of Primo, Primo & Kirwan, LLP was also in attendance. In the latest submittal, the applicant has proposed to eliminate the patio homes along Aries Way and replace them with 8 single family detached units, remove the community center and add 3 single family homes along Pegasus Circle, Lots 18, 19, 20. These were made possible by changes in the grading plan and the re-alignment of Aries Way at Pegasus Circle.

The applicant is proposing to place ranch style single-family homes on Aries Way. In total, the proposal indicates that there will be 8 homes, they will not have single lot lines as they will be included in an envelope that will be included in the Homeowners Association. Per the applicant, the ranch homes would be a minimum of 1650 square feet starting at a base price of \$225,000.00. Mr. Czerwinski requested consideration of the driveways along Aries Way being combined driveways or side loaded as the single family detached homes are going to be part of the HOA and not have individual lots. Mr. LoTurco stated that it may be a consideration when the final grading plan is presented.

Mr. LoTurco stated that the plan as presented addresses the Board's comments as received in a letter from Mr. Curtin dated December 6, 2005. The applicant responded to the Board's concerns as follows:

Board's Concern: As previously indicated, we will require either the consent or a waiver from builders who may have a vested future interest in the building lots that are the subject to the modification that you are proposing. The Board has been advised by a variety of individuals that the contractual relationships by and between the applicants and their builders may not be finalized at this time. The Board will require finalization of all legal interests in order to consider this application further.

Applicant's reply: The Applicant stated that two of the three builders involved in Phase 2 have terminated their contracts. Mr. LoTurco stated that he believes Mr. Curtin has evidence. Mr. Curtin stated that Mr. Primo provided him with a letter signed by Harrington Homes but he does not believe he has received any others. The applicant stated that he would provide an additional copy from Pigliavento Builders. The applicant stated that the only outstanding builder is Dave Crompt and he may or may not remain in the section.

Board's Concern: The Applicant has proposed the construction of the community center of approximately seven thousand (7,000) square feet which will have in part a variety of uses located within it. Conceptually, the Board feels that the a community center may be beneficial to the project and in turn the greater residential community, however, further detail is required inclusive of, is the proposed community center available for general community use beyond that of Starlight Estates or is it to be restricted to the homeowners within Starlight estates?

Applicant's Reply: They are not proceeding with the community center at this time.

Board's Concern: The size of the of the public space needs to be specified so that adequate parking can be initially determined in order to ascertain whether the surrounding areas can support parking that may be required.

Applicant's Reply: They are not proceeding with the community center at this time.

Board's Concern: You have proposed the elimination of two single-family building lots and the space in question would be used as a "buffer". The Board commented that buffering between single family homes and patio homes is not otherwise required under the auspices of the PUD ordinance and more particularly the Board was curious as to the potential uses of this property for community purposes. If indeed the applicant is considering further reduction of single family density, it should also consider the use of the newly created "open space" for the benefit of the community at large. Questions relating to this obviously have to do with the ownership of the subject property, its maintenance and who and what will ultimately be responsible for its care.

Applicant's Reply: The "buffer area" has been omitted from the revised plan as they have proposed three single family homes located on Lot 18, 19 and 20.

Board's Concern: Additionally, the Applicant proposes to increase the total number of duplex patio homes from seventy-two (72), which was previously approved to ninety-eight (98). This represents a thirty-six percent (36%) increase in the patio homes and twenty-nine percent (29%) decrease in the single-family homes. The Board reminded the Applicant that during the course of its prior review, for purposes of recommendation to the Town Board, it dealt with the variety of mixes of housing and other uses within the proposed PUD. The Board felt strongly that the scale that was ultimately arrived at was balanced and keeping with other PUD's that the Town had otherwise considered and previously approved. At this time, the Planning Board is not enthusiastic about recommending such a change in density, which would significantly change the balance of proposed housing within this residential community. The Board further noted that modifications of this type seem to be compelled by immediate marketing conditions and are not related to good land use or planning techniques. The Board suggested that the Applicants review their plans relative to density and type of housing proposed and prepare a plan that was in keeping with prior approvals for the Board's considerations.

Applicant's Reply: The proposal indicates the following changes to density:

<u>Original Plan</u>	<u>Revised Plan</u>	
Single Family Homes	54	50
Patio Homes	71 Units	81 Units

The density calculations went from:

Patio Homes: 3.5 dwelling units per acre to 3.7

Single Family Detached: 1.7 dwelling units per acre to 1.68

Board's Concern: During the course of a prior work session, the Board also suggested that Pegasus Circle be modified so that it be extended to a point of terminus at the northerly property line between lots 16 & 17. This is in anticipation of potential further development of the contiguous properties presently owned by Michael Rusyniak. This comment and suggestion has not been responded too.

Applicant's Reply: The applicant stated that the plan does not address this as there is no ability at this time for the applicant to determine what that would be and that it is cost prohibited from a grading standpoint at this time.

Additionally, Mr. Curtin requested the Board be provided with the new density requirements for Section 3 and Section 4 as the original PUD was based on R-3 zoning, with the density requirement of one dwelling unit per every 10,000 square feet. Mr. LoTurco stated that the revised calculation for Section 4 is 1 dwelling unit per every 32,000 square feet and Section 3 is 1 dwelling unit per every 19,000 square feet.

Mr. Curtin stated that when the Board originally considered this application, it was viewed as a PUD and they took into consideration the variety of uses being proposed to be employed and the developability of the property overall due to the existing grades and finish grades. The applicant applied Town Law §278 "concept" to the overall project in order to develop a workable plan and yet not overdevelop the site.

Mr. LoTurco asked if the applicant was near the threshold for the density requirements. Mr. Curtin stated that the maximum density allocated to a variety of different uses. If the applicant exceeds density in any of those areas, then they need to create a record for the Board to consider as to why the maximum density is being exceeding in any particular area. This will allow the Board to take that under advisement when it makes their recommendation to the Town Board.

After a brief discussion, Chairman Fatcheric reminded the Planning Board members that the Planning Board's decisions and recommendations to the Town Board are based solely on a land planning perspective.

Mr. Curtin stated that the proposal indicates a reduction of the conventional single-family lots in Phase 2 that will be reduced to 50 lots instead of 54 lots and an addition of the attached patio homes from 71 to 81.

It was noted that the builder, Mr. Crompton has a contractual interest in the outcome and if that status is not resolved, the Planning Board would not make a recommendation to the Town Board. Based on the above statement, Mr. Primo commented that Mr. Crompton is entitled to nine single-family home lots. As none of the nine lots were ever specified, Mr. Primo asked if this was really an issue as there would be adequate lots available for him to build upon. Mr. Curtin stated that as he has been contacted by Mr. Crompton's attorney, Ronald Sharpe, Esq., he has a heightened sensitivity to the situation. If the Town were to modify the approved PUD, then Mr. Crompton could perceive that some of his contract rights were lost because the modification would be taking 4 single family lots out of production. Therefore, the Board is requiring the applicant to

submit a letter from Mr. Crompton indicating that he is aware of the modifications and they are acceptable to him or waive any objections to the proposed modifications.

The Board authorized Mr. Curtin to draft the Fact of Findings for the Board to review prior to making its recommendation back to the Town Board.

MINUTES OF THE PREVIOUS MEETING

Mr. Fittipaldi moved to approve the minutes of the meeting of January 23, 2006. Mr. Trombetta seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, P.C. for the services performed from November 11, 2005 through December 24, 2005 for \$1,821.14, \$1,571.14 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Trombetta, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. for \$1,353.68 for the services performed from December 2005 through January 2006, \$452.68 of which is recoverable from fees or paid by developers for services. Motion to approve payment was made by Mr. Trombetta, seconded by Mr. Trombetta, and approved unanimously.

A copy of the Town Board meeting minutes from January 10, 2006 and January 24, 2006 was received.

COMMENTS OF THE ATTORNEY

Mr. Curtin stated that he would draft the Fact of Findings for the Starlight Estate PUD for the Board to review and discuss at the next meeting.

COMMENTS OF THE ENGINEER

Mr. Czerwinski requested the Board review the information regarding the curbing treatment and if there were any questions, please feel free to contact him directly.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta stated that he would not be present at the next meeting of February 27, 2006 as he will be on military duty.

Mr. Flaherty thanked Mr. Czerwinski for his hard work in gathering the information regarding the curbing treatment.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:35 PM. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:
Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
FEBRUARY 27, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
Don Fittipaldi
John Heater
Lynda Wheat
Martin Voss

NOT PRESENT

John Trombetta

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Bill Davern, 3rd Ward Councilor
Diane Dwire, 5th Ward Councilor
Dave Callahan, 6th Ward Councilor
John Friske, Water Superintendent
John Williams, Fairmount Fire Dept.

Approximately 20 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**Country Creek Estates – Winchell Road
Preliminary Plat**

Mr. John Szczech appeared before the Board to present a preliminary plat application for a 28± acre parcel of land located on Winchell Road, zoned R-2.

The applicant is proposing to subdivide the property into a forty- four lot residential subdivision, five of which will be flag lots. The plan depicts one entrance point from Winchell Road, which will service forty-three (43) lots, as Lot 34 could be accessed directly from Winchell Road. Municipal sewers and public water are proposed to service the development with the storm water detention basin located on Lot 32.

After a brief discussion, the Board agreed that they were not enthused by the more extensive use of the flag lots or the density at the only entrance to the subdivision, specifically as 15 lots have their driveway cut within the main entry of the subdivision. Therefore, Ms. Wheat suggested the use of cul de sacs or a reduction in density. Previously, the Board requested larger setbacks along Winchell Road for Lot 1 and Lot 4 of Winners Way. As the maximum street length allowed is 1200 ft, Mr. Heater inquired as to the length of Victory Lane. Mr. Czerwinski stated that Victory Lane is approximately 960 feet.

In that a creek flows through the property, the applicant is proposing to back up as many lots as possible to the creek in order to protect the creek and the existing hedgerows. As the creek is an unnamed creek, Mr. Szczech stated that it is not registered with the DEC however; it may possibly be an Army Corps of Engineers wetland and is anticipating having the lands delineated in the spring.

The Board requested Lakeside Fire Department and the Camillus Highway Superintendent to review the plans and make appropriate comments.

Ms. Wheat motioned to refer this application to the Onondaga County Planning Board, seconded by Mr. Heater and approved unanimously.

Ms. Wheat moved to set the public hearing for the Country Creek Estates Subdivision on March 27, 2006. Mr. Fittipaldi seconded the motion and it was approved unanimously.

**Gomes Subdivision
Resubdivision of Lot 4 of Lot 3 & 4 of the Rudolph Karasek Subdivision
Sketch Plan**

Mr. Michael Gomes appeared before the Board to present a sketch plan for a 25.46± acre parcel of land located on VanAlstine Road, zoned R-1 and RR.

The applicant is proposing to subdivide the property into two lots, Lot 4A being 13.031± acres and Lot 4B being 12.433± acres which creates two additional curb cuts along VanAlstine Road. Private utilities are proposed to service both lots. After a brief discussion, the Board requested the applicant contact the Camillus Highway Superintendent for approval of the proposed curb cuts. They also determined that the property is located in an Ag District and notified the applicant that an agricultural data statement would need to be completed.

As there are two landlocked parcels to the rear of the acreage, the Board inquired if there were any recorded easements attached to the property. The applicant stated that there were no known easements. After a brief discussion, Mr. Curtin suggested as the applicant stated that he is not considering developing the property to the rear, that an affirmative covenant be placed on the balance of the property so that it would only be able to be developed in a comprehensive fashion.

Chairman Fatcheric stated that this application would be deemed a major subdivision due to the property being subdivided and resubdivided numerous times.

Ms. Wheat motioned to close the sketch plan application. Mr. Fittipaldi seconded the motion and it was approved unanimously.

**Annesgrove Phase II
Sketch Plan**

Mr. Jason Katak of TDK Engineering appeared before the Board to present a sketch plan for Phase II of the Annesgrove Subdivision. The applicant is proposing to subdivide the property into a ninety-seven lot residential subdivision. The property is zoned R-3.

Mr. Kantak stated that as the developer is proposing larger lot sizes and larger homes Phase II would be marketed toward upper dual income, no children households. The applicant stated that this proposal would allow for property owners to upsize and downsize their homes without leaving their neighborhood of Annesgrove.

The plan submitted has been illustrated based on the topography and depicts 3 private drives, an overlook area and approximately 22% of open space. Although the recreational area has not been designated, Mr. Kantak felt that based on the topography, the overlook area is the flattest and would be the best area for it. Additionally, based on the elevation of the land, a second water tower would need to be erected, prior to any building. According to the applicant, there would not be enough water pressure to serve the proposed development. Pioneer Group has been in contact with OCWA regarding the future connection.

After discussion, the Board concluded that that the topography in the area created challenging grading issues. Mr. Czerwinski stated that he would review the topography of the subdivision and provide a list of the lots in which the grade is high. The Board requested the applicant provide the density of the project and define the sidewalk network and green space areas.

Mr. Curtin stated that it would be helpful to see the style of homes proposed as well as creative use of the land and landscaping as the topography is challenging. He asked the applicant if there was any opportunity to continue the same theme that was used in the Westshire Subdivision, where more significant landscaping and designs were presented.

Bank of America – Camillus Commons Site Plan

Mr. James Churchill appeared before the Board to present a site plan on behalf of Bank of America. The applicant is proposing to erect a 3,653± sf bank in the Camillus Commons, to be located on the westerly side of the site near Kasson Road.

The plan depicts the building to be situated between the two entrances, with the front of the building facing into the Commons and the rear facing Kasson Road. A drive-thru is to be located on the southerly side of the building, closest to Wal-Mart.

As the proposed materials do not blend with the neighborhood, the Board requested the applicant resubmit elevation plans after reviewing the materials and architectural views that are being used in the area. As the applicant is under a time constraint, the Board stated that Carlie Hanson of QPK Design could be retained to review the elevation plans, if the applicant was so inclined. Mr. Churchill stated that he would contact Bank of America, and notify the Board of their decision.

After a lengthy discussion, the Board voiced concern regarding the traffic patterns on the site. They feel the patterns are extremely confusing and will not safely work within the remainder of the Camillus Commons site. Mr. Czerwinski stated that he would review the traffic patterns of the entire site and make recommendations back to the applicant.

The Board also requested the landscape plan and the photometric plan be submitted for review.

**Dusart Subdivision (Forward)
Sketch Plan**

Mr. James Dusart and Ms. Rita Dusart appeared before the Board to present a sketch plan for a parcel of land located on West Genesee Turnpike. The property is zoned R-1 and C-2.

The applicant's are proposing to subdivide the parcel into 2 lots. The entire parcel has been placed into the American Farmland Trust, which places a 99-year lease on the property inclusive of a covenant on the land forbidding further development. According to Mr. Curtin, there is a stipulation within the Trust that allows for subdivision as long as it abides with the rules and remains agricultural. The Board requested the applicant provide authorization from Farm Land Trust allowing the subdivision.

Currently, there is a farm stand and two barns located on the property. For 2 years, the Dusart's have been leasing the farm stand and one of the barns. Mr. Forward, the property owner, farms the remaining land. As the Board was concerned with the setback requirements between the 2 barns, the applicant stated that half of one barn is to be torn down which would leave more than adequate distance. The existing curb cuts are to be used therefore no additional would be requested.

Chairman Fatcheric stated that the next step would be a preliminary plat application. The map would need to address the setback requirements and a letter from the Farm Land Trust would need to be submitted.

Ms. Wheat motioned to close sketch plan. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat declared the Town of Camillus Planning Board lead agency for this application. Mr. Fittipaldi seconded the motion and it was approved unanimously.

**Kandon, LLC – 5302 – 5304 W. Genesee St
Site Plan**

Mr. Art Kanerviko of Rocklyn Company appeared before the Board to present a site plan. The applicant is proposing to build a Wendy's Restaurant and Dunkin Donuts on two parcels located at the corner of West Genesee Street at Vanida Drive, both of which are zoned C-2.

As the proposal is adjacent to a residential neighborhood and a school, the applicant has been sensitive to the buffer area. Mr. Kanerviko stated that the Town Ordinance requires a buffer area of 25 ft. The proposal indicates 25 ft. of buffer area between the development and the adjacent residential house and 50 ft. of buffer area between the development and the vacant lot, closest to the school. In the buffer area, plantings and trees are depicted. Additionally, the Rocklyn Company is willing to implement a traffic-calming mode on Vanida Drive after the proposed entrance to the restaurants, prior to 103 Vanida Drive. They have designed an island in the center of the road approximately 25 ft. in length, made of brick, level to the road. None of the width of the road would be lost, just the shoulder. The applicant stated that according to traffic experts, the visual narrowing of the roadway encourages slower speeds and as trees and plantings would be added to the island, it would create the look of a "gated community", thus deterring

people from entering. Mr. Czerwinski requested the applicant provide the traffic calming and curbing details.

As the developers are committed to the West Genesee Streetscape, they are proposing the landscaping, and sidewalks to be identical to the Aspen Dental Plaza.

The plan depicts 2 curb cuts along West Genesee Street. The first is a full access entrance and the second is exit only. The first curb cut is located approximately 120 ft. from Vanida Drive and the second is proposed closer to 5308 West Genesee Street. After an extensive discussion, the Board voiced concerns regarding the entrances along West Genesee Street and requested the traffic data to be updated for 2 fast food restaurants. Mr. Czerwinski also suggested that the traffic lanes on West Genesee Street be shown on the next submittal for clarity. The curb cuts would need to be discussed and approved by the County DOT as West Genesee Street is a County road.

The site plan indicates the building for Wendy's being 3100 sf., with seating capacity of 92. The applicant indicated that there would be approximately 12 employees at any given time and the hours of operation being 10:30 am – 10:00 pm and the drive-thru 10:30 am – 12:00 am Monday through Sunday. The site plan indicates the building for Dunkin Donuts being 2100 sf. with seating capacity of 18. The applicant stated that there would be approximately 5 employees at any given time but does not have the hours of operation. The plan identifies 63 parking spaces, 43 for Wendy's and 20 for Dunkin Donuts, none being perpendicular. Current zoning requires 21 parking spaces. Granite curbing on the radiuses of the buildings with concrete curbing around the sidewalks is proposed for both buildings. The Board requested the applicant revisit the parking configurations to see if additional green space can be added. The location of the nearest fire hydrant is between 5304 and 5308 West Genesee Street. All properties will be owned by the Rockland Company and have contractual maintenance agreements.

As the applicant has not determined the type of signage, the Board requested the applicant consider monument signage instead of pylon.

Mr. Czerwinski stated that he has reviewed the lighting plan and several areas exceed the town's regulations. He commented that the light fixtures do not meet the requirements as the proposal indicated 750-watt bulbs and the town standards are 400-watt.

Mr. Don Pedy of Wendy's and Ted Shaw of Shaw Engineers appeared before the Board to discuss the elevations for Wendy's. The materials being proposed for the building are a brick façade with colored heat ionized metal windows with plate glass on the front. The structure is proposed to have a pitched roof with architectural shingles, sconce lighting, and a sidewalk along the front of the building under the overhang and a drive-thru service window. The Board requested the applicants provide brick samples, detailed material list, detailed glazing of the windows, a landscaping plan and a cut sheet for the sconce lighting.

As Mr. Flaherty inquired into the exhaust system for Wendy's, the applicant stated that is to have a filtered exhaust fan on the roof. The Board requested the applicant provide the specifications of the exhaust system as they are concerned with the odors being discharged.

Mr. Art Kanerviko of Rocklyn Companies discussed the Dunkin Donuts elevations. The materials proposed for the building are clapboard pitched roof with a cupola with brick accents

to resemble a New England theme. The material will be real brick, not veneer, or dryvit. The awnings are proposed to be a deep burgundy stripe to keep in line with the corporate colors. As the buildings do not compliment each other, the Board requested a more color-coordinated blend to tie into the neighborhood.

The Board requested the applicant provide the specifications of the exhaust system, the landscaping plan, the awning coloring, and the siding material.

6th Ward Councilor Dave Callahan requested to comment for the record. He stated his concerns regarding this project are the drive-thru traffic, the additional traffic along West Genesee Street, the lighting, and the headlights shining into the neighboring properties. Chairman Fatcheric commented that those are all valid points and stated that as the Planning Board reviews the application, those items would be addressed.

OLD BUSINESS

There was no old business before the Board

DISCUSSION

Starlight Estates Amend PUD

Mr. Curtin stated that he has not received the required documentation from Mr. Primo, attorney for the developer and that Mr. Sharpe, attorney for Crompt Builders, has been in contact with him and as there has not been closure on that particular issue, Mr. Curtin withheld completing the findings for the Board's review and requests that this be continued on the agenda for an additional 2 weeks. He is hopeful that Mr. Primo will supply him with all of the required documentation so that it would be appended to the findings or recommendations to be sent back to the Town Board.

Dell Voucher

Mr. Voss motioned to authorize Chairman Fatcheric to sign the Dell monthly vouchers in the amount of \$79.84 for the remainder of the year. Ms Wheat seconded the motion and it was approved unanimously.

MINUTES OF THE PREVIOUS MEETING

Mr. Fittipaldi moved to approve the minutes of the meeting of February 13, 2006. Mr. Voss seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, P.C. for the services performed from December 25, 2005 through January 21, 2006 for \$3,240.36, \$2,990.36 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Trombetta, and approved unanimously.

A voucher was received from Dell Financial Services for \$79.84, which is for the first monthly payment of the rental of the notebook and projector. Motion to approve payment was made by Mr. Flaherty seconded by Mr. Heater, and approved unanimously.

A copy of the Town Board meeting minutes from February 14, 2006 was received.

COMMENTS OF THE FIRE DEPARTMENT

Mr. Williams stated that he would like to review the Wendy's and Dunkin Donuts site plan with Mr. Czerwinski.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comment this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comment this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Fittipaldi commented that the Town Board is holding a public hearing on February 28, 2006 to reduce the terms of the Planning Board members to 5 years. He inquired if anyone knew why the Board was requesting the reduction on terms. The Board did not.

Mr. Heater inquired as to when Point West was coming back in front of the Board. Mr. Curtin stated that he anticipates March 27, 2006.

Mr. Flaherty commented that he would be attending the public hearing on February 28, 2006.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 10:02 PM. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
MARCH 13, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
Don Fittipaldi
John Heater
John Trombetta
Lynda Wheat
Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Bill Davern , 3rd Ward Councilor
Diane Dwire, 5th Ward Councilor
Dave Callahan, 6th Ward Councilor
John Williams, Fairmount Fire Rep.

Approximately 10 others

Chairman Fatcheric called the meeting to order at 7:05 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**Fresno's Restaurant and Bar
Temporary Site Plan**

Mr. Carl Benz, managing partner of Fresno's restaurant located at 4002 West Genesee Street appeared before the Board to present a temporary site plan application. Fresno's would like to have a "Camillus Summer Music Festival" in the front parking lot adjacent to West Genesee Street. The proposal is to erect a 30 x 60 foot tent in which bands would perform. Mr. Curtin stated that as the property is zoned C-3 this would be a permissible use subject to Planning Board review and approval.

Mr. Benz stated that the Camillus Summer Music Festival would provide live entertainment, Thursday's from 5 pm – 9 pm for 15 weeks, May 18 – August 24. The musicians would perform from 5:30 pm – 8:30 pm, playing three 40-minute sets.

Mr. Benz has verbally made agreements with the owners of the Town & Country, Autozone and Video King to use their parking facilities for overflow parking. Customers would use the Town & Country and Autozone facilities and employees would be use the Video King facility. Mr. Benz stated he would supply transportation to the site for his employees. Fresno's would like to hire off-duty Camillus police officers for crowd and traffic control. Mr. Benz will contact the Police Chief to make the necessary arrangements. The Board requested confirmation of the agreements with the police department and property owners to be received prior to May 1, 2006.

The tent itself will have electrical power outlets that will be installed by an electrician. The tent area will be mostly standing room only but there will be “high top” tables inside for the customers to set food on. An outside barbeque pit is also proposed, which will be approximately 6 x 3 feet staged alongside the front of the building. According to Mr. Benz there will be approximately 20 to 25 staff in the area, at all times.

Ms. Wheat made the motion to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to approve the temporary site plan for the Camillus Restaurant Properties – Fresno’s subject to the following limitations:

1. The duration of the music event be from 5:30 pm – 8:30 pm
2. The Festival to run for no more than 15 weeks on Thursdays beginning May 18, 2006 and ending August 24, 2006
3. Two (2) off duty Camillus police officers be provided by the applicant at his own cost and expense in order to maintain traffic control and pedestrian safety
4. The off site parking areas be designated and adequate transportation be provided to and from those off site areas for the safety of the attendees
5. Letters from the property owners of Town & Country, Video King and Autozone to be received by the Board prior to May 1, 2006 indicating their willingness to allow their property to be used as satellite parking facilities
6. The Board retains jurisdiction over this application on an incremental basis and to receive comments of designated Town officials; those being Chief Winn, Tom Price, and Councilor Davern. Any modifications that are needed to be made to the plan as presented, the Board can make those changes as to the interest of public safety and welfare.

Mr. Trombetta seconded the motion and it was approved unanimously.

OLD BUSINESS

Country Creek Estates – Winchell Road Preliminary Plat

Mr. John Szczech appeared before the Board to present modifications to the preliminary plat application for a 28± acre parcel of land located on Winchell Road, zoned R-2.

Previously the Board stated that they were not enthused by the extensive use of flag lots, therefore, the applicant reconfigured and eliminated two of the flag lots. He also took the Board’s advice and increased the setbacks for the lots located along Winchell Road, those being Lot 1 and Lot 42. After reviewing the revisions, the Board found them acceptable and appreciated the applicant’s diligence.

The Board received a memo from the Camillus Highway Superintendent stating that the road structures and driveway cuts are acceptable. Additionally, he stated that the Town of Camillus

Highway Department recommends using asphalt curbing on all roadways. The applicant stated that a letter from Lakeside Fire Department is forthcoming.

Michael Gomes Subdivision – VanAlstine Road Preliminary Plat

Mr. Michael Gomes appeared before the Board to present a preliminary plat for a 25.46± acre parcel of land located on VanAlstine Road, zoned R-1 and RR.

The applicant is proposing to subdivide the property into two lots, Lot 1 being 11.891± acres and Lot 2 being 13.573± acres, which creates two additional curb cuts along VanAlstine Road. Private utilities are proposed to service both lots. A memo was received from the Camillus Highway Superintendent stating that there is adequate site distance available for the proposed curb cuts.

As there are two landlocked parcels to the rear of the acreage, the Board inquired if there were any recorded easements attached to the property. The applicant stated that there were no known easements. After a brief discussion, Mr. Curtin suggested the applicant contact the adjacent property owners to see how they legally gain access to their property and verify there were no easements. Additionally, he recommended that an affirmative covenant be placed on the balance of the property so that it would only be able to be developed in a comprehensive fashion.

Chairman Fatcheric stated that as this application is deemed a major subdivision, a Full Environmental Assessment Form would need to be completed. The clerk was instructed to forward the form to the applicant.

Mr. Heater moved to set the public hearing for the Gomes Subdivision on March 27, 2006. Ms. Wheat seconded the motion and it was approved unanimously.

Kandon, LLC – 5302 – 5304 W. Genesee St Site Plan

The applicant notified the Board that they would not be attending this meeting however; Chairman Fatcheric advised the Board that they should review and comment on the material received. He stated that in an initial review of the materials, there seemed to be quite a bit of information missing from the site plan and required documentation, which are listed as follows:

- The traffic flow around Wendy's
- The photometric plan
- The traffic study
- The landscaping surrounding both buildings
- The color renderings of Dunkin Donuts
- The snow storage areas
- The fence detail

The plan submitted shows the use of granite curbing along some radiuses but not on the inside corners. As they are high profile snowplowing areas, Chairman Fatcheric stated the inside corners should also be granite. The Board also recommended the use of granite curbing for the

divider adjacent to the parking area between the two buildings. The Board noted that the traffic flow depicts the potential for conflict on the north of the site.

After a brief discussion, the Board agreed that they were not enthused by the proposed elevations for Dunkin Donuts, as they do not compliment the area. The Board stated that the Wendy's and Dunkin Donuts buildings should compliment each other while contrasting in a subtle fashion and maintaining the two separate themes. Additionally, Ms. Wheat suggested plantings or trees be placed within the divider between Dunkin Donuts and Wendy's.

The Board inquired if the parcels have been merged. Mr. Curtin stated that the applicant has not brought an application to merge or re-subdivide the parcels into one tax parcel and the Board needs to ask the applicant what their intention is. If they are planning to leave the existing property lines or if they propose to reconfigure the common centerline then the Planning Board would deal with setbacks in addition to a required reciprocal easement agreement.

Mr. Trombetta reminded the Board that there is an abundance of pedestrian traffic along Vanida Drive due to the students and requested the Board be mindful of their safety. As the Board is sensitive to the neighbors and as there are homes directly across the street from the Vanida Drive entrance, they voiced concerns regarding the headlights as they exit the site and inquired if an entrance and exit was necessary on Vanida Drive. It was suggested that the access on Vanida Drive be made an "entrance only" as the northern portion of the site is congested and there is very little room to move. The Board also requested moving the entrance along West Genesee Street farther west. Mr. Czerwinski concurred that the overall traffic pattern currently on the site plan is awkward.

Correspondence from the neighbor at 103 Vanida Drive was received that suggested placing a 6' to 8' privacy fence along the entire northern property line. The site plan submitted indicates a fence being placed along the residential portion of the northern property line, not the vacant portion. The Board stated the fence detail needs to be submitted and the snow storage area needs to be shown on the plan.

An email was received from Tom Price, Code Enforcement Officer who reviewed the site plan and offered the following observations, comments, and questions:

- The small enter/exit sign appears to exceed the square foot maximum allowed
- The rear yard setback should be shown on the inside of the 25' buffer, not as shown on the NW corner, however no violation is created when shown properly
- He asked who would be responsible for the ongoing maintenance of mulch, pruning and possible replacement of the planter in Vanida Drive. He recommends that it be spelled out if the Town is not going to do it.
- The neighbor to the north is sensitive to the design of the buffer and the impact on her
- The number of proposed parking space is 78 by my count (not 80 as shown on the application)
- Will the buildings be kept on separate tax parcels or is there a subdivision in the future that may affect the parking?
- Without a scaled drawing, he is unable to determine if the parking is adequate for Wendy's
- The location of the actual right of way line for West Genesee Street is needed. He also asked if the site plan was taken from an actual survey.

Mr. Williams commented that the Fairmount Fire Department would be able to access the site from West Genesee Street as the entrance turning radiuses would not accommodate the 100' ladder truck. He also mentioned that the Fire Department reviewed the plan and found some items of concern. Chairman Fatcheric requested the Fire Department issue a written statement of their concerns that can be forwarded to the applicant.

Mr. Czerwinski commented that he has reviewed the lighting information that was submitted and it is still not adequate. The lighting fixtures proposed do not comply with the lighting guidelines and there is still light trespass on the adjacent properties. Additionally, the location of the fixtures to be mounted on the structure and the wattage of the bulbs were not provided.

Mr. Curtin noted that from a planning perspective, the biggest concern that this development plan presents deals with traffic. A traffic study will be required due to public safety issues. The second major concern is the aesthetics of Dunkin Donuts as the buildings should compliment each other while maintaining subtle contrast.

The Board requested the applicant be notified of the concerns and comments presented.

DISCUSSION

Starlight Estates Amend PUD

Mr. Curtin stated that he has received correspondence from Ron Sharpe Esq. and Stephen Primo Esq. relative to the remaining developer/builder affiliated with Starlight Estates. According to that correspondence, it appears that Mr. Sharpe's client may require some type of modification be made to the plan presently under consideration by the Planning Board. As Mr. Curtin has not received any additional responsive comments from Mr. Primo, he is requesting the Planning Board continue this application until the issues have been resolved. If a modification of the plan is necessary, then that modified plan would need to be reviewed by the Planning Board in order for the proper recommendations to be made to the Town Board.

Wal-mart Pharmacy Signage

Wal-Mart has decided that if they need to come back before the Board for any reason, they would not request any additional signage and would accept the plan as approved.

Camillus Commons

The fence along the high school property and the Camillus Commons is in violation of the approved site plan. The developer has been sent the violation notice.

Billboards

Chairman Fatcheric updated the Board that at the last Planning and Zoning Committee meeting, Tom Price, Code Enforcement Officer stated that there was some confusion regarding the new billboard law and that he is not able to issue the building permits for the billboards located at Box Car Lane as they are in violation of the 1000 ft ordinance. Chairman Fatcheric noted to Mr.

Price that the Board clearly asked the applicant several times if the property was in compliance and the answer was always yes.

Comprehensive Plan

A memo was received regarding the Comprehensive Plan update committee, which requested two members of each of the Board to participate in the revision of the Comprehensive Plan. As there was some confusion within the memo, Chairman Fatcheric stated that the Supervisor requested the Chairperson and one other member from each of the Boards to participate. Ms. Wheat and Mr. Fittipaldi both stated that they were interested in participating. As Councilor Pisarek was present and is the committee chairperson, he stated that the Planning Board can submit the names and the committee would review those names and chose the members.

The Planning and Zoning committee meeting is cancelled for March 15, 2006.

MINUTES OF THE PREVIOUS MEETING

Mr. Fittipaldi moved to approve the minutes of the meeting of February 27, 2006. Mr. Voss seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. for \$1,625.00 for the services preformed through January 2006, \$575.00 of which is recoverable from fees or paid by developers for services. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin distributed an article from the New York Times dated February 16, 2006, titled "First Suburbs Growing Older and Poorer, Report Warns" which addresses some of the redevelopment issues that the Town of Camillus is encountering.

He also stated that he and Mr. Oudemool had a discussion regarding Annesgrove. They agreed that prior to any additional review of the Annesgrove Phase II subdivision; it would be prudent for both the Planning Board and Town Board to focus on the construction and funding of the water tank.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comment this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Fittipaldi commented that there is quite a bit of light spillage illuminating from the billboards located at the corner of West Genesee Street and Germania Avenue. He also informed the Board that he would not be at the March 27, 2006 meeting.

Diane Dwire, 5th Ward Councilor stated that she appreciates the Board reviewing the buffering between the proposed Wendy's and Dunkin Donuts but would like to see buildings that compliment one another.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:44 PM. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
MARCH 27, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
John Trombetta
Lynda Wheat
Martin Voss

NOT PRESENT

Don Fittipaldi

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Diane Dwire, 5th Ward Councilor
Dave Callahan, 6th Ward Councilor
Joy Flood, Vice-Chair ZBA
Richard de la Rosa, Member ZBA
John Williams, Fairmount Fire Rep.

Approximately 26 others

Chairman Fatcheric called the meeting to order at 7:05 PM, followed by the Pledge of Allegiance.

PUBLIC HEARING

Country Creek Estates – Winchell Road

Mr. Curtin read the following into the record regarding the County's referral back to the Camillus Planning Board; Now therefore be it resolved, that the Onondaga County Planning Board recommends that said application be disapproved for the following reasons:

1. The plan shows direct access to Winchell Road from proposed Lot 34, while no direct access shall be allowed to Winchell Road from any proposed lots as per the Onondaga County Department of Transportation
2. The proposed plan does not provide for future cross connection to adjacent land to the south
3. The plan shows only a single road access to Winchell Road for 43 lots, which may compromise mobility and safety. The Board recommends that the applicant pursue access to Winchell Lane through the adjacent parcel to the south.
4. The wetland on the site is not shown on the plan. Wetland boundaries must be delineated on the plan, and the applicant shall obtain permits from the NYS DEC and/or the US Army Corps of Engineers for any proposed development or drainage in the wetlands and/or wetland buffers on site.
5. The brook running through the site is not shown on the plan

Mr. Curtin stated that as the result of the referral and the determination made by SOCPA, any approvals that the Board may consider must be made by way of a super majority or majority plus 1. In addition, the Board would need to submit to County Planning the reasons why their decision would be overturned.

Ms. Wheat motioned to waive the reading and the notice of the publication for the public hearing. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. John Szczech appeared before the Board to present a preliminary plat application for a 28± acre parcel of land located on Winchell Road, zoned R-2. The applicant is proposing to subdivide the property into a forty-two lot residential subdivision, three of which are flag lots. The plan depicts one entrance point from Winchell Road, which will service forty-one (41) lots, as Lot 34 could be accessed directly from Winchell Road. Municipal sewers and public water are proposed to service the development with the storm water detention basin located on Lot 31.

In response to County Planning's recommendation, Mr. Szczech has spoken to James Stelter of the County DOT who stated that a driveway permit would be granted for Lot 33 as there is adequate sight distance and commented that the hammerhead on Victory Lane ends at a 45± acre parcel which has direct access to VanBuren Road. He has also submitted revisions to the map, which identify the stream.

After a brief discussion, the Board requested that the applicant consider a boulevard type access to Winners Way from Winchell Road as they are concerned with access in the event of a fire and/or accident. The applicant stated that he would discuss the issue with his architect.

In order to address the County's statement, Mr. Czerwinski clarified that the Board has already identified to the applicant that the wetlands need to be delineated. Wetlands do not normally affect the subdivision of the lands itself but what it does affect is the buildability of the land.

Previously, the Board requested that Lakeside Fire Department review the plans and make appropriate comments. Although the applicant has diligently tried to make contact with the Fire Chief, he has not been able to therefore Mr. Williams stated he would try to make contact on Mr. Szczech's behalf.

Mr. Curtin commented that if restrictive covenants are to be placed on the parcels, they would need to be submitted for the Board's review.

Kathy MacRae, 2nd Ward Councilor asked if the public hearing would be held open until the Board received the information from the fire department and the boulevard entrance was considered. An estimated timeline for the development was also requested. Mr. Szczech stated that he is hopeful to have the utilities installed beginning in the fall.

Mr. Curtin commented that it would be prudent to hold the public hearing open until the requested information is received if the Board is to act contrary to the recommendations of SOCPA.

As the neighbors assembled were concerned with the road cuts and drainage, the developer reiterated that the proposal indicates only one access point to the proposed development, which is to be located at the corner of Winchell Road and Winners Way.

Mr. Zonetti of 6603 Winchell Road stated that he is concerned that there will not be adequate water pressure in the area with the additional subdivision as he has noticed a decrease in water pressure and an increase in the number of water main breaks. It was noted that during the prior Golden Meadows Subdivision review Mr. Friske, Water Superintendent, stated that there was adequate service available for that subdivision. Mr. Czerwinski advised that he would contact Mr. Friske to discuss the situation.

Mr. Heater made the motion to hold the public hearing for the Country Creek Estates Subdivision open until April 10, 2006. Mr. Trombetta seconded the motion and it was approved unanimously.

**Michael Gomes Subdivision – VanAlstine Road
TP#006.-04-12.5**

Mr. Curtin read the following letter from Victor Hershdorfer, Esq. into the record;

Dear Mr. Curtin:

Following our phone conversation of March 14th regarding the possible easements over the property owned by Tomasz Lewtak and Jolanta L. Lewtak under Contract of Sale to my client, Michael Gomes, I met with Mr. Gomes and reviewed the topography with him.

There is a stream and a deep ravine. It is clear that there is no practical way that an easement could be extended from the landlocked properties over the property under contract to Van Alstine Road.

I then spoke to Attorney Jim O’Connell, who represents the present owner. Mr. O’Connell checked with his client and confirmed that there has been no use of that property by the owners of the “landlocked pieces.” Mr. O’Connell also indicated that the elevation of the landlocked lots was considerably below Van Alstine Road. The area between the landlocked lots and Van Alstine Road was swampy and there would be no way to proceed from the landlocked properties to Van Alstine Road over the Lewtak/Gomes property.

I then spoke to Thomas Kehoskie, who I’m informed is in charge of the Parks & Recreation Department for the Town of Camillus. Mr. Kehoskie advises me that he has in the past allowed owners of the landlocked property to gain access by using the tow path and that he has actually given a key to a Charles Mazole (sic).

I believe this satisfactorily answers the question that you raised regarding the Lewtak property and that the Gomes subdivision may now go forward. If I am in error, please get back to me ASAP.

Thank you for your courtesy.

Sincerely,

Victor J. Hershdorfer

Ms. Wheat motioned to waive the reading and the notice of the publication for the public hearing. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Michael Gomes appeared before the Board. He is proposing to subdivide a parcel of land approximately 25.64± acres into 2 lots.

As the Board had no additional questions for the applicant, Mr. Curtin stated that the questions previously raised by the Board have been answered by Mr. Hershdorfer's letter. The only outstanding item has been provided, which was the long form SEQR.

Mr. Flaherty inquired if there was to be a note on the filed map regarding further subdivision. Mr. Curtin commented that there was indeed to be a note on the filed final map stating "any further subdivision of these parcels would need to be done in a comprehensive fashion". A covenant would need to be placed on the land also.

As there were no additional questions from those assembled, Ms. Wheat made the motion to close the public hearing for the Gomes Subdivision. Mr. Heater seconded the motion and it was approved unanimously.

As the Board reviewed the long form SEQR, a correction to page 4, item 15 needed to be made, as it should be changed to an unregistered stream. The Board reviewed Part 2 – Project Impacts and Their Magnitude and declared the following:

1. Will the Proposed Action result in a physical change to the project site? Yes
(The remaining questions listed in Item 1 should all be answered Small to Moderate Impact).
2. Will there be an effect to any unique or unusual land forms found on the site? No
3. Will Proposed Action affect any water body designated as protected? No
4. Will Proposed Action affect any non-protected existing or new body of water? No
5. Will Proposed Action affect surface or groundwater quality or quantity? No
6. Will Proposed Action alter drainage flow or patterns, or surface water runoff? No
7. Will Proposed Action affect air quality? No
8. Will Proposed Action affect any threatened or endangered species? No
9. Will Proposed Action substantially affect non-threatened or non-endangered species? No
10. Will Proposed Action affect agricultural land resources? No
11. Will Proposed Action affect aesthetic resources? No
12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance? No
13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? No
14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)? No
15. Will there be an effect to existing transportation systems? No
16. Will Proposed Action affect the community's sources of fuel or energy supply? No
17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? No
18. Will Proposed Action affect public health and safety? No
19. Will Proposed Action affect the character of the existing community? Yes
(Development will create a demand for additional community services – Small to Moderate Impact)
20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? No

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the preliminary plat for the Gomes Subdivision. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Flaherty motioned to waive Parkland Fees for the Gomes Subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the final plat of the Gomes Subdivision, part of Military Lot No. 66 as prepared by Ianuzi & Romans, P.C., dated February 20, 2006 last revised March 20, 2006 with the following conditions:

1. Covenant to be recorded in the Onondaga County Clerk's Office stating any further subdivision of the parcels must be done in a comprehensive fashion
2. Receipt of Final Maps stating "any further subdivision must be done in a comprehensive fashion". The final map and covenant must be reviewed and approved by Staff.

Mr. Trombetta seconded the motion and it was approved unanimously.

NEW BUSINESS

Nextel – 3504 W. Genesee St Site Plan TP#047.-06-10.0

Mr. Kevin Hillenbrand of John W. Lister Architect appeared before the Board on behalf of Nextel to present a site plan for the property located at 3504 West Genesee Street, zoned C-1.

The plan presented changes the façade of the storefront by the addition of two exterior entrance doors. One of the proposed doors is to front the West Genesee Street side of the building and the other to front the Sunnybrook Drive side. The plan also depicts the removal of the existing awning replacing it with signage. Mr. Curtin commented that signage is not governed by this Board.

The change in lighting will need to be depicted on the plan as the applicant stated that the existing lighting is to be modified. After some discussion, the Board inquired if the applicant could create a more pleasing curb appeal as the building is lacking aesthetically. The Nextel representative stated that as they do not own the building and there are other tenants, they are limited to what they can do. After some deliberation, the applicant offered to place flowerbeds in-between the sidewalk and the parking area along the storefront.

Ms. Wheat declared the Town of Camillus Planning Board lead agency for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the site plan to change the location of the entrance doorways, the alterations to the storefront, and the addition of 4 flowerbeds for Nextel located at 3504 West Genesee Street. Mr. Heater seconded the motion and it was approved unanimously.

Christopher Uezen – 6143 VanAlstine Rd
Referral from the ZBA for a Special Use Permit
TP#006.-04-12.4

The application was referred to the Planning Board by the Zoning Board of Appeals as the applicant seeks permission to construct an accessory building on a non-agricultural lot, which does not have a principal structure.

Mr. Christopher Uezen appeared before the Board to present a site plan for a special use permit to build a building, which will house equipment for the operations of managing the property. The property is approximately 22.43± acres and zoned RR and R-1. The applicant has acquired the adjacent 1.8± acre parcel of land and has requested the property be merged with the 20.67± acre parcel. As there are 2 street addresses, the proposed accessory building would be located on 6143 VanAlstine Road, the 20.67± acre parcel. The applicant stated that in approximately 2 years, he would like to construct a house on the property. The Highway Superintendent Mark Pigula has approved the driveway curb cut.

Mr. Uezen stated that the proposed building would be located in a slight valley approximately 242 ft. from the road and 25 ft. from the side yard with blue spruce trees as a buffer. The building would blend with the character of the neighborhood. The proposed building would be earth tones in color, have a gable roof with three overhead doors.

After some discussion, the Board requested Mr. Curtin to draft a referral back to the Zoning Board of Appeals recommending the special use permit.

John & Olena Chatfield – 207 Stonehedge Road
Referral from the ZBA for a Special Use Permit
TP#059.-03-17.0

The application was referred to the Planning Board by the Zoning Board of Appeals as the applicant desires to conduct as a home occupation a cosmetology salon out of their home. The property is zoned R-3.

The applicant, Olena Chatfield submitted a letter for the Board's review, as she was unable to attend the meeting. The letter states the following:

Dear Planning Board members:

I am a licensed cosmetologist. I have finished the Phillips School of Cosmetology and have experience of work in hair salons.

Now I am looking forward to be self-employed in my own place:

- I own a single-family house with a walk out basement
- There is a four-car parking space driveway
- A door from the driveway into the basement – no stairs
- No stairs on the way from the driveway to the basement
- A good size window from the room in the basement
- Ventilation fan in the basement wall
- Restroom attached to the room in basement
- A little waiting area
- A single salon chair
- A sink for washing hair
- All needed equipment for a single cosmetologist

There will be no disturbance in the neighborhood and no parked cars on the side of the road. If permitted, I will be working by myself and timing between customers will be spaced out.

The surface water drainage won't be affected.

A have a light on my driveway, but not planning to work late evenings,

Working days: Monday through Friday, and couple appointments on Saturday. 10:00 – 4:00

Please, do not deny me of obtaining a Special Use Permit. I can not attend the meeting as I am in school Monday through Friday 6:00 pm – 10:00 pm.

Sincerely,

Olena Chatfield

After a brief discussion, the Board's only concern was dealing with the interior of the property and requested Mr. Price, Code Enforcement Officer to verify that it is code compliant.

The Board requested Mr. Curtin to draft a referral back to the Zoning Board of Appeals recommending the special use permit subject to Mr. Price's comments.

* Mr. Voss left the meeting at 8:40 pm in the interest of public health. *

**John Powers – Forward Road Tract
Referral from the ZBA for a Special Use Permit
TP#024.-02-11.1**

The application was referred to the Planning Board by the Zoning Board of Appeals as the applicant seeks permission to operate an outdoor recreational use in the nature of hiking and cross country trails and a rope course.

Mr. John Powers appeared before the Board to present a site plan for a special use permit. As the parcel is landlocked, it is accessed through an adjacent property located in the Town of Marcellus, also owned by the applicant, who is currently seeking permission from the Planning and Zoning Boards in Marcellus. The property is zoned RR.

The applicant is proposing to offer approximately 50 sessions per year, by invitation only, with each group averaging 20-25 students. Proposed hours of operation are 9:00 am – 5:00 pm. The facility is to be designated as a not-for-profit business that would be free to students. The applicant stated that there will be no medical personnel on staff but offered that he is trained in CPR and will be adequately insured. It was also offered that there would be no safety spots, no lighting, or no restrooms on the course.

After an extensive discussion, the Board voiced a high level of concern regarding the health, safety, and welfare of those who use the course. Based on the topography of the land, it would be difficult for emergency personnel to gain access. It was also noted that deep ravines, railroad tracks, and power lines are currently on the property.

Mr. Curtin stated that the property is zoned RR and quoted Section 1303 of the Zoning Regulations:

- A. A Special Use Permit may only be granted if the Board determines that the activity to be pursued is conducted in such a manner that its potential adverse impacts upon the character of the neighborhood have been mitigated to the extent that is reasonably practicable, and is consistent with the general purpose of the zoning district within which the use is proposed, would not change the essential character of the neighborhood, and is otherwise not detrimental to the health, safety and general welfare of the inhabitants of the neighborhood.
- B. In addition to the foregoing determination, upon application for a Special Use Permit for a public service and utility use the Board shall require the applicant to establish by competent direct evidence all sites which would serve the public need with reasonable adequacy. Each site considered shall be evaluated as to its suitability for the proposed use as well as to its potential detriment to the neighborhood. In conducting the foregoing review, the Zoning Board of Appeals shall take into consideration the peculiarities of the particular public service or utility applying for the permit. In approving any such application, the Zoning Board of Appeals shall find that the site selected will not significantly diminish the residential character of the neighborhood of the site.

He stated that the area is very rural in nature and it appears that no neighbors would be affected by this special use permit however; the Board needs to look at the health, safety, and general welfare aspects (if any) that the plan presents.

Mr. Curtin stated he would like to coordinate with the Town of Marcellus before the Planning Board goes any further, as both Marcellus and Camillus have jurisdiction. In order for the Town of Camillus to review the special use permit more comprehensively, Mr. Curtin would like to contact the Town of Marcellus's attorney to find out what their process entails and how far along it was in its review process.

The Board requested the ZBA to hold the public hearing open.

**Gary & Diane Schoonmaker – Howlett Hill Rd
Lot Line Realignment
TP#025.-03-30.0 & TP#025.-03-31.0**

Mr. Gary Schoonmaker appeared before the Board to present a Lot Line Realignment. The applicant currently resides at 2701 Howlett Hill Road and owns the adjacent parcel at 2705 Howlett Hill Road. Both properties are zoned R-2.

The applicant is requesting this lot line realignment to adjust the line separating tax map parcels 025.-03-30.0 (2705 Howlett Hill Road) and 025.-03-31.0 (2701 Howlett Hill Road) 139 ft. east, thereby increasing the size of 2701 Howlett Hill Road.

The Board instructed the applicant to revise the map to indicate the proper zoning of the parcel.

Ms. Wheat made the motion to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Heater made the motion to declare a negative declaration under SEQR. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to approve the lot line realignment as shown on the map for the Schoonmaker property Part of Farm Lot 99, Town of Camillus as prepared by Jay D. Holbrook Land Surveyor dated March 4, 2006 with the following condition:

1. Receipt of a copy of the recorded deed upon transfer of property.

Mr. Trombetta seconded the motion and it was unanimously approved.

**M & M Hill Subdivision – Warners Road
Sketch Plan
TP# 007.-05-06.1 & 007.-05-06.6**

Mr. Richard McVeen appeared before the Board to present a sketch plan for a subdivision located on Warners Road, zoned R-1 and RR.

The previous owner had subdivided the property without applying for a subdivision and has since sold the lands to two separate individuals. The front parcel is 38.87± acres and the rear parcel is 30.64± acres. As the rear property is landlocked, there is an existing recorded easement. The applicant would like to build a home on the parcel he has purchased and therefore the parcel needs to be subdivided properly.

Mr. Curtin stated that this is a technical application as it is correcting an existing non-conforming subdivision.

Ms. Wheat motioned to close sketch plan. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Trombetta declared the Town of Camillus Planning Board lead agency for this application. Ms. Wheat seconded the motion and it was approved unanimously.

As the applicant has submitted a preliminary plat application, Ms. Wheat motioned to refer this application to SOCPA. Mr. Heater seconded the motion and it was approved unanimously.

OLD BUSINESS

Country Creek Estates – Winchell Road Preliminary Plat

The Board did not take action on this application, as the public hearing has remained open until April 10, 2006.

Bank of America – Camillus Commons Site Plan TP#066.-01-10.1

Mr. Doug Scheid appeared before the Board to present a site plan on behalf of Bank of America. The applicant is proposing to erect a 3,653± sf bank in the Camillus Commons, to be located on the westerly side of the site near Kasson Road.

Previously, the Board had voiced concern regarding the traffic patterns on the site. In response to those concerns, Mr. Czerwinski drafted a memo summarizing them to Bank of America. Mr. Czerwinski also commented that the driving aisles do not meet the Town's regulations as the site plan depicts them to be 11 ft. It was suggested to move the site a few feet to the south to make the adjustments that would meet the Town's ordinances. After extensive discussion, the applicant disclosed that they would not be able to obtain any additional area and would have to work within the parameters of this site area due to constraints placed on them due to other lease agreements within the Camillus Commons. After some additional discussion, the applicant and Board agreed that the sidewalk adjacent to the building could be narrowed to 5 ft., and thus allowing the driving aisles to meet current regulations.

Mr. Czerwinski stated that the lighting plan and has been reviewed and meets the Town's guidelines.

After an extensive discussion the Board stated that although some progress was made, the proposed materials do not blend with those being used in "Camillus Commons", therefore the Board requested the applicant review the materials and architectural elevations that were recently approved in the area, and then resubmit elevation plans. As the Board is mindful that the applicant is under a time constraint, the Board reiterated that Carlie Hanson of QPK Design could be consulted to review the elevation plans as the Board has retained her as staff on an "as need" basis as a consultant.

Mr. Curtin suggested the applicant review architectural details. The Board suggested making some elevation changes with some detail to create a focal point as the style of the building is not consistent with what the Board would like to see. The Board does not want to take away from the character or function of the building, but wants to add a little interesting architectural detail.

Kandon, LLC – 5302 – 5304 W. Genesee St
Site Plan
TP# 035.-06-22 & 035.-05-23.1

Mr. Art Kanerviko of the Rocklyn Company appeared before the Board to present a site plan. The applicant is proposing to build a Wendy's Restaurant and Dunkin Donuts on two parcels located at the corner of West Genesee Street at Vanida Drive, both of which are zoned C-2.

Mr. Kanerviko stated that the County DOT has approved both curb cuts located on West Genesee Street. He stated that they are proposing a 6' white PVC picket fence in the buffer area between the development and the adjacent residential house and 33 ft. of buffer area between the development and the vacant lot, closest to the school.

As the Board previously stated that they were not enthused by the proposed elevations for Dunkin Donuts, the applicant adjusted the elevations by adding a cupola; they have also indicated that the awning color will be solid burgundy, without the striping.

After reviewing the revised site drawing, it was noted that the traffic flow inside the site seems to flow more appropriately however; the handicapped parking spaces adjacent to Dunkin Donuts need to be widened to meet the current Town ordinance. The plan as portrayed indicates enough area for the stacking of 6 vehicles at the Dunkin Donuts drive-thru. It was noted that Wendy's is requesting diagonal parking spaces on the east side of the site. Per Section 901(A) of the Town Ordinance, the Planning Board may, upon a proper presentation, permit angular parking.

Mr. Czerwinski stated that the lighting plan now complies with all guidelines. He also stated that the traffic study has been received however; it has not been fully reviewed. Mr. Curtin stated that the Board will need to be mindful that there is a potential for an additional development adjacent to the west side of this property, and a road network has been suggested that would tie into the rear of this site and Vanida Drive. This should be taken into consideration when reviewing the traffic study.

The Board requested Mr. Czerwinski review the traffic flow in the Dunkin Donuts parking area to determine if it should be one way only.

Mr. Callahan, 6th Ward Councilor suggested structural barriers and berm to be placed along the entire rear of the site.

DISCUSSION

Starlight Estates

Mr. Curtin stated that he has been contacted by Stephen Primo, Esq. who stated that the written agreement between Mr. & Mrs. Rocco and the remaining Builder would be received by the Board for the next meeting. Mr. Curtin requested that the Board continue this item on the Planning Board agenda of April 10, 2006.

MINUTES OF THE PREVIOUS MEETING

Ms. Wheat moved to approve the minutes of the meeting of March 13, 2006. Mr. Trombetta seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from The Post Standard for the publication of the legal notices for the public hearings for the Country Creek Estates subdivision and the Gomes subdivision. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta, and approved unanimously.

Copies of the Town Board meeting minutes from February 28, 2006 and March 14, 2006 were received.

Correspondence from the Town of Marcellus was received regarding windmill legislature within their town, as they will be conducting a public hearing in the near future.

COMMENTS OF THE ATTORNEY

Don Robinson of Benderson Development notified Mr. Curtin that they would be submitting a site plan for Target in the Fairmount Fair shopping plaza.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comment this evening.

COMMENTS OF THE FIRE DEPARTMENT

Mr. Williams had no comments this evening.

COMMENTS OF TOWN OFFICIALS

Diane Dwire, 5th Ward Councilor thanked the Board for their comments regarding Bank of America. She stated that she supports the Board and their vision regarding the redevelopment within the Town of Camillus.

Dave Callahan, 6th Ward Councilor commented that Dr. Rubeis, Superintendent of the West Genesee School District stated that bus traffic would be continuing along Vanida Drive.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta stated that he would not be at the April 10, 2006 meeting.

Mr. Flaherty inquired whether during Mr. Curtin's conversation with Don Robinson of Benderson Development Company he mentioned the fence at Camillus Commons. Mr. Curtin stated that it was not discussed.

With no further business to come before the Board, Ms. Wheat moved to adjourn the meeting at 10:44 PM. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
April 10, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
Lynda Wheat
Martin Voss

NOT PRESENT

John Trombetta

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Bill Davern, 3rd Ward Councilor
Diane Dwire, 5th Ward Councilor
Dave Callahan, 6th Ward Councilor
John Williams, Fairmount Fire Rep.

Approximately 26 others

Chairman Fatcheric called the meeting to order at 7:05 PM, followed by the Pledge of Allegiance.

Public Hearing...Continued

Country Creek Estates – Winchell Road

Mr. John Szczech appeared before the Board for the continuation of the public hearing for Country Creek Estates. Previously, the Board requested the applicant review the possibility of a boulevard entrance to Winners Way from Winchell Road. The applicant stated that the Town Highway Superintendent is not in favor of this type of entrance. Mr. Curtin reiterated that Mr. Pigula had stated the same during a recent conversation.

Previously, the Board requested Lakeside Fire Department review the plans and make appropriate comments. Mr. Williams stated that Chief Tillson of the Lakeside Fire Department has authorized him to represent them in matters before this Board. Mr. Williams commented that Chief Tillson's only concern was the location of fire hydrants and water flow within the development.

As the Board had no additional comments, Chairman Fatcheric opened the public hearing to those assembled.

Mr. Fred Miller of the 9 Mile Creek Conservation Council, Inc. distributed a package of information for the Board's review. He also offered comments regarding water quality in the Nine Mile Creek corridor and the council's concern regarding potential impacts on same.

Mr. Gresham inquired who would be building the homes within the development. Mr. Szczech stated Ryan Homes and Zeck Builders would be the builders within the development.

As there were no additional comments, Mr. Flaherty motioned to close the public hearing for the Country Creek Estates. Mr. Fittipaldi seconded the motion and it was approved unanimously.

NEW BUSINESS

P & C Store #77 – Camillus Commons

Site Plan

TP#066.-01-10.1

Mr. Len Montreal appeared before the Board on behalf of P&C to present a site plan. Mr. Montreal apologized for the incorrect address on the site plan application; the correct address is 5301 West Genesee Street. An amended site plan application has been submitted.

The proposal is to alter the east façade of the P&C store by adding dryvit and raising the center peak on the front elevation. The dryvit is depicted as oyster (off white) in color with a sand pebble (earth tone) finish. The Board has requested color renderings and samples be submitted for review. No changes to the footprint of the building are proposed.

After a brief discussion, the Board agreed that they were not enthused by the proposed elevations for P&C, as they do not compliment the recent construction in the surrounding area. Chairman Fatcheric inquired as to the status of the building as it is situated within the Camillus Commons. Mr. Montreal stated that as P&C has a ground lease, and as they share the site with Eckerd Drugs, as such they are limited to what they can do. Mr. Curtin stated that the tone has been set for the overall appearance of the Camillus Commons and in so doing, a theme has been established. He also stated that the Board is encouraged that P&C wants to enhance the appearance of their building and suggested the applicant contact the clerk to review the materials that Benderson previously prepared, some aspects of which could be incorporated into the elevation changes proposed for this building, inclusive of architectural detail.

As Mr. Donald Robinson, VP of Benderson Development Company was in the audience, he offered the following to the applicant and the Board; Benderson Development Company is delighted that P&C is interested in proposing building elevation improvements and would be happy to work with them. The Architect who prepared some of the renderings that have been referred to is present this evening and is willing to meet with the applicant. Additionally, Benderson has been in conversation with Eckerd Drugs about remodeling their store; therefore, Mr. Robinson stated that it would be advantageous for Benderson Development Company to be conversing with the Applicant as well.

Fairmount Fair Plaza

Sketch and Preliminary Plat

TP# 048.-01-01.1

Donald Robinson and James Rumsey of Benderson Development Company, Chris Wood of Carmina and Wood, P.C., Teresa Bakner, Esq. of Whiteman, Osterman, & Hanna LLP, and a representative of FRA Engineering appeared to present a sketch and preliminary plat application for the Fairmount Fair Shopping Plaza. The property is 45.5± acres and zoned CP.

The developer is proposing to subdivide the property into two lots, Lot 1 being 11.686± acres and Lot 2 being 33.816± acres, both exceed zoning requirements for a CP district. As the site plan depicts both lots sharing points of egress and ingress, a reciprocal easement and maintenance agreement will be required. The Agreement will also allow for Town oversight of the common areas.

The applicant was advised that the property is located within the three-mile limit of the City of Syracuse and as such, they would need to apply to the City of Syracuse for the Three-Mile limit review.

Ms. Wheat motioned to close sketch plan. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare the Town of Camillus Planning Board as lead agency for this application. Mr. Heater seconded the motion and it was approved unanimously.

**Target Store – Fairmount
Site Plan
TP#048.-01-01.1**

Donald Robinson and James Rumsey of Benderson Development Company, Chris Wood of Carmina and Wood, P.C., Teresa Bakner, Esq. of Whiteman, Osterman, & Hanna LLP, and a representative of FRA Engineering appeared to present a site plan application. The applicant is proposing to erect a 126,842 sf Target store in the Fairmount Fair Shopping Plaza, on the westerly side of the site adjacent to Onondaga Road. The property is zoned CP.

There is currently a retail store located on the site, which will be demolished upon the present tenant vacating the premises. The plan proposes a Target store to be built approximately 200 ft. away from the nearest residential neighbor and 65 ft. away from the adjacent Geddes Brook's high water mark. The proposal is to construct the building in the same general location of the existing building; the developer has requested that the existing parking area remain although it is noted that the parking spaces do not conform to current regulations.

As depicted on the site plan, Target has proposed a new prototype store. The coloring and materials proposed for the building are red aluminum at the entrance area and earth toned quick brick for the remaining building as used at the Camillus Commons. The Developer has proposed sidewalk planters with evergreen trees adjacent to the storefront and landscaped islands within the parking area. The applicant has included sidewalks and pavers to be installed along West Genesee Street to coincide with the streetscape design.

As Fairmount Fair and Target will share the main entrances/exits, reciprocal easement and maintenance agreements will be implemented as well as Storm Water Management duties regarding the Geddes Brook area.

Chairman Fatcheric suggested the Board and Developer conduct a work session therefore a work session was scheduled for April 18, 2006 at 6:00 pm in the Old Board Room of the Camillus Municipal Building.

Ms. Wheat motioned to declare the Town of Camillus Planning Board as lead agency for this application. Mr. Heater seconded the motion and it was approved unanimously.

OLD BUSINESS

Country Creek Estates – Winchell Road Preliminary Plat

The Board did not take action on this application.

Kandon, LLC – 5302 – 5304 W. Genesee St Site Plan TP# 035.-06-22 & 035.-05-23.1

As there was no representation for the developer, Chairman Fatcheric advised the Board that they should review and comment on the material received.

Previously the Board asked Mr. Czerwinski to comment on the parking and traffic flow of the site. He has reviewed the site and submitted a memo, which states:

1. The proposed two-way traffic pattern that aligned with the entrance on W. Genesee St. provides positive movement of the traffic into out of and around the site. We recommend that this pattern be maintained
2. The plan indicates that there are 12 parking spaces along the eastern edge of the site adjacent to Vanida Dr. There are only 11 shown. There is room for a 12th space if the parking is perpendicular to the driving lane.
3. The right only exit onto W. Genesee St. at the western end of the site should be adjusted slightly to the east to provide a smoother transition and avoid conflict with parked vehicles. This would result in the elimination of one parking space along West Genesee St.
4. The developer should confirm the dimensions of the parking spaces. In several of the areas, the spaces appear to be narrower than the code required width of 10 ft.
5. A reciprocal easement will be required if and when the site immediately to the west is developed.

Mr. Czerwinski also commented that he has completed the review of the traffic study and has submitted a memo with the following comments:

1. The traffic report appears to have adequately evaluated the future traffic loading at the Vanida Drive and West Genesee Street intersection. The traffic engineer utilized a standard traffic projection from the ITE trip generation manual and added the traffic volumes for this project to the volumes included in the Traffic Impact Study prepared by the Camillus Commons project. The Camillus Commons report considered this site as a future restaurant with drive-thru having 3,500 square feet and a retail shop of 2,500 square feet. Adding the two volumes artificially increases the traffic volumes at the Vanida Drive/West Genesee Street intersection above what would generally be considered for this type of development.
2. We are currently awaiting comments from the Onondaga County Department of Transportation which should be included as part of the traffic study review.

The Traffic Engineering Report, as prepared, is consistent with the Traffic Impact Study prepared for the Camillus Commons development. As submitted, the Traffic Engineering Report appears to have adequately addressed traffic concerns in connection with this project.

Additionally Mr. Czerwinski stated that the drainage report was in the process of being reviewed.

Ms. Wheat motioned to declare the Town of Camillus Planning Board lead agency for this application. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat motioned to refer this application to SOCPA. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Mr. Patrick Donegan of the Rocklyn Company arrived near the end of the meeting to present the revised site plan. He apologized for his late arrival.

Mr. Czerwinski stated the he and Councilor Callahan visited the site and the adjacent property owner's. After the site visit, he has determined that raising the buffer area between the residential property and the proposed site may negatively affect drainage to the entire site. After deliberation, the Board suggested installing an 8ft. fence along the northern property line adjacent to the residential property.

As the Board previously stated that they were not enthused by the proposed elevations and color renderings for Dunkin Donuts, the applicant adjusted the elevations by adding a cupola and indicated the color of the building to be Lenox grey with brick and solid burgundy awnings. The Board requested submission of color renderings and samples for their review.

The site plan depicts two monument type signs. After some discussion, the Board determined that a variance for signage would be required. The Board authorized Mr. Curtin to draft a referral to the ZBA for the variance.

It was also determined that the plan as portrayed may require a variance for parking. Mr. Czerwinski stated that the parking spaces on the plan portrayed do not all meet the current Town ordinance. Mr. Donegan stated that he would have his staff review the parking and make any appropriate changes. At that time, the Board would be able to determine if a variance was necessary.

Mr. Czerwinski requested the details of the calming island be submitted for review.

After reviewing the site plan, the Board requested revisions inclusive of the following:

- Granite curbing use to be continued along the entrances and wrap around the parking islands.
- Granite curbing to be used in the area between Wendy's and Dunkin Donuts
- The snow storage area to be shown
- Granite curbing to be used in all high profile areas

DISCUSSIONS

Starlight Estates

Mr. Curtin stated that the outstanding item is still outstanding, which is a letter or agreement between the sole remaining outside builder and the developer stating that the conceptual modifications to the plan in Phase 2 are acceptable. The Planning Board is requiring this documentation in order to not otherwise modify a preexisting contractual relationship.

Mr. Barry Peck, representing Mr. and Mrs. Rocco stated that an agreement has been reached and they are waiting for the document to come back from the attorney for Crompt Builders. Upon receipt, a copy will be sent to Mr. Curtin for his review.

Mr. Curtin stated that upon receipt and review, he would need to complete a draft of recommended findings for the Planning Board's consideration. He requested that the Board continue this item on the Planning Board agenda of April 24, 2006.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of March 27, 2006. Mr. Heater seconded the motion and it was unanimously approved.

CORRESPONDENCE

Copies of the Town Board meeting minutes from March 28, 2006 were received.

A voucher was received from Shulman, Curtin, Grundner and Regan, P.C. for \$1,700.00 for the services performed from February 2006 through March 31, 2006, \$500.00 of which is recoverable from fees or paid by developers for services. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Voss, and approved unanimously

COMMENTS OF THE ATTORNEY

Mr. Curtin stated that he has corresponded with Mike Cogswell, Attorney for the Town of Marcellus. In that correspondence, he discussed that a coordinated review of the Powers application would most likely be required as some of the issues that this Planning Board has deals with public health, safety, and access issues and as that involves the Marcellus portion of the property. He advised Mr. Cogswell that the Planning Board would be available to meet and conduct a joint hearing on this application.

COMMENTS OF THE ENGINEER

Mr. Czerwinski commented that he followed up on the email Chairman Fatcheric sent him regarding the inquiry Mr. Christo made about the right of way into the apartments. Mr. Czerwinski stated that he visited the site and the entrance to the apartments from the Cam's site appears to be as depicted on the approved site map.

COMMENTS OF THE FIRE DEPARTMENT

Mr. Williams stated that the fire department has been in contact with Benderson Development as there are some road issues at Camillus Commons.

COMMENTS OF TOWN OFFICIALS

Bill Davern, 3rd Ward Councilor stated that he is very anxious to see Target come to Fairmount Fair.

Diane Dwire, 5th Ward Councilor commented that she supports the Board and their vision regarding the redevelopment within the Town of Camillus.

COMMENTS OF THE BOARD MEMBERS

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 9:28. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
APRIL 24, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
Lynda Wheat
Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
John Williams, Fairmount Fire Rep.

Approximately 19 others

Chairman Fatcheric called the meeting to order at 7:08 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**Fairmount Fire Department
Site Plan
TP#057.-04-03.1**

Mr. John Williams Jr., Fairmount Fire Department liaison, appeared before the Board to present a site plan. Fairmount Fire Department is proposing to erect a two story 30' x 76' addition to the existing out building located on the west side of the property, currently zoned municipal.

Mr. Williams submitted a letter outlining the proposal. The letter states that the purpose of the addition is to add workout and training areas in that the existing firehouse is cramped for space. The applicant indicated that the first floor would be primarily used as the workout area, and would include restrooms and shower facilities. The second floor would provide a classroom setting inclusive of audio-visual equipment. The Board inquired if there would be an elevator within the building to provide handicapped accessibility. Mr. Williams stated that one would not be installed.

The plan indicated that all materials proposed for the addition would match the existing building; ie: the siding, the roof, and the site lighting. As no additional buffering was proposed, the Board inquired as to the site drainage. The applicant stated that currently there is a natural swale on the west side of the property and sheet drainage on the site, which drains to Chapel Drive.

Ms. Wheat made the motion to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to issue a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Fittipaldi moved to approve the site plan for the Fairmount Fire Department, 4611 West Genesee Street Syracuse, New York, as prepared by W-M Engineers, P.C. dated April 4, 1992, Revised March 27, 2006 and the drawing elevations prepared by B. Dean Johnson, dated December 19, 2005 with no conditions. Mr. Trombetta seconded the motion and it was approved unanimously.

Resubdivision of Lot 1 of Hudson Estates

Sketch Plan

TP#025.-03-07.1

Mr. Glen Peryea of 4803 Limeledge Road Marcellus, NY 13108 appeared before the Board to present a sketch plan for a 3.53± acre parcel of land located on Munro Road, zoned R-2. The applicant is proposing to subdivide the property into two lots, Lot 1A being 1.45± acres and Lot 1B being 2.08± acres.

The applicant is proposing to erect a single-family residence on Lot 1B to be serviced by public water and a private sewer. The applicant has received a letter from James Stelter of the County Department of Transportation stating that after reviewing the proposal, it has been determined that the proposed location of the driveway meets the sight distance requirements for access. A letter from the County Division of Environmental Health has also been received approving the sewage disposal plan.

Mr. Czerwinski reviewed the maps and determined that the property was not located in an Agricultural District.

Mr. Fittipaldi moved to close the sketch plan. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat moved to refer this application to SOCPA. Mr. Trombetta seconded the motion and it was approved unanimously.

The applicant was instructed to complete the preliminary plat application and submit it to the clerk by the end of the week.

Starlight Estates Apartments

Site Plan

TP#015.1-02-03

Mr. James Trasher appeared before the Board on behalf of Robert and Sherry Rocco, the developers, to present a site plan. The plan presented is to erect four apartment buildings, encompassing 9.36± acres and zoned PUD.

The applicants are proposing to erect the structures within the Starlight Estates PUD. The plan depicts four structures, each with a common main entrance and 24 units, totaling 96 units. 72 of the units are proposed to be 2 bedrooms, and 24 units are proposed to be 1 bedroom. The entranceways are proposed from Pegasus Circle, each servicing two buildings. The complex also proposes 6 garage units with 58 parking stalls, a maintenance building, an office, a pool, and a playground. The plan depicts 193 parking spaces, (including the garage spaces) which exceeds the current Town ordinance.

The proposed apartment buildings are 3 stories with a center entrance and elevations at approximately 45ft. high. After an extensive discussion, the Board voiced concerns regarding the height of the structures, as they do not want the building to be overwhelming in scale. Another concern the Board raised was the lack of an elevator and the lack of exits in case of fire. The Board inquired as to the ADA accessibility and the applicant offered that the 1st floor units were accessible. The Rocco's also stated that the building would meet all building codes and have a sprinkler system. After more discussion, the board requested the following be provided:

- Garage unit elevations
- Elevations of all buildings inclusive of the maintenance building
- Photometric study
- Snow storage areas
- Landscaped islands

Palette of materials and colors – (sample boards for all)

The developer requested to schedule a work session with the Board. After a brief deliberation, a work session was scheduled for Wednesday, May 10th at 7:00 pm.

OLD BUSINESS

Country Creek Estates – Winchell Road Preliminary Plat

Mr. Czerwinski stated that he has reviewed the Environmental Inventory Mapping within the Town of Camillus and determined that the unnamed stream is a mapped tributary and therefore, Mr. Szczech will have to comply with the requirements of the Stream Corridor Overlay District. Mr. Szczech notified Mr. Czerwinski that he was reviewing the plans to see if any modifications were necessary to comply with the Stream Corridor Overlay District requirements.

As the public hearing has been closed, the Board requested the applicant file an extension with the clerk due to the stipulation stated in §39.22(J) of the Town's Municipal Code.

Bank of America – Camillus Commons Site Plan TP#066.-01-10.1

Mr. James Churchill of Scheid Architects appeared before the Board to present a site plan on behalf of Bank of America. The applicant is proposing to erect a 3,653± sf bank in the Camillus Commons, to be located on the westerly side of the site near Kasson Road.

Previously, the Board suggested the applicant review architectural details and make some elevation changes. The style of the building which had been previously proposed was not consistent with what the Board wanted to see. The applicant took the Boards' suggestions and worked diligently with Carlie Hanson of QPK Design to design new building elevations. The Board commended the applicant for the revised rendering stating that the building "fits nicely within the Commons".

After a brief discussion, the Board raised concern regarding the access to the bank site from the Kasson Road entrance. The concern raised was that the turning radius into the drive-thru lane from the entrance would not accommodate vehicles. Mr. Czerwinski requested a radius overlay of the drive-thru lane. Additionally, the Board inquired if the Fairmount Fire Department would be able to adequately service this site. Mr. Williams, representing the Fairmount Fire Department stated that the Fire Department could adequately service this property.

Ms. Wheat made the motion to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Fittipaldi made the motion to issue a negative declaration under SEQR. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat motioned to set the professional fees from the Bank of America site plat at \$2,000.00. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to approve the site plan for Bank of America, Camillus Commons, as prepared by Scheid Architects, dated February 14, 2006, plot date April 17, 2006 subject to the Engineers review of the radius overlay of the drive-thru lane. Mr. Heater seconded the motion and it was approved unanimously.

REFERRALS

Refer the proposed amendment to Chapter 30, Zoning, Section 502 (B) (2) by deleting the last two sentences and repealing Section 502 (B) (5) and repealing Section 502 (B) (8) to the Syracuse Onondaga County Planning Agency and the Camillus Planning Board. (Per Planning and Zoning Committee)

After a brief discussion among members of the Board, Mr. Curtin clarified the intent of this proposal. He stated that there is a possibility of a "lifestyle center" being proposed at Hinsdale Road, which would include retail, commercial and residential uses. As Chapter 30 §502 (B) (2) states: A substantial portion of the allowed uses must be residential uses. The remainder of the district may contain any other uses. As the "lifestyle center" does not focus on residential use being a primary, the Town Board is trying to introduce a "modification" into the current ordinance in order to broaden the scope of potential uses.

After that clarification, members of the Board stated that they were more in favor of creating a new district instead of repealing restrictions within the PUD. In lieu of a new district, Mr. Curtin suggested that introducing a new definition within the PUD for a "Lifestyle Center" may be

more noteworthy. He suggested the Board request the Town Board not to take action and request the Town Attorney, Dirk Oudemool be present at the next Planning Board meeting for discussion.

Refer the proposed amendment to Chapter 30, Zoning, Section 1303 (F) (2) by restating “the billboard is at least 350 ft. away from any single family dwelling etc.” and further amend Section 1303 (F) (3) by replacing 1500 ft. with 1000 ft. to the Syracuse Onondaga County Planning Agency and the Camillus Planning Board.

As clarification from the Board was requested, Mr. Curtin stated that it is his understanding that the proposed modifications were being introduced by the Town Board due to the initial calculations done by Lamar Advertising being incorrect for the properties located at 4938 – 4950 W. Genesee St (TP#041.-01-61.2), 3688 Milton Ave (TP#017.-04-48.3) and 3996 Box Car Lane (TP#015.-04-07.1). On good faith, the Town Board, and Planning Board used Lamar Advertisings calculations for those properties, when the calculations were rechecked, it was found that some of the measurements were incorrect, necessitating the modification of the ordinance because they can not physically comply.

After extensive discussion, the Board determined that the recommendation back to the Town Board should be specific for tax parcels 041.-01-61.2, 017.-04-48.3 and 015.-04-07.1, in order for the balance of the ordinance to remain intact with that exception. The Board then advised Mr. Curtin to draft a response to the Town Board.

DISCUSSION

Camillus Commons Fence

Mr. John Wahl, Site Construction – Superintendent for Benderson Development Company, LLC appeared before the Board. Mr. Wahl had previously submitted a letter requesting approval of the fence constructed along the east property line of the Camillus Commons site.

In response to the letter from Mr. Wahl, Mary Ann Coogan, Supervisor of the Town of Camillus contacted Dr. Rubeis, Superintendent of the West Genesee School District who stated he did not have any objection to the fence as Benderson Development stated that they would do a “planting” along the high school side. As such, she stated that the Camillus Town Board has no issue with the placement of the fence and therefore they do not need it removed or altered.

Mr. Curtin interjected that the property is located in a CP zoned district and the Planning Board governs all aspects of the site plan. As the applicant is seeking a modification to the approved site plan, he suggested amending to the plan to accept the fence that has been installed.

Mr. Voss motioned to approve the amended site plan to accept the installation of the fence as it was installed. Mr. Trombetta seconded the motion and it was approved unanimously.

Starlight Estates

Mr. Curtin stated that he has drafted a letter to Steven Primo, Esq., attorney for the developers. The letter stated that it appears that the developer and its sole remaining builder have come to a

mutually acceptable understanding and have concurred with the proposed revisions to the prior approved plan for Phase II of Starlight Estates.

Chairman Fatcheric notified the Board that an informal conceptual meeting between the potential developer for the northern adjacent land and the Town had taken place and there is a potential for future development to tie into the roadways and utilities of this development. In response to comments from Mr. Primo, Mr. Curtin advised those assembled that the Board needs to be advised of all information that could impact this application from a land planning perspective.

As to the modifications that have been made to the plan, the Board was attempting to reach a balance between the single-family units, the patio homes, and the apartments. A theme has been set in terms of the variety of houses and the applicant has come forward with elevations of “cottage style” homes, which have a zero lot line, similar to the patio homes. The applicant has also dealt with the builders and Mr. Crompt has agreed by contract modification to the changes being made as they may affect him. Therefore from a legal standpoint, anything that the Planning Board recommends to the Town Board and in turn the Town Board undertakes to modify the PUD, will not undercut any prior existing relationships without the parties consent.

Mr. Curtin advised the Board to consider the modification of the plan inclusive of the density and the configuration of the plan as it has been modified. Mr. Czerwinski stated that he would need to review the actual engineering drawings regarding the changes to the infrastructure for both the roads and utilities. Otherwise, he stated that there are no issues at this time.

Chairman Fatcheric inquired if the Board members were ready to make a determination on the revisions to the Starlight Estates PUD. The Board motioned as follows:

Mr. Voss – Approve	Mr. Fittipaldi – Approve
Mr. Heater – Approve	Mr. Flaherty – Approve
Ms. Wheat – Approve	Chairman Fatcheric – Approve
Mr. Trombetta – Abstain	

Therefore, the Board instructed Mr. Curtin to draft a positive response to the Town Board.

Camillus Commons Streetscape

Chairman Fatcheric stated that Supervisor Coogan has requested a statement from the Planning Board regarding exact location Benderson Development Corporation, LLC was to have installed the streetscape at the Camillus Commons. Chairman Fatcheric requested Mr. Curtin and Mr. Czerwinski to draft a response to Supervisor Coogan.

Mr. Curtin stated that it was his recollection that granite was an integral part of the streetscape that included the Kasson Road and West Genesee Street portions of the project and granite is detailed on the Town streetscape plan. The Town streetscape detail plan was what the Planning Board referred to and Benderson agreed to adhere to it. That was in addition to the approved site plan as a lot of the streetscape is located off site within the right of way.

Chairman Fatcheric requested Mr. Curtin place the above mentioned in writing, as the plan is not in compliance with the approved plan.

Camillus Commons

Chairman Fatcheric stated that he has received a letter from the Fairmount Fire Department concerning the Camillus Commons, which derives from code interpretations and actual physical limitations to being able to get fire apparatus into the Camillus Commons. The main concern was the Vanida Drive entrance; specifically the right hand turn heading toward The Bon-Ton. Another concern was the right turn only from Kasson Road near Wal-mart. Chairman Fatcheric stated that he has been in contact with Benderson Development Corporation and they have stated they will get this resolved to the Town and Fire Department's satisfaction.

Mr. Czerwinski stated that he would schedule a meeting with John Wahl of Benderson Development, Paul Pelton of West Genesee Central School District and Chief Gilbert of the Fairmount Fire Department to rectify the situation. He also stated that he is frustrated with Benderson Development as the changes were made without the Planning Board or any Town Official being notified.

Chairman Fatcheric requested a motion to move into executive session to discuss a personnel issue. Mr. Trombetta motioned to move into executive session, seconded by Mr. Flaherty and approved unanimously.

Mr. Fittipaldi motioned to return to regular session, seconded by Mr. Heater and approved unanimously.

Chairman Fatcheric notified the Board that Town Board has decided to appoint an alternate member to the Planning Board. The Town Board will be appointing Mr. Williams as the Planning Board alternate member.

MINUTES OF THE PREVIOUS MEETING

Mr. Fittipaldi moved to approve the minutes of the meeting of April 10, 2006. Mr. Voss seconded the motion and it was unanimously approved.

CORRESPONDENCE

Copies of the Town Board meeting minutes from April 11, 2006 were received.

Updated copies of the Chapter 30 Town Ordinance were received.

A voucher was received from Barton & Loguidice, P.C. for the services performed from January 22, 2006 – March 26, 2006 for \$4,824.57, \$4,027.57 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater, seconded by Mr. Flaherty, and approved unanimously.

A voucher was received from John Fatcheric for Planning Board supplies for \$62.76. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Heater, and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin stated that he has received a response from SOCPA regarding the Powers application and is waiting for some additional clarification. Once he receives the clarification, he will advise the Board of SOCPA's comments.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE FIRE DEPARTMENT

Mr. Williams had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

The Board welcomed Mr. Williams in his new appointment.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 10:18. Mr. Heater seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
MAY 8, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
Lynda Wheat

NOT PRESENT

Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Dave Callahan, 6th Ward Councilor
John Williams, Fairmount Fire Rep.

Approximately 25 others

Chairman Fatcheric called the meeting to order at 7:08 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**Maestri Manor Extension Lots 1 & 2
Lot Line Realignment
TP#025.-03-29**

Mr. John Szczech appeared before the Board to present a Lot Line Realignment for the properties located at 4019 Old Stone Lane and 4020 Old Stone Lane. Both properties are zoned R-2.

The original approval depicted Lot 1 to be 70.0± acres and Lot 2 to be 20.2± acres. Since that time, the developer has found buyers for both lots and is requesting this proposal to accommodate their collective needs. The proposal indicates Lot 1 (4019 Old Stone Lane) to be 49.89± acres and Lot 2 (4020 Old Stone Lane) to be 40.33± acres. Old Stone Lane is to provide access to Lot 2 while Howlett Hill Road is to provide access to Lot 1. The applicant has provided a letter from the County Department of Transportation approving the driveway access along Howlett Hill Road.

Ms. Wheat made the motion to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare a negative declaration under SEQR. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to approve the lot line realignment as shown on the map for the Maestri Manor Extension Lot Line Realignment, Part of Military Lot 99 and 100, Town of Camillus as prepared by Survey Systems dated May 1, 2006 with the following condition:

1. Receipt of a copy of the recorded deed upon transfer of property.

Mr. Trombetta seconded the motion and it was unanimously approved.

Casual Male - 3514 W. Genesee St

Site Plan

TP#047.-05-22.2

Ms. Susan Wolanin of Color Ad Sign Corporation appeared before the Board on behalf of Casual Male located at 3514 West Genesee Street. The subject property is zoned C-1

The applicant is proposing to remove the existing awning and reinstall one (1) illuminated canopy sign and replace the Lexan faces on one (1) free standing illuminated double sided sign. The square footage of the proposed canopy sign is 33.75 sf, which is below the maximum sign allowance of 35 sf. As Casual Male has changed its corporate logo and color, the proposed canopy is shown in blue with white lettering. The lights shown are to be inside the canopy, which will create no additional light spillover onto West Genesee Street.

As the Short Environmental Assessment Form was not completed properly, Mr. Curtin advised the Board that they could make the necessary modifications to it on behalf of the applicant.

Chairman Fatcheric inquired if any professional fees would be incurred on this application. Mr. Curtin and Mr. Czerwinski stated that professional fees could be waived.

Ms. Wheat made the motion to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to declare this application an unlisted action under SEQR. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to approve the site plan for the Casual Male located at 3514 West Genesee Street to install an illuminating canopy sign and replace the Lexon faces on one free standing illuminating double-sided sign. Ms. Wheat seconded the motion and it was approved unanimously.

OLD BUSINESS

M & M Hill Subdivision – Warners Road Preliminary Plat & Final Plat TP #007.-05-06.1 & 007.-05-06.6

Mr. Richard McVeen appeared before the Board to present a preliminary plan for a subdivision located on Warners Road, zoned R-1 and RR.

Mr. Curtin read the following into the record regarding the County's referral back to the Camillus Planning Board; "now therefore be it resolved, that the Onondaga County Planning Board recommends the following modifications to the proposed action prior to local board approval of the proposed action:

1. A single driveway, which must meet the requirements of the Onondaga County Department of Transportation, shall be permitted on Warners Road to service both proposed lots.
2. No further subdivision shall be permitted for either lot, which must be noted on the filed subdivision plan".

Mr. Curtin observed that the County's comment regarding "no further subdivision shall be permitted for either lot, which must be noted on the filed subdivision plan" is a Town issue not a County issue and inquired if the Board wanted to require such a note on the plan. He stated that it is understood that lots are being created by way of this application and they cannot be re-subdivided without Planning Board review and approval. Therefore, if the Board is to consider waiving the second comment, a super majority vote would be required and then Mr. Curtin would need to be directed to respond to the County as to why the Board overrode their recommendation.

Mr. Flaherty made the motion to override the County's recommendation regarding no further subdivision shall be permitted for either lot, which must be noted on the filed subdivision plan. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to declare this application an unlisted action under SEQR. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Heater made the motion to declare a negative declaration under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Heater motioned to waive the public hearing for this application. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to approve the preliminary plat application for M & M Hill Subdivision. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Flaherty made the motion to waive the parkland fees associated with this application. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to approve the final plat of the M & M Hill Subdivision, Part of Lot 54, Town of Camillus subject to receipt and review of final maps by Planning Board staff. Mr. Heater seconded the motion and it was approved unanimously.

Country Creek Estates – Winchell Road Preliminary Plat

Mr. John Szczech appeared before the Board to present a revised preliminary plat. The applicant has revised the plan in order to comply with the Stream Corridor Overlay District requirements as referenced by the Nine Mile Creek Council report. As such, the plan depicts 41 lots, in that one Lot was lost due to the required additional 52 ft. buffer area on each side of the creek.

Mr. Heater inquired if there were two streams located on the property. Mr. Szczech stated that there are two but only one (1) is located within overlay district, as the stream to the west, located adjacent to the property line is not listed on the County's map and does not require buffering. Mr. Czerwinski concurred with the applicant that it is not listed on the county map.

After a brief discussion, Mr. Curtin requested a copy of the proposed covenants to be placed on the property regarding the stream, the buffer areas and other items of interest prior to any approvals being granted.

Mr. Flaherty inquired as to the status of the wetland delineation. Mr. Szczech stated that the property has been flagged and the surveyor is currently noting the flags on his survey. The Board requested a copy of the wetland delineation be provided prior to any approvals being granted.

As the public hearing has been closed, the Board requested the applicant file an extension with the clerk due to the stipulation stated in §39.22(J) of the Town's Municipal Code.

Kandon, LLC – 5302 – 5304 W. Genesee St Site Plan TP# 035.-06-22 & 035.-05-23.1

Mr. Patrick Donegan appeared before the Board to present a revised site plan for the property located at 5302 – 5304 West Genesee Street.

Previously the Board had requested the applicant provide color renderings and samples for Dunkin Donuts as Lenox grey with brick for the building and solid burgundy awnings were proposed. The applicant provided the color renderings and samples for the Boards review and comment. The Board expressed their collective approval of the elevation changes. The Board had also requested the applicant provide the following on the revised site plan:

- The details of the calming island
- Granite curbing use to be continued along the entrances and wrap around the parking islands.
- Granite curbing to be used in the area between Wendy's and Dunkin Donuts
- The snow storage area to be shown
- Granite curbing to be used in all high profile areas

After review of the revised site plan, the Board determined that although some items were portrayed on the revised plans, items still outstanding were the curbing and the calming island detail.

The Board supplied the applicant a “marked up” site plan that identified locations where they suggested granite curbing be installed. The applicant inquired if concrete curbing could be installed around the Dunkin Donuts building as the curbing would be integrated with the sidewalk. The Board stated that would be acceptable.

After a brief discussion, the Board had numerous questions regarding the calming island and requested more specific detailing, specifically lane widths and how it would blend into the neighborhood. Mr. Donegan stated that he plans to meet with the Highway Superintendent to review the details of the calming island as the Fire Department requested the width of the driving aisles to be extended to accommodate fire apparatus. He stated that the final design would be approved by Mark Pigula, Town of Camillus Highway Superintendent.

Additionally, the applicant stated that there has been a minor revision to the site plan regarding the entrances along West Genesee Street. The County Department of Transportation has revised the main entrance to be full access ingress and right turn only egress. This revision also adjusted the right turn only exit farther to the west, which added a parking space. As the Board reviewed the revised site plan, they requested the applicant provide the square footage of both Dunkin Donuts and Wendy’s in order to determine the minimum parking requirements for the site.

Mr. Czerwinski stated that the lighting plan complies with the Town’s guidelines.

As the drainage, curbing, and calming island detail were still outstanding, Chairman Fatcheric stated that the application review process would be continued.

**Target Store – Fairmount
Site Plan
TP#048.-01-01.1**

Ms. Terresa Bakner, attorney for Benderson Development L.L.C. appeared before the Board to present a revised site plan. The proposal is to build a Target retail store in the Fairmount Fair shopping plaza.

Ms. Bakner stated that she has submitted a letter dated May 2, 2006, which addresses the concerns the Board identified at the work session of April 18, 2006. She also stated that a letter from Target regarding the cart corrals and site maintenance also has been submitted for the Board’s review.

As the Board had requested photograph’s of the proposed building, Ms. Bakner stated that the proposed building is a prototype and there are not any completed buildings of this type at this time. Therefore, Benderson Development has submitted 3-D computer simulated graphics of the proposed building within the site.

Mr. James Rumsey, architect for Benderson Development outlined the color plate and materials proposed for the building which are red aluminum at the entrance area and earth toned quick brick for the remaining building as used at the Camillus Commons. The Developer has proposed

sidewalk planters with evergreen trees adjacent to the storefront and landscaped islands within the parking area. The applicant has included sidewalks and pavers to be installed along West Genesee Street to coincide with the streetscape design.

Additionally, the roof and roof units are both proposed to be earth tone colors (a light brown/tan, beige) to blend with one another.

Mr. Chris Wood of Carmina & Wood detailed the landscaping plan. The developer has proposed to plant 23 pine trees along Onondaga Road adjacent to the property line, which will eventually provide screening from Onondaga Road however, no trees, will be planted in the sanitary sewer easement.

In order to accommodate the request for more green space within the parking area, the developer has proposed to place 21 5 ft. x 5 ft. planter island diamonds with 17 trees in the parking area four of the "diamonds" would accommodate light poles. Additionally, the plan has been modified to depict 12 light poles, at 28 ft. in height. The wattage of the fixtures has been reduced from 1,000 watts to 750 watts.

Mr. Czerwinski stated that as the light poles have been lowered, the pole height does comply with Town Ordinances however, the fixtures are brighter in the parking lot than the lighting guideline recommends. He then stated that although the fixtures are brighter, the edge of the parking lot is in compliance regarding the light spillage and therefore he does not feel that this is an issue as portrayed on the new photometric study.

The plan also depicts a 12 ft. monument sign be located at the corner of West Genesee Street and Onondaga Road advertising Target. After some discussion, the Board requested the monument sign to be constructed of brick to match the Target building.

Mr. Flaherty inquired if it has been concluded that the parking spaces remain 9 ft. x 18 ft. Mr. Curtin stated that he is in the process of researching information in order to draft an opinion letter, which would include case laws and related decisions. The Board has received a letter from Ms. Bakner that does make a very compelling case to leave the parking spaces in their present conformation and size.

Steve Aldrich of FRA stated that they were in the process of revising the traffic study based on the County's comments.

Ms. Wheat made the motion to refer this application to SOCPA. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to set the public hearing for May 22, 2006 at 7:00 pm for this application. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to set the professional fees for this application at \$3,000.00. Mr. Trombetta seconded the motion and it was approved unanimously.

**Fairmount Fair Subdivision
Preliminary Plat
TP#048.-01-01.1**

Ms. Wheat made the motion to refer this application to SOCPA. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to set the public hearing for May 22, 2006 at 7:00 pm for this application. Mr. Heater seconded the motion and it was approved unanimously.

Westshire Subdivision

Mr. Paul Cappuccilli and Mr. Kurt Strohman representing Camex, LLC and Ike Dixon, LLC appeared before the Board for an informal update of the Westshire Subdivision. The developers wished to disclose that after much deliberation, they have contracted with Ryan Homes to build the homes located in Westshire Subdivision. Ryan Homes will be required to adhere to the landscaping requirements previously agreed upon by the Developer.

REFERRALS

Refer the proposed amendment to Chapter 30, Zoning, Section 502 (B) (2) by deleting the last two sentences and repealing Section 502 (B) (5) and repealing Section 502 (B) (8) to the Syracuse Onondaga County Planning Agency and the Camillus Planning Board. (Per Planning and Zoning Committee)

Previously, the Board requested to meet with the Town Attorney, Dirk Oudemool to clarify the referral. An informal meeting did take place in which Mr. Oudemool was able to clarify the Board's concerns. After a brief discussion, and additional clarification from Mr. Curtin, the Planning Board requested Mr. Curtin to draft a response back to the Town Board.

DISCUSSION

Mr. Curtin stated that he sent a letter to Terresa Bakner regarding the Camillus Commons curbing.

Chairman Fatcheric commented that the Planning & Zoning Committee meeting is scheduled for May 10, 2006 at 6:00 pm and the Starlight Estates Apartment work session is scheduled on May 10, 2006 at 7:00 pm.

MINUTES OF THE PREVIOUS MEETING

Mr. Fittipaldi moved to approve the minutes of the meeting of April 24, 2006. Mr. Trombetta seconded the motion and it was unanimously approved.

CORRESPONDENCE

Copies of the Town Board meeting minutes from April 25, 2006 were received.

A voucher was received from Continuum for \$74.55, which is for the maintenance agreement from 7/1/06-7/1/07 for the VW-210 Voicewriter 210. Motion to approve payment was made by Mr. Heater, seconded by Mr. Trombetta, and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski stated that he has spoken with Chief Gilbert of the Fairmount Fire Department and a meeting has been scheduled with Benderson Development Company to resolve the issues at Camillus Commons. He will update the Board at the next meeting.

COMMENTS OF THE FIRE DEPARTMENT

Mr. Williams had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

The Board members had no comments this evening.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 10:17. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
MAY 22, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
Lynda Wheat
Martin Voss

John Williams, Alternate

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Bill Davern, 3rd Ward Councilor
Diane Dwire, 5th Ward Councilor
Dave Callahan, 6th Ward Councilor

Approximately 25 others

Chairman Fatcheric called the meeting to order at 7:08 PM, followed by the Pledge of Allegiance.

PUBLIC HEARING

**Fairmount Fair Subdivision
TP#048.-01-01.1**

This public hearing is to consider the subdivision of the Fairmount Fair plaza. Ms. Wheat made the motion to waive the reading of the notice of publication and legal description as advertised. Mr. Trombetta seconded the motion and it was approved unanimously.

The complete transcript of this public hearing as prepared by a public stenographer is attached.

Ms. Wheat made the motion to close this public hearing. Mr. Fittipaldi seconded the motion and it was approved unanimously.

**Target Store – Fairmount Fair
TP#048.-01-01.1**

This public hearing is to consider the site plan for a Target retail store at the Fairmount Fair shopping plaza. Ms. Wheat made the motion to waive the reading of the notice of publication and legal description as advertised. Mr. Trombetta seconded the motion and it was approved unanimously.

The complete transcript of this public hearing as prepared by a public stenographer is attached.

Mr. Flaherty motioned to close this public hearing, Ms. Wheat seconded the motion and it was approved unanimously.

NEW BUSINESS

Jeanine Schibeci – 303 Chapel Drive Special Use Permit TP#056.-01-03

Jeanine and Bart Schibeci appeared before the Board as referred by the Zoning Board of Appeals to request a special use permit. The applicant desires to conduct as a home occupation a one-chair hair salon out of the basement of her residence. The property is located at 303 Chapel Drive and zoned R-3.

Currently, there is a side entrance to the basement, which would serve as the primary entrance to the salon. As that entrance is not handicapped accessible, access through a rear entrance is available by way of a paved walkway. As the applicant intends to operate her home business “by appointment only” no signage is being requested. The applicant advised that currently there is room to park five vehicles in the driveway and as she would be the sole employee, on-street parking is not anticipated. The hours of operation are proposed between 9:00 am and 7:00 pm. Presently, there are two outside lights, one adjacent to the driveway, and one above the entranceway. Installation of motion detection lighting is also proposed at the rear entrance. The area of the basement the applicant intends to convert is a 15’ x 15’ section. As the total square footage of the home is 2,464 sf, the area to be used is well below the twenty-five per cent of the habitable floor area of the dwelling unit allowed by the zoning ordinance for special uses.

After a brief discussion, the Board requested the applicant provide photographs of the front, side, and rear of the residence, in order to ascertain the layout of the property as they are concerned with public safety issues. Additionally, Mr. Curtin stated that the exhibits to the application should properly reflect existing conditions. Therefore the survey should be updated to reflect those changes onsite. It is required that the Planning Board examine all the existing conditions and determined there are not any site issues that would adversely affect this application

The Board requested Mr. Curtin draft a letter to the Zoning Board of Appeals requesting them to hold this public hearing open.

This applicant was advised that this application would be continued on the June 12, 2006 agenda.

Golden Meadows Subdivision – Section 4 Final Plat TP#010.-05-27.1

Mr. John Szczech appeared before the Board to present a final plat for the Golden Meadows Section 4 Subdivision. The applicant is proposing 33 residential lots for this section of the subdivision.

Mr. Szczech stated that the utilities have been installed, Golden Meadows Way and Goldenrod Lane have been extended to service the subdivision, the sub base of these roadways have been installed, and that the roadways should be paved by the end of the month.

Mr. Trombetta referred to the subdivision guideline regarding the stipulation that trees are planted every 50 feet within a new subdivision and inquired as to who oversees the regulation of this guideline. Mr. Szczech stated that each property has covenants stating that within the first year of occupancy, the owner is obligated to plant one tree. Mr. Curtin inquired as to who enforces this covenant. After a brief discussion, Mr. Szczech stated that he, as the architectural control committee would be the responsible enforcement agency. He also stated that the covenants to be placed on Golden Meadows Section 4 would be the same as those placed on Golden Meadows Sections 1, 2, and 3. Mr. Curtin suggested that the Board recommend Conditional Certificates of Occupancy be issued by Code Enforcement when landscaping (inclusive of installation of trees), grading, and seeding are not completed per subdivision regulations.

Ms. Wheat made the motion to approve the Golden Meadows Section 4 Subdivision final plat as shown on the maps drawn by David S. Love, P.L.S., dated November 1, 2005, subject to engineering review. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to assess Parkland Fees for thirty three (33) lots in the amount of \$200.00 per lot for a total of \$6,600.00 for the Golden Meadows Section 4 Subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

OLD BUSINESS

Resubdivision of Lot 1 of Hudson Estates Preliminary Plat TP#025.-03-07.1

Mr. Glen Peryea of 4803 Limeledge Road Marcellus, NY 13108 appeared before the Board to present a preliminary plat for a 3.53± acre parcel of land located on Munro Road, zoned R-2. The applicant is proposing to subdivide the property into two lots, Lot 1A being 1.45± acres and Lot 1B being 2.08± acres.

As this application was referred to the Onondaga County Planning Board, the following resolution was received back from them: "Now therefore be it resolved, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board."

Ms. Wheat motioned to waive the public hearing for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta motioned to declare the Town of Camillus Planning Board as lead agency. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Flaherty made the motion to declare a negative declaration under SEQR. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the preliminary plat application for Resubdivision of Lot 1 of Hudson Estates Subdivision. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat motioned to waive parkland fees on this application, seconded by Mr. Trombetta and approved unanimously.

After a brief discussion, Mr. Curtin advised the applicant that a final plat application would need to be completed for this application. Additionally, the County Department of Transportation will require review of access location(s) prior to the filing of the subdivision final plan.

Mr. Fittipaldi motioned to approve the final plat of the Resubdivision of Lot 1 of Hudson Estates Subdivision subject to receipt of a completed final plat application and approval of the access location by the County DOT. Mr. Trombetta seconded the motion and it was approved unanimously.

Country Creek Estates – Winchell Road Preliminary Plat

Mr. John Szczech appeared before the Board to present a revised preliminary plat. The applicant has revised the plan in order to comply with the Stream Corridor Overlay District requirements as referenced by the Nine Mile Creek Council report. As such, the plan depicts 41 lots, in that one lot was lost due to the required additional 52 ft. buffer area on each side of the creek.

Previously, the Board requested a copy of the proposed covenants to be placed on the property regarding the stream, the buffer areas and other items of interest, the wetland delineation, and for the applicant to file an extension with the clerk due to the stipulation stated in §39.22(J) of the Town's Municipal Code. The applicant has provided the above referenced information for the Board's review.

Mr. Curtin stated that after reviewing the covenants, he recommends that they be modified due to the sensitivity of the area. They need to be far more specific with regard to identifying the lots that are affected by the overlay district, inclusive of what can and cannot occur within the context of those areas and identifying those areas that are not to be disturbed while defining what disturbance means. Additionally, the information would not only need to be noted on the subdivision plan but also on the individual surveys for the specific lots in question and enumerated in the covenants themselves. Lastly, if a violation occurs, the enforcement technique would be by way of the Code Enforcement Officer of the Town of Camillus and the Town Court. Mr. Curtin stated that he would like to confer with the Code Enforcement Officer and the Town Attorney because the Town Board may need to consider the creation of a new local law. Mr. Szczech requested Mr. Curtin contact his attorney to discuss the requested modifications to the covenants.

Mr. Szczech stated that the full wetland delineation engineering report is forthcoming.

Kandon, LLC – 5302 – 5304 W. Genesee St
Site Plan
TP# 035.-06-22 & 035.-05-23.1

Ms. Christianne Radziewicz, representing Kandon, LLC, appeared before the Board to present a revised site plan for the property located at 5302 – 5304 West Genesee Street.

Previously the Board had requested the applicant to provide the details of the calming island, continue granite curbing use along the entrances and wrap around the parking islands, install granite curbing in the area between Wendy's and Dunkin Donuts, identify the snow storage area, and install granite curbing in all high profile areas.

Ms. Radziewicz stated that they have revised the calming island by reducing the center to 5' and enlarging the driving aisles to 14' on each side. The calming island details red 4" x 8" x 3" Unilock Holland concrete pavers with a granite transition strip. The island itself is to be landscaped with Pontentilla shrubs and perennials (daylilies). Mr. Williams advised the Board that the Fire Chief of the Fairmount Fire Department found the 14' driving aisles acceptable to accommodate their fire apparatus. Ms. Radziewicz also stated that granite curbing would be installed within the site as requested.

Landscaped brick monument signs are depicted on the site plan for both Wendy's and Dunkin Donuts. As Mr. Flaherty inquired as to the square footage of those signs, Mr. Curtin stated that the applicant has responded favorably to the request by the Board to install monument signs and create a base around which landscaping can be planted. He suggested calculating the signage alone, which is 27± sf. and not the base structure.

Mr. Czerwinski stated that the drainage plans have been reviewed and found to be acceptable.

Mr. Curtin commented that the Board is concerned whether Wendy's is "in or out" of this project as the Board is aware of rumors. He clarified for the applicant that if for any reason either Wendy's or Dunkin Donuts withdraw from this project, that portion of the site plan could not be developed without coming back before the Board for further review and approval.

Ms. Wheat motioned to declare this application an unlisted action under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare a negative declaration under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta motioned to approve the site plan application for Wendy's and Dunkin Donuts, 5302 – 5304 West Genesee Street as shown on the plan dated May 16, 2006 as prepared by Clough, Harbour & Associates LLP subject to the merging of the parcels. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat motioned to assess professional fees in the amount of \$3,750.00 for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Starlight Estates Apartments
Site Plan
TP#015.1-02-03

Mr. Tom LoTurco of Clough Harbor and Associates appeared before the Board on behalf of his clients, Robert and Sherry Rocco to present a revised site plan. The plan presented is to erect four apartment buildings, encompassing 9.36± acres and zoned PUD.

Based on comments received during the work session of May 10, 2006, the applicant has revised the site plan to incorporate those items. The revisions include the addition of landscaping along the entrance to the apartment complex from Pegasus Circle, which creates a more advantageous traffic flow, adding pedestrian walking areas within the infrastructure of the apartment complex through use of plantings and grass, which would allow pedestrian access throughout and the addition of a shower area near the pool and common areas.

The applicant resubmitted elevation plans for the proposed garage units, which now depict three (3) gables with three (3) cupolas on each building. Each garage building also houses storage units in the center. Lease agreements will outline and enforce allowable items stored within the building.

The applicant stated neither the landscaping plan nor the photometric plan has been completed at this time, but offered that the landscaping plan will be based upon the original concept for the patio homes.

Mr. Williams stated that the site plan had been reviewed by the Fairmount Fire Department and they have requested that the developers provide a surfaced base driveway with 6" of dirt on top of it at the northern corner of Phase 1, adjacent to Apartment Building 2B. He stated that this area would not have to be blacktopped as the surfaced base driveway would allow the fire department to access the back and rear corners of the building.

Mr. Czerwinski commented that he has completed the initial review of the Construction Drawings dated April 19, 2006 and forwarded written comments/concerns to James Trasher of CHA on May 19, 2006.

Mr. Curtin stated that this application is part of the original referral to the Onondaga County Planning Board and therefore does not need to be referred again to SOCPA.

This application will be continued.

P & C – Camillus Mall
Signage

Mr. Thomas Kerns, Director of Real Estate for the Penn Traffic Company appeared before the Board to request a modification of the exterior signs for the P & C Supermarket within the Camillus Commons.

The signage to be replaced is located on the front and side of the structure. Currently, the square footage of the sign is 212 sf., the proposal reduces the total square footage of the signage to 209 sf. The new signage proposed is to be low voltage LED lighting that is internally illuminated.

Previously, the Planning Board received an application requesting changes to the façade and signage. Due to the scheduling of a “grand reopening” for P & C on June 10th, ample time is not available to complete the façade and therefore the applicant is requesting the signage only be approved at this time. Chairman Fatcheric requested that applicant provide the Board with a timeframe with regard to when they would be back before the Board requesting the façade improvements. He stated that the Board was encouraged that they had contacted the architect recommended by the Planning Board as the building is situated on the corner of Kasson Road and West Genesee Street, in a high profile area. The chair encouraged the applicant to complete the entire project. Mr. Kerns stated that P & C has economic concerns at this time and could not speak for the company. The interior renovations were more costly than anticipated, however, he does anticipate being back before the Board with the façade changes.

Mr. Curtin stated that from a legal perspective, this is a minor change. The applicant understands that this is a special request due to an untimely submission, that the Town agreed to accept. He also shared the comments of the Board Chair in that the Planning Board was very encouraged by the willingness and commitment by the applicant to modify the elevations of the building. He encouraged the applicant and the company to complete the endeavor in the very near future.

Ms. Wheat motioned to approve the sign changes as submitted by Kassis Superior Signs, dated January 24, 2006 PL#8146. Mr. Trombetta seconded the motion and it was approved unanimously.

Bank of America – Camillus Commons

Chairman Fatcheric stated that Jim Churchill contacted him regarding the height of the roof of the Bank of America located in Camillus Commons. It appears that there is a lease restriction that stipulates the maximum height of the building can not exceed 27 ½ feet and there is a small section of the proposed Bank of America roof that exceeds it, that they were not aware of at the time of approval.

Mr. Fittipaldi made the motion to approve the field changes that conform to the zoning ordinance for the Bank of America site plan as portrayed on the map dated May 11, 2006. Mr. Voss seconded the motion and it was approved unanimously.

DISCUSSION

PUD – Referral to Town Board

Chairman Fatcheric inquired if Mr. Curtin had the opportunity to draft the recommendation to the Town Board from the Planning Board on the proposed changes to the PUD. Mr. Curtin stated that the recommendation was completed and would be forthcoming for the Town Board meeting of May 23, 2006.

Target Site Plan

Chairman Fatcheric stated that Benderson Development LLC would need to submit a formal revised site plan for the proposed changes to the overall site plan specifically the main entrance and the driveway to the west of the entrance. Additionally, the Board agreed that granite curbing would be requested for the main entranceway, the tree diamonds, and any new curbing.

Nine Mile Creek Conservation Council

Chairman Fatcheric stated that the Nine Mile Creek Conservation Council has contacted him to request copies of maps for applications that may affect Nine Mile Creek. After much deliberation, Mr. Curtin stated that although the Council has raised some good issues for the Planning Board to consider and they had legitimate concerns, they should not be treated as a body that the Board is seeking consent from. He advised the Board that the Council is monitoring the applications in the areas that they are sensitive to, they would also be monitoring the agenda. All applications are of public record and can be viewed in the Clerk's office or obtained through the Freedom of Information Law (FOIL).

MINUTES OF THE PREVIOUS MEETING

Mr. Fittipaldi moved to approve the minutes of the meeting of May 8, 2006. Mr. Trombetta seconded the motion and it was unanimously approved.

CORRESPONDENCE

Copies of the Town Board meeting minutes from May 9, 2006 were received.

A voucher in the amount of \$573.60 was received from QPK Designs for the Bank of America site plan in which all is recoverable. Motion to approve payment was made by Mr. Heater, seconded by Mr. Voss, and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Williams stated that he attended his first 8-hour Planning Board education class in Monroe County.

Mr. Trombetta stated that the Board should be commended for all their endeavors within the Town as he referred to a recent newspaper article written about the Town of Camillus and all its new development.

Ms. Wheat commented that she is disappointed with the signage at Nextel and Casual Male.

With no further business to come before the Board, Mr. Fittipaldi moved to adjourn the meeting at 9:58. Mr. Voss seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

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1 (1st) Robinson

2 CHAIRMAN FATCHERIC: First item on the
3 agenda, we have two public hearings this
4 evening, the first one will be Fairmount
5 Fair subdivision. And it's a public hearing
6 to consider the subdivision of the Fairmount
7 Fair Plaza.

8 Is there a motion to waive the reading
9 of the notice of publication and legal
10 description as advertised?

11 PB MEMBER WHEAT: So moved.

12 PB MEMBER TROMBETTA: Second.

13 CHAIRMAN FATCHERIC: Any discussion? All
14 in favor? Opposed. So carried. I'll ask
15 the applicant to step forward and give your
16 name and address for the record and make
17 your entire presentation for the benefit of
18 this board and any interested public.

19 SR VP ROBINSON: Thank you, Mr. Chairman.
20 My name is Donald Robinson, I'm senior
21 vice-president with Benderson Development
22 Company, my office is at 570 Delaware Avenue
23 in Buffalo, New York. And with me tonight
24 is Chris Wood, who is our project engineer
25 and Jim Rumsey, who is our project architect.

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(1st) Robinson

And in a moment I'll be asking them to take the lead and explaining what we intend with the plaza.

But the long and the short of it is, is that this is a very critical piece in the continued revitalization of the commercial corridor along West Genesee Street, as we begin to see Wal-Mart leave Fairmount Fair and move up to Camillus Commons.

The proposal before you is to allow us to subdivide a parcel of land, including the existing Wal-Mart building, and sell that to Target so that they can open up a prototypical Target store where the Wal-Mart store did stand.

And part and parcel of that is that the Wal-Mart building, which as many of you recall was a Caldor building, will at last be put in its grave, it will be scrapped and there will be a brand new building put in its place.

That allows us the to do some salutary additions to the plaza. For example, the loading facility, as you now look at as you

1

(1st) Robinson

2

drive up and down West Genesee Street, it

3

will be on the other side of the building

4

and will be much less visible. In fact

5

going east to west you won't see it at all.

6

Also there will be no outside sales

7

facilities in the Target store, whereas the

8

Wal-Mart store has it. So there is a number

9

of positive aspects of this, but most

10

importantly its gets us a very very high

11

quality retailer to anchor the shopping

12

center, and we'll continue to make Fairmount

13

Fair, with the Target at the west end, and

14

the Wegmans at the east end, Fairmount Fair

15

will continue to be a very viable commercial

16

enterprise, to the benefit of everyone in

17

the community.

18

So that being said, by way of an

19

announcement, I'd like at this time to ask

20

Chris Wood, our project engineer, with your

21

indulgence Mr. Chairman, to step up and walk

22

you through exactly what the plan looks like

23

from an engineering perspective.

24

CHAIRMAN FATCHERIC: Mr. Robinson, for

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the matter of record, we have two public

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(1st) Wood

hearings. So what we're doing for the first one, will be simply the subdivision. Just go through the subdivision, we'll take comments, close that hearing and then open up one for the site plan.

SR VP ROBINSON: That will be fine. Okay.

CHRIS WOOD: Good evening. For the subdivision portion of our project Fairmount Fair is approximately 45 acres. We're proposing to subdivide out the Target parcel, which is 11.69 acres, which exceeds the 10 acre requirement for the C P zoning. And that leaves about 33.8 acres for the remainder of the Fairmount Fair Plaza.

The proposed subdivision line is located here. It's this black dash line and returns back to Onondaga Road. So this portion right here would be the Target parcel, 11.69. The remainder, including this leg of it, and the remainder of that is the 33.8, which will remain part of Fairmount Fair. Is there any other questions regarding the subdivision portion?

CHAIRMAN FATCHERIC: I'll now ask the

1 (1st) Board

2 board if there is any questions. Linda?

3 PB MEMBER WHEAT: No questions at this

4 time.

5 CHAIRMAN FATCHERIC: John?

6 PB MEMBER TROMBETTA: No questions.

7 CHAIRMAN FATCHERIC: Dick?

8 PB MEMBER FLAHERTY: I have no

9 questions.

10 CHAIRMAN FATCHERIC: John?

11 PB MEMBER HEATER: I have no questions.

12 CHAIRMAN FATCHERIC: Don?

13 PB MEMBER FITTIPALDI: No questions at

14 this time.

15 CHAIRMAN FATCHERIC: Marty?

16 PB MEMBER VOSS: No.

17 CHAIRMAN FATCHERIC: John?

18 PB MEMBER WILLIAMS: No, sir.

19 CHAIRMAN FATCHERIC: Are there any

20 questions or comments from the board's

21 engineer?

22 ENGR. CZERRWINSKI: No.

23 CHAIRMAN FATCHERIC: Are there any

24 questions or comments from the board's

25 attorney?

1 (1st) Davern

2 MR. CURTIN: I would concur that the
3 representation that has been made by Mr.
4 Wood conforms with the zoning requirements
5 from a legal standpoint.

6 CHAIRMAN FATCHERIC: Thank you. Are
7 there any town officials present in the
8 audience that have questions or comments
9 regarding this application?

10 THIRD WARD COUNCILOR DAVERN: Bill
11 Davern, Third Ward Councilor. I'm really
12 pleased to see what's going on down there.
13 And in the meantime I've been out and about,
14 to let you know, and so far it's been like
15 almost a hundred percent. And everyone is
16 looking forward to hopefully this will work
17 out and Target will come to town.

18 The other thing I did have a question,
19 we've discussed in our PUDs that if this is
20 subdivided I don't remember who would still
21 be controlling over the interests of keeping
22 this plowed and maintained, whether
23 Benderson would still do that? I believe
24 that's the agreement we have.

25 CHRIS WOOD: That's the agreement that

1 (1st) Lonergan

2 they have with Target.

3 COUNCILOR DAVERN: That was the main
4 thing you gentlemen on the board talked
5 about too.

6 CHRIS WOOD: Keep the snow plowing and
7 landscaping and everything uniform
8 throughout the whole plaza.

9 COUNCILOR DAVERN: Thanks.

10 CHAIRMAN FATCHERIC: Any other town
11 officials? If not we'll accept comments or
12 questions from the audience. If you have a
13 question or a comment I would ask you to
14 state your name and address for the record
15 and limit your questions or comments to
16 three minutes. Is there anyone in the
17 audience who would wish to comment on this
18 subdivision application?

19 STEVE LONERGAN: Steve Lonergan, 133
20 Peridot Drive, Syracuse, New York, I'm here
21 as a member of the Camillus Chamber of
22 Commerce. I think the development of
23 Fairmount Fair is long overdue.

24 I have been a resident of Camillus for
25 31 years, I remember when A & P was a store

1 (1st) Lonergan
2 in that same area. And seeing that come to
3 the first mall to a plaza that was dying.
4 And I think it's great that we have a
5 developer who's willing to take the
6 resources that they have for further
7 development.

8 It's about time the building was taken
9 down and another retail store developed, a
10 concept for what they do well in their
11 business. So I'm quite in favor of it.

12 CHAIRMAN FATCHERIC: Thank you. Is
13 there anyone else in the audience who would
14 like to comment on this application?

15 Hearing none, is there any other
16 questions or comments from the board
17 members, the engineer or the attorney?

18 MR. CURTIN: No.

19 CHAIRMAN FATCHERIC: Hearing none, is
20 there a motion to close this public hearing?

21 PB MEMBER WHEAT: So moved.

22 PB MEMBER FITTIPALDI: Second.

23 CHAIRMAN FATCHERIC: All in favor?
24 Opposed? So carried.

25

1 (2nd) Robinson
2 (Second Public Hearing).
3 CHAIRMAN FATCHERIC: Okay, the second
4 public hearing will be for the Fairmount --
5 for the Target store at Fairmount Fair. The
6 applicant come forward. I'm sorry, is there
7 a motion to waive the reading of the notice
8 of the publication?
9 PB MEMBER WHEAT: So moved.
10 PB MEMBER TROMBETTA: Second.
11 CHAIRMAN FATCHERIC: All in favor?
12 Opposed? So carried. Mr. Robinson, go
13 ahead.
14 SR VP ROBINSON: Good evening, Mr.
15 Chairman. I remain and continue to be
16 Donald Robinson, vice-president of Benderson
17 Development Company, with offices at 570
18 Delaware Avenue in Buffalo, New York. And I
19 would ask that my remarks that I gave at the
20 beginning of the last public hearing, so as
21 not to bore you because they weren't that
22 scintillating in the first place, if they
23 could be incorporated into this hearing.
24 And at this point I'll gave way to Chris
25 Wood who can walk you through the site plan.

1 (2nd) Wood

2 Thank you.

3 CHRIS WOOD: Again, dealing with
4 Fairmount Fair, it's on the southeast corner
5 of West Genesee Street and Onondaga Road.
6 It's bounded on the east by the Wegmans and
7 on the south by residential neighborhoods.
8 And Geddes Brook passes through the south
9 portion of the site.

10 Proposing a 126,000 square foot Target
11 building. It will be built on the part of
12 the site that's currently occupied by the
13 Wal-Mart, which would be demolished.

14 We also are proposing, as requested by
15 the board, reconfiguration of the P&C
16 parking lot to the north of P&C. This has
17 been passed around, Paul and I have
18 discussed it at length. And I think we've
19 come up with a pretty good solution to that.
20 We're not eliminating any parking spaces for
21 P&C, there is 161 there currently. With the
22 new configuration there will be 161.

23 SR VP ROBINSON: Chris, if I can
24 interrupt you for just a second. As he
25 touches on that I should let you know that

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(2nd) Wood

once this has been made satisfactory to the board, we have also sent it out to Target. Just heard back from Target that's it's acceptable to them. We need to take this to P&C as a tenant with a lease, that restricts modification of the shopping center. We need to take it to them for their blessing; since they don't lose any parking spaces, and organizes their parking to their betterment, we don't anticipate a problem. But there was no point of asking them to approve something which you haven't approved as well. So thank you.

CHRIS WOOD: In addition to making this a safer traffic flow we are adding additional landscaping and trees and shrubs along there, which currently don't exist.

And for this outer parking area we're providing a safe pedestrian route, crosswalk and stop signs from this outer parking up to the front of the P&C store.

In addition to that we've added three snow storage areas; there is two on the east side and one behind Target. We had a

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(2nd) Wood

meeting with Target last week and they felt they could eliminate the eight parking spaces in the back at the rear of the building. We eliminated those along with the light pole that went along with it. And expanded the snow storage area further to the south.

Also the monument sign for Target that we're proposing, we revised it. I think you got a handout on that. We added the masonry brick base with the Fairmount Fair Plaza title on there along with the Target. And that's a total of 12 feet high.

And we're also proposing an additional pylon sign, which would replace the existing Fairmount Fair pylon sign. In that the one you've previously seen is shown here.

Couple other changes we made as a result of our meeting with Target was we reconfigured the handicapped parking in the front. You can see it better on this drawing. Handicapped here in the front here. We did lose some parking spaces but did add a substantial amount of landscaping

1 (2nd) Wood

2 which will make the front of the store

3 rather attractive.

4 We also entered a sidewalk down the

5 Onondaga Road driveway. Seeing that most of

6 the people in the residential neighborhood

7 are probably going to walk down the driveway

8 anyhow we figured we would add a sidewalk

9 which would give them a safer pedestrian

10 route than walking down the driveway.

11 And in lieu of that we have eliminated

12 the sidewalk along Onondaga Road that we

13 previously were proposing; for a couple of

14 reasons.

15 One, safetywise, you can only construct

16 it for approximately from the corner of

17 Onondaga Road up to where the curb ended.

18 Because if you - once you go beyond that

19 from the edge, there is no curb. And then

20 from the edge of the shoulder the grade

21 drops off about a 3 on 1 slope. In order to

22 do that, if walking on the sidewalk if they

23 veered off to one side you may trip and fall

24 down the slope.

25 We figured constructing it from here to

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(2nd) Board

here didn't really serve a purpose, because
it didn't really go to anywhere. So we
thought that adding that sidewalk would be a
better choice to get the pedestrians from
the existing sidewalk on Onondaga Road to
the Target store.

I think that's about it. If anybody has
any questions on the site layout I can
answer them.

CHAIRMAN FATCHERIC: Poll the board now.

Marty?

PB MEMBER VOSS: No, I think they've
done a nice job.

CHAIRMAN FATCHERIC: Don?

PB MEMBER FITTIPALDI: No further
questions.

CHAIRMAN FATCHERIC: John?

PB MEMBER HEATER: Just to let the
public know, this is a new style of Target
store that they're bringing to this area
that we think looks very nice. We've looked
at this in detail at a couple of different
meetings and I think they've done a real
nice job on -- it's really going to make

1 (2nd) Board

2 that section of the Fairmount Fair look very
3 nice. Thank you.

4 CHAIRMAN FATCHERIC: Don -- I'm sorry,
5 Dick?

6 PB MEMBER FLAHERTY: Just to clarify
7 regarding the parking. You mentioned 161
8 spaces for the P&C store. But in fact I
9 mean there is no way to discern what part of
10 the parking lot anyone goes to to go to any
11 one store.

12 CHRIS WOOD: Right.

13 PB MEMBER FLAHERTY: So the number is
14 actually --

15 CHRIS WOOD: What I was trying to show
16 was that in this area right now there is
17 currently 161 spaces. After we reconfigure
18 we will have the same amount, so we're not
19 losing any.

20 PB MEMBER FLAHERTY: Secondly, at one
21 point we mentioned improvement to the road
22 to the south of the parcel. For exit
23 purposes maybe from the Target parking lot.
24 To use that road to get back down to the
25 exit by the Wegmans store. Anymore thought

1 (2nd) Board

2 given to that?

3 CHRIS WOOD: I think it's a viable exit.
4 I don't think we want to direct people to go
5 that way. We do have our traffic control at
6 the intersections up here. Where back there
7 it's not as, I guess as desirable to mix the
8 truck traffic and the vehicular traffic.

9 PB MEMBER FLAHERTY: I agree, and
10 actually I think it came up under the other
11 configuration for the main traffic lane down
12 right in front of the stores.

13 One other thing, it escaped my mind.
14 Oh, and I understand the elimination of the
15 sidewalk along West Genesee Street. But
16 there is a streetscape plan in the town.
17 Anything that you can do to enhance that
18 area?

19 CHRIS WOOD: We are going to keep the
20 light poles, the new light poles, the
21 decorative light poles. Also going to keep
22 the street trees that we proposed. Only
23 thing that would be eliminated would be the
24 sidewalk and the pavers between the sidewalk.

25 PB MEMBER FLAHERTY: Because there is no

1 (2nd) Board

2 room?

3 CHRIS WOOD: Not that there is no room
4 but severe drop-off.

5 PB MEMBER FLAHERTY: Because the
6 topography doesn't?

7 CHRIS WOOD: And once you get down
8 toward this end you have the pavement and
9 the guard rail right up against the pavement
10 and then you drop right off into a swale. I
11 don't think making it there.

12 The only way to do it is add 6 or 8 foot
13 flat around on the top but then you increase
14 the slope going down the side, going down to
15 the parking lot.

16 PB MEMBER FLAHERTY: Thank you.

17 CHAIRMAN FATCHERIC: John?

18 PB MEMBER TROMBETTA: It's too bad that,
19 you know, we can't figure out a way of
20 putting in that sidewalk, because so much of
21 what we had talked about here in the
22 comprehensive plan was to try to tie in as
23 much of our community with sidewalks along
24 that corridor as possible.

25 And I don't know that, you know, given

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(2nd) Board

the topography that we have there, I understand, you know, the situation, I really do, I'm very familiar with what you're talking about, but you know, I'm just wondering if maybe we should just give that a second look. Because if people were able to walk a few blocks from the neighborhoods into Fairmount Fair that may encourage a community kind of setting. You know, what we have up at the Commons is terrific. What you've done up at the Commons is just terrific, with the sidewalk going in and the ability to be able to utilize the corridor and the entrance to actually walk through to the stores.

So I mean I'm certainly not taking a strong position, but advocating that if there is a way I certainly would be interested in exploring that.

CHRIS WOOD: Okay.

PB MEMBER TROMBETTA: That's all I have, thank you.

CHAIRMAN FATCHERIC: Linda?

PB MEMBER WHEAT: Explain to me what's

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(2nd) Board

going to be surrounding the lights.

CHRIS WOOD: Which lights?

PB MEMBER WHEAT: The ones along Genesee Street. We don't go with the sidewalk and that because of the slope, what's that going to look like? What's surrounding the light poles? Are people going to be able to walk there if they want to take that risk of doing that? What is it going to look like at the bottom of that base?

CHRIS WOOD: The bottom of the light pole base?

PB MEMBER WHEAT: Yes.

CHRIS WOOD: Would look like it normally would, when it's installed in the sidewalk and the pavers.

QUESTIONS BY PB MEMBER WHEAT:

Q. You said you're not doing pavers?

A. Correct, it will have a light pole base, it will be flush, and have a decorative pole.

Q. Nothing surrounding that, flowers?

A. No, no flowers. The poles are at the same location as they are at Camillus Plaza, only two feet between the edge of pavement

1 (2nd) Engineer
2 and the thing. Any plantings or anything in
3 there would be, you know, taken out every
4 winter time by the snowplow and what not;
5 salt.

6 MS. BAKER: It will be grass and trees.

7 CHRIS WOOD: It will be the same as it
8 is now except adding the light poles along
9 there and adding the street trees.

10 PB MEMBER WHEAT: That's it for right
11 now, John.

12 CHAIRMAN FATCHERIC: Mr. Williams?

13 PB MEMBER WILLIAMS: No comment, Mr.
14 Chairman.

15 CHAIRMAN FATCHERIC: Are there questions
16 or comments from the board's engineer?

17 ENGR. CZERRWINSKI: I have one question
18 or something maybe that Chris and everybody
19 would like to consider. And in light of
20 John's comment, I agree that it's not really
21 practical to install the sidewalk and street
22 scape up the south side of Genesee Street,
23 but at some point in time that they may get
24 developed on the north side of Genesee
25 Street. And maybe we need to look at the

1 (2nd) Engineer
2 entrance, if there is a way to connect a
3 sidewalk at the main entrance at least from
4 Genesee Street into your site. So that when
5 the streetscape gets developed on the north
6 side of the street in the future, at that
7 point we would have a crosswalk where we
8 could get people from the other side of the
9 street there or you know, people may park at
10 the P&C and cross at that entrance and walk
11 up the other side.

12 But other than that I think they have
13 done a pretty good job of addressing all the
14 traffic and pedestrian safety issues that
15 we've raised before. So I think they've
16 done a good job on that.

17 CHRIS WOOD: We can take a look at that,
18 Paul.

19 SR VP ROBINSON: In that respect, what
20 we've seen in some communities where, for
21 example, we've proposed a certain amount of
22 parking and the board thinks make it's
23 necessary, maybe it's not. We land bank an
24 area, it remains grass, it remains
25 landscaped or whatever. When the need

1 (2nd) Robinson & Curtin
2 arises we put, when it's demonstrated
3 rather, we put in a parking facility.

4 Here I don't know that you'd want to
5 have a sidewalk facing across the street
6 where there is no sidewalk. So if there is
7 some language in a resolution, hopefully
8 that some day gets approved, where we
9 designate an area for a sidewalk, and in the
10 event, if and when you have the streetscape
11 across the street with a sidewalk we would
12 be happy to connect to it, it's not a
13 problem.

14 I don't know that it makes sense to have
15 it there to encourage people to cross the
16 street where there is no sidewalk waiting
17 for them on the other side of the street.

18 CHAIRMAN FATCHERIC: Thank you. Are
19 there questions or comments from the board's
20 attorney?

21 MR. CURTIN: Just a follow up to what
22 we're speaking about, and that is
23 streetscape, sidewalks and pedestrian safety.
24 I think what dictates the outcome on this
25 site, from my view, is this existing grade

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(2nd) Curtin

and existing width of shoulder. And here I think you're severely limited in what you're able to do given the constraints that the developer has.

Secondly, streetscape, in a perfect world we're not dealing with these issues. Streetscape is trying to create two things:

One, a safe corridor for pedestrians to have access to it along Genesee Street.

Secondly, a visual streetscape to enhance the overall appearance of the area.

Here by adding the sidewalk from Onondaga Road you really are intercepting potential pedestrian traffic coming from an existing residential neighborhood and allowing them to safely enter the site in a more controlled fashion and in a safer manner.

So I think here you need to have -- you need to have and demonstrate a little bit more flexibility given the constraints we're working with, but also recognize the outcome that is really desirable, and that's safe pedestrian access to the site.

1 (2nd) Curtin & Wood

2 And I think the applicant, in my
3 judgment, has done an excellent job of
4 providing for that in the shortest and most
5 direct and safest fashion by allowing that
6 access point from Onondaga down to existing
7 sidewalks along the side of the Target
8 building.

9 Other than that, I know that in a prior
10 meeting, Chris, you talked about the
11 landscaping in a proposed diamonds or
12 squares in the field of parking. And could
13 you, for the benefit of the public, just
14 speak a little bit to that, because that
15 certainly is an intimate point of the
16 overall site plan.

17 CHRIS WOOD: In the Target parking field
18 rather than put in full size islands that
19 would eliminate parking we put 5 x 5
20 landscaped curbed diamond areas, which would
21 be, you know, oriented to 45 degrees to the
22 parking, 5 feet by 5 feet, in order to plant
23 a decorative tree and to have, you know,
24 additional landscaping in the parking lot to
25 break up the continuous sea of blacktop.

1 (2nd) Curtin

2 MR. CURTIN: I think that's an excellent
3 way to introduce additional landscaping to
4 the area. And I think we've complimented
5 the applicant, but it's something that we
6 would not have otherwise been able to attain
7 if not for this creative application.

8 With regards to parking, Mr. Chair,
9 members of the Board, I have received
10 correspondence from the town supervisor as
11 well as members of the town board relative
12 to existing parking space size on this site
13 within the footprint of this proposed
14 subdivided parcel.

15 I've also received correspondence from
16 Teresa Baker, the applicant's attorney, who
17 has recited good planning standards as well
18 as existing case law in the state of New
19 York to rely upon. I have also researched
20 that independent of Ms. Baker. And would
21 come to the conclusion that I can support or
22 recommend to this board that the existing
23 parking space sizes not be modified or
24 altered simply because there is no
25 significant change to the overall site but

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(2nd) Davern

for the footprint of the existing building.

And for that reason I would think that the configuration of the spaces can remain and should remain as part of your approval.

And I am prepared to present as part of the record a memorandum to that effect.

CHAIRMAN FATCHERIC: Thank you. Any other comments, Paul?

MR. CURTIN: No.

CHAIRMAN FATCHERIC: Are there any town officials present in the audience who have questions or comments on this application?

COUNCILMAN DAVERN: You know I'd never sit here and never say anything since it's in our ward. Just three things. I'm really excited about adding that sidewalk going down behind Target.

As you know I live right above there. And our whole development is now turning into more young families and senior people, older than I, that like to walk. And all the comments we've been getting is people walking down there all the time, and I think that sidewalk is a big help. Because I come

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(2nd) Davern

down there, and I don't like to do it, but
I'll go over, I'll always face the other way
because people are always coming in the
wrong way, you have to watch your back.

The other thing is it's really exciting
to just see this place coming in and the
support we've had from the board.

The other thing we did discuss is that
long term on the other side, the north side
of the West Genesee Street, that's also part
of the Third Ward, we're hoping that someone
will come along and take some of those old
buildings and tear them down so we can push
to get those sidewalks. Because we really
need them along that side of the road,
because we do have people cutting up from
Sunnybrook, cutting around Myrtis where the
barricade is and coming around the corner.
What they do is they try to cross by where
the auto carwash is.

So I like the idea of having the
capability of eventually maybe a crosswalk
there, and we do want to put sidewalks on
the other side of the street. So I hope

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(2nd) Davern

everything goes well because we're really looking forward to this in the town.

One other comment. I was substituting all week up at Camillus Middle School and West Genesee. And all the adults and seniors are going, what's going in at Fairmount Fair? And I got really excited because all the young adults that, Target is coming? Because they shop, their families there really shop a lot at Target. And I couldn't believe the response we had. So they're going, that will be great. Because there is not a lot of stores around here as you know, for us and for young adults. And I'm not kidding, they got all excited. It made me feel good to know this was on the docket tonight because we're sure hoping everything goes well and it gets approved thank you.

CHAIRMAN FATCHERIC: Any other town officials present would like to comment?

COUNCILMAN PISAREK: Roger Pisarek, First Ward. What is the plan for the entranceway? Are curbing going to be added

1 (2nd) Pisarek
2 at the main entrance to Fairmount Fair?
3 Because I know right now there is a lot of
4 people that take shortcuts, cut into the,
5 what do you want to say, the breakdown lane
6 and take the right hand turn. Is there
7 going to be any curbing put in that area to
8 minimize that?

9 CHRIS WOOD: The existing entrance is
10 going to stay, the plan is to have it remain
11 as is.

12 ROGER PISAREK: As is?

13 ENGR. CZERRWINSKI: I think what your
14 question is Roger, where people come in to
15 stroll, but in front of the P&C that section
16 is going to be curbed off so that they have
17 to come and take a left or right, they can't
18 go straight back to the building at the main
19 entrance location, they have to go right or
20 left to get back to the building.

21 COUNCILOR PISAREK: I'm talking right
22 off Genesee Street.

23 ENGR. CZERRWINSKI: That's going to stay
24 the same.

25 ROGER PISAREK: All right, that's where

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(2nd) Pisarek

I've seen the people take the breakdown lane
to make the right turn.

CHAIRMAN FATCHERIC: Are there any other
town officials present would like to comment
on this application?

Hearing none, we'll go to the public.
I'd ask you give your name and address for
the record and that you keep your comments
to three minutes or less. Is there anyone
in the audience who would like to comment on
this application? Is there anyone in the
audience who would like to comment or
question on this application?

Hearing none, are there any additional
questions or comments from the board? Any
comments or questions from the attorney or
engineer?

MR. CURTIN: No questions.

CHAIRMAN FATCHERIC: Hearing none. Is
there a motion?

PB MEMBER FLAHERTY: Move to close the
public hearing.

CHAIRMAN FATCHERIC: Is there a second?

PB MEMBER WHEAT: I'll second that. 1

(2nd) Pisarek

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CHAIRMAN FATCHERIC: All in favor?
Opposed. So carried. Thank you.

* * * *

C E R T I F I C A T E

This is to certify that I am a
Certified Shorthand Reporter and Notary
Public in and for the State of New York,
that I attended and reported the above
entitled proceedings, that I have compared
the foregoing with my original minutes taken
therein and that it is a true and correct
transcript thereof and all of the
proceedings had therein.

John F. Drury, CSR, RPR

Dated: May 23, 2006

**TOWN OF CAMILLUS
PLANNING BOARD
JUNE 12, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
Lynda Wheat
John Williams, Alternate

ABSENT

Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Bill Davern, 3rd Ward Councilor
Dave Callahan, 6th Ward Councilor

Approximately 15 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**Dick's Sporting Goods
Temporary Site Plan
TP#048.-01-01**

Ms. Michele Rivett representing Dick's Sporting Goods appeared before the Board to present a temporary site plan for the purpose of conducting a tent sale. The tent sale will begin June 23, 2006 and end July 9, 2006. The tents will be set up on June 22, 2006 and removed on July 10, 2006.

There will be two (2) tents, one 10' x 20', and the other 20' x 40', secured by water barrels. The tents will be taken down and removed within 24 hours of the end of the tent sale. There will be deck lighting inside the tents. The sale will be staffed with one (1) employee during off peak hours and two (2) employees during peak hours. The fire doors will remain clear of any obstructions. There is a stop sign located directly in front of the store.

The hours of operation will be identical to the retail stores hours. All products will be brought inside the building at night. The applicants have provided proper insurance as requested by the property owner.

Ms. Wheat made the motion to declare the Town of Camillus Planning Board lead agency. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare a negative declaration for this application under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to approve the temporary site plan for the Dick's Sporting Goods store located at 3529 West Genesee Street Camillus, New York, as shown on the drawings dated as received by the clerk on June 2, 2006, with the following conditions: This approval shall be valid from June 23, 2006 through July 9, 2006, unobstructed access to the fire doors and all fire lanes shall be maintained at all times, five feet of sidewalk area shall be maintained at all times, the access shall not be encroached upon in any way, all products shall be contained within the tents, the hours of operation for the tent sale shall be the same as the hours of operation for the store. It has been promised that the tents are to be taken down within 24 hours after the sale date. The Code Enforcement Officer will be directed to survey the tent sale for any recommendations or considerations needed with regard to the safety of employees and consumers. Mr. Heater seconded the motion and it was duly approved unanimously.

Kandon, LLC – 5310 W. Genesee St
Site Plan
TP# 035.-05-25.1

Mr. Art Kanerviko of Kandon, LLC appeared before the Board to present a site plan for the property located at 5310 West Genesee Street, which is zoned C-2.

The applicant is proposing to erect a building of approximately 4,698 square feet, which will accommodate three (3) retail tenants and be very similar to the Aspen Dental Plaza located at the corner of West Genesee Street and Kasson Road. The materials being proposed for the building are a brick façade with colored heat ionized metal windows with plate glass on the front. The structure is proposed to have a pitched roof with two cupolas, architectural shingles, sconce lighting, and a 5-foot sidewalk along the front of the building under the overhang. Granite curbing is proposed along the entrance with concrete curbing adjacent to the building. The plan identifies 25 parking spaces; current zoning requires approximately 16 (one space per 300 sf.). Mr. Czerwinski voiced concern regarding the first two parking spaces along the east side of the property, as they would be adjacent to the only point of egress/ingress. He suggested deleting the two parking spaces and adding green space as the plan exceeds the town's parking requirements.

The Board inquired if it was the applicant's intention to apply for a variance for the rear yard setback, due to the plan depicting a rear yard setback of zero. Mr. Kanerviko stated that it was his intention to apply for the variance and inquired if the Planning Board would refer the matter to the Zoning Board of Appeals. Chairman Fatcheric stated that, as the application was incomplete, it was not ready to be referred at this time. Mr. Flaherty voiced that he was disappointed with the developer regarding the incomplete application.

Mr. Czerwinski requested the applicant provide a copy of the photometric plan, as the one emailed could not be read. Additionally, he believes there are math errors on the drainage plan as it portrays the driveway lower than the street. The applicant stated he would have the drainage plan reviewed and corrected.

The applicant advised the Board that snow storage would be trucked off site after being briefly stored in the parking area adjacent to West Genesee Street. The Board requested the above be noted on the plan as well as the percentage of lot coverage.

After an extensive discussion regarding the possibility of the developer acquiring the adjacent parcel of land located at 5308 W. Genesee Street, the Board requested the applicant show in a comprehensive fashion the possibility of a future road connection on the east side of the property.

Mr. Price, Code Enforcement Officer stated that currently the sign ordinance stipulates that a free standing sign shall be set back a minimum of fifteen feet from the existing street right of way line or alternatively, from the future street right of way line. After reviewing the proposed sign and placement of such, he suggested the applicant place it farther back to allow for additional sight distance. Additionally, he mentioned that any non-combustibles need to be stored a minimum of 3 ft. from the property line.

OLD BUSINESS

**Fairmount Fair Plaza
Preliminary Plat/Final Plat
TP# 048.-01-01.1**

**Target Store – Fairmount
Site Plan
TP# 048.-01-01.1**

Chairman Fatcheric stated that during the pre-meeting, the Board discussed this application and concurred that there would not be any changes to the map for the subdivision. Chairman Fatcheric requested council to address SEQR on this application.

Mr. Curtin stated that before the Board is the proposed resolution issuing a negative declaration under SEQR as well as subdivision and site plan approval relative to the applications as prepared and submitted by the applicant, Benderson Development Company LLC. After a thorough review of the submission it having also been referred to Onondaga County Planning, a resolution has been drafted approving the site plan as it has been submitted and modified with the following site modifications; the applicant has shown the Board a site plan for Target where they have noted various concerns, which they plan to treat with granite curbing, this marked up plan would be accepted as part of the overall record, as well as dialogue between the applicant and staff relative to Board recommendations or concerns over the existing entrance and modifications to be made to it. That portion of the application has been reviewed by Paul Czerwinski and his staff and found completely acceptable. There are areas where improvements will be made that the Board has requested. The applicant also made improvements with granite curbing in designated areas and that was shown on the plan given to the applicant.

Mr. Curtin stated that as the Board finds the application complete and as they have referred the two applications to SOCPA; SOCPA in turn has sent back their own resolution that would make any of the Planning Board's determinations conditioned upon County DOT approvals. Those approvals would be separate, distinct, and independent of anything that the Planning Board would be considering bearing in mind that this is an application for the redevelopment of an existing shopping center.

Mr. Curtin stated that he is working with Teresa Bakner to approve the legal instrument that will ensure that the site snow removal and parking lot maintenance is consistent for both the parking lot serving the Target building and those serving the remainder of the Fairmount Fair Shopping Center.

After a brief discussion, Chairman Fatcheric inquired if the applicant would be open to allow the Planning Board jurisdiction if there were some incidentals that the Board may have overlooked. Mr. Curtin concurred and suggested the Planning Board reserve jurisdiction over the site plan relative to any incidental issues and/or concerns that either the applicant or the Board may have. Mr. Robinson offered and agreed to no outside vending machines and any other incidental issues and/or concerns that either the applicant or the Board may have.

For clarification purposes, Chairman Fatcheric stated that the Planning Board could approve the subdivision, the site plan, and the SEQR through one resolution. Therefore, after a thorough review of the SEQR, Ms. Wheat motioned to declare a negative declaration for both applications and declare this a Type 1 action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Curtin clarified that regarding the county's comments with regard to the relocation of the entrance, the Town has already taken the position that they do not concur with that idea. In fact, if the county requires the relocation of the entrance, it would be separate a separate action. He stated that the Town of Camillus is proceeding with the plan as submitted and sees no benefit to relocating the entrance. The Town's traffic engineer, town engineer and town government officials concur.

Ms. Wheat made the motion to approve the preliminary plat and the final plat of the Fairmount Fair Subdivision and approve the site plan for the Target retail store subject to the conditions that have been enumerated and as agreed upon by the developer. Mr. Trombetta seconded the motion. The Board was polled as follows:

Ms. Wheat	-	Aye	Mr. Williams	-	Aye
Mr. Trombetta	-	Aye	Mr. Flaherty	-	Aye
Mr. Heater	-	Aye	Mr. Fittipaldi	-	Aye
Mr. Fatcheric	-	Aye			

The motion was approved unanimously.

Mr. Heater motioned to waive parkland fees for the Fairmount Fair Plaza Subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Heater made the motion to access professional fees for both applications in the amount of \$7,500.00. Ms. Wheat seconded the motion and it was approved unanimously.

Starlight Estates Apartments

Site Plan

TP#015.1-02-03

The applicant failed to appear. Mr. Czerwinski commented that not all of the concerns noted in the memo to James Trasher of Clough Harbour & Associates, LLP dated May 19, 2006 have been addressed, therefore Chairman Fatcheric requested him to send an updated memo to Mr. Trasher.

**Country Creek Estates – Winchell Road
Preliminary Plat
TP#010.-02-13.1**

Mr. Czerwinski stated that he reviewed the wetland delineation engineering report and found that it addressed all concerns.

Mr. Curtin requested Mr. Szczech's attorney contact him to discuss the requested modifications to the covenants.

After a thorough review of the SEQR, Ms. Wheat motioned to declare a negative declaration for this application under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

As the Board overturned the County's recommendation, the Board needs to approve this application by a supermajority and authorize Mr. Curtin to draft a response detailing the reasons for the Board to override it. Those points are as follows:

- Lot 34 (now Lot 32) is facing a public road and as such, Mr. Szczech has dealt directly with Mr. Steltler of the County DOT who has authorized the curb cut for this property. Additionally, the lot configuration does not lend itself to reconfiguring the road system so that a different access point would be available without a significant hardship.
- A cross connection to the adjacent land to the south is not available and the likelihood of that becoming available is not foreseen.
- Regarding the single road access to Winchell Road for 41 lots, the Planning Board has consulted with the fire department, code officer, and engineer, and do not believe fire safety or any other safety issues are being compromised by way of this route.

Mr. Trombetta motioned to approve the preliminary plat for the Country Creek Estates Subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat directed Mr. Curtin to send SOCPA correspondence detailing the reasons why the Planning Board overturned their recommendation. Mr. Fittipaldi seconded the motion and it was approved unanimously.

**Westshire Subdivision
Final Plat
TP#023.-01-10.0**

Kurt Strohman representing Camex, LLC and Ike Dixon, LLC, and Jason Katak of TDK Engineering appeared before the Board to present a final plat for the Westshire Subdivision. The developers are proposing forty-eight (48) residential lots, which are located at the corner of Scenic Drive and Ike Dixon Road and zoned R-3.

The developers stated that the legal descriptions of the roads are being reviewed by Mr. Oudemool and the subdivision securities agreements are being drafted to include the sidewalks. Mr. Curtin stated the formation of the homeowner association has been completed and he has found it to be acceptable.

The developers disclosed a sewer easement is located on Lot 26 that is not shown on the map presented. Per Mr. Curtin, the easement is located within an existing easement and as it will be included in the deed to the Homeowners Association, it will not affect Lot 26.

The Board requested the developers include on the final map the setbacks for the front, rear and side yard identifying the §278 relief.

Ms. Wheat motioned to waive the public hearing for the final plat of this application. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the final plat of the Westshire Subdivision subject to the following conditions:

1. Receipt of the Subdivision Securities agreement
2. Receipt of the recorded easement
3. legal and engineering review

Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to assess Parkland Fees for forty-eight lots for \$200 per lot totaling \$9,600.00 for the Westshire Subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

DISCUSSION

Chairman Fatcheric advised the Board that the Zoning Board of Appeals approved the Special Use Permit to conduct a home occupation for Jeanine Schibeci of 303 Chapel Drive at their June 6, 2006 meeting after the applicant presented the requested pictures of the property and updated survey map.

Chairman Fatcheric stated that during the ZBA meeting, a lengthy discussion occurred as to placing instructions and procedures in place to streamline the referral procedures. The ZBA members inquired as to why the process could not be simplified. Mr. Curtin stated that the Planning Board reviews all site plan applications in connection with the planning and development of the Town. As he had met with Mr. Oudemool and Mr. Carr to clarify the procedure, he was hopeful changes would be forthcoming.

MINUTES OF THE PREVIOUS MEETING

Mr. Williams moved to approve the minutes of the meeting of May 22, 2006. Mr. Flaherty seconded the motion and it was unanimously approved with the following correction:

Page 3, first sentence should read:

Mr. Flaherty referred to the subdivision guideline regarding the stipulation that trees are planted every 50 feet within a new subdivision and inquired as to who oversees the regulation of this guideline.

CORRESPONDENCE

Copies of the Town Board meeting minutes from May 23, 2006 were received.

A voucher was received from Barton & Loguidice, P.C. for the services performed from March 26, 2006 through April 22, 2006 for \$6,262.30, \$5,758.80 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Flaherty, and approved unanimously.

A voucher was received from John F. Drury for the Planning Board public hearings held May 22, 2006 for the Fairmount Fair Subdivision and Target Store for \$149.00 of which all is recoverable. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta, and approved unanimously.

A voucher was received from Hummel's Office Plus for supplies in the amount of \$13.95. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Williams, and approved unanimously.

A voucher was received from Dell Financial Services in the amount of \$159.68 for the rental of the notebook and projector for the month of May and June of 2006. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Flaherty, and approved unanimously.

COMMENTS OF TOWN OFFICIALS

Mr. Davern thanked the Board and commented that he thinks they are doing a super job.

Mr. Pisarek stated that the Planning & Zoning committee meeting is Wednesday June 14, 2006 at 6:00pm. The Comprehensive Plan meeting will follow at 8:00pm.

COMMENTS OF THE CODE ENFORCEMENT OFFICER

Mr. Price stated that he was impressed by the technology being used by the Planning Board. He also stated that the Board would be receiving a referral from the ZBA for Tree Landers Tree Service located on VanBuren Road, as the use is non-conforming due to changes within the zoning ordinance.

COMMENTS OF THE ATTORNEY

Mr. Curtin welcomed Mr. Price and requested that a nameplate be ordered for him.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Ms. Wheat stated that the P&C Fresh Market opening at Camillus Commons went well. She also stated that the rear of Home Depot is disorderly at best.

Mr. Trombetta concurred with Ms. Wheat about the P& C Fresh Market opening. He also inquired as to how to lower the speed limit on Route 5 near Ike Dixon Road and Daniluk Drive, due to the new development in the area. Mr. Curtin stated that it would need to be initiated by the Town Board and brought to the State DOT.

Mr. Flaherty commented that the Starlight Estates entry looks good. He also inquired as to if the permanent Bank of America would be open by August and if not, should they request an extension for the temporary site plan. Mr. Curtin stated that they should request an extension on the temporary site plan and submit a timeline for completion.

Mr. Heater inquired if the police department was allowing parking on Melrose Ave. during the Fresno's Music Festival. Mr. Davern stated that parking is allowed on the west side of the street and that a public hearing has been scheduled for June 27, 2006, which would not allow parking on Melrose Ave. on the night that the Music Festival was taking place.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 9:11 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
JUNE 26, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
Martin Voss
Lynda Wheat
John Williams, Alternate

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Diane Dwire, 5th Ward Councilor
Bob Feyl, ZBA Chairman
Joy Flood, ZBA Vice-Chairperson
Tom Price, Code Enforcement Officer

Approximately 15 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

REFERRALS

**Fritz Albiker d/b/a Tree Landers Tree Service, LLC
Special Use Permit Modification
TP#007.-03-05.2**

The application was referred to the Planning Board by the Zoning Board of Appeals as the applicant desires to modify the Special Use Permit previously granted by the Zoning Board of Appeals in December 1999 and thereafter modified in February 2003 by permitting the construction of a 40 x 80 ft. Cover-All building on the subject property.

Mr. Fritz Albiker appeared before the Board to present a site plan for a special use permit to erect a 3,200 sf. Cover-All building, which would store equipment for the operation of the day-to-day activities of Tree Landers Tree Service, LLC. The plan depicts the building to be located on the northern portion of the property, staggered between the two existing structures. The applicant stated that the type of machinery to be stored is forestry equipment and that no maintenance is to be conducted in the building. The parcel is approximately 8.71± acres and zoned R-3. Additionally, the applicant owns the adjacent lands to the south and east.

Mr. Heater commented that in reading the ZBA hearing from December 1999, the requirements stipulated that the property consist of a minimum of 5 acres, that it has a 50 ft. surrounding buffer from the adjoining residential properties, that it provide no retail activity and that it provide for indoor storage of all equipment. He stated that indoor storage for all equipment was

a requirement for the special use permit and that what the applicant is proposing now is indoor storage; he believes this will bring the applicant into compliance.

Mr. Czerwinski stated that there are no drainage issues on the site.

After a brief discussion, Chairman Feyl stated that in 2003, the Special Use Permit granted included restrictions due to the owner not owning the surrounding properties. As things have changed, and the applicant has obtained ownership to the surrounding properties, he is not sure how the ZBA would amend the existing Special Use Permit for Tree Landers Tree Services, LLC. In his opinion, it is a site plan issue as the applicant seeks approval to erect a 40 x 80 building on that parcel along with the existing buildings and that is why he referred the application to the Planning Board.

Mr. Curtin stated the Chairman of the ZBA has noted that the application has raised some concerns. The proposal is for an accessory structure to be used only for the storage of equipment, not for any maintenance. The height and size of the structure is consistent with other structures in the area notwithstanding the existing zoning, which is R-3 as this is more of a rural area. He noted that the property is contiguous in part to an industrial parcel where all these uses would be perfectly acceptable.

After a brief discussion, Chairman Feyl inquired as to the height of the building and the setbacks for the front, rear and side yard. Mr. Albiker stated that the height of the building is 21 ft. and the setbacks are approximately 200 ft. to the north and 250 ft. to the east.

The Board unanimously agreed to grant a positive recommendation back to the ZBA. The Board requested Mr. Curtin to draft a referral back to the Zoning Board of Appeals recommending the Special Use Permit

**Margaret Timofy – Slawson Dr
Special Use Permit
TP#057.-02-12.0**

The application was referred to the Planning Board by the Zoning Board of Appeals as the applicant desires to conduct as a home occupation a holistic health service.

Ms. Margaret Timofy and her attorney, Arnis Sprancmanis appeared before the Board to present a site plan for the property located at 222 Slawson Drive, zoned R-3.

The applicant is proposing to conduct her home occupation in the basement of the residence. Currently, there is a rear entrance to the basement, which would serve as the primary entrance. As the property has a sloping backyard, Ms. Timofy is proposing to add a rear/side walkway and outdoor lighting. Due to the topography, she stated that she would employ a landscape architect to design a proper walkway. As the applicant intends to operate her home business “by appointment only”, the only signage requested is small lettering on the mailbox identifying the name of the business and an “OFFICE” sign on the side of the house directing clientele. The Board was advised that currently there is room to park four vehicles in the driveway and as she would be the sole employee, she anticipates no more than three cars in the driveway at any time. The hours of operation are proposed between 1:00 pm and 7:00 pm. The area of the basement

the applicant intends to convert is approximately 150 square feet in size, which is less than 10% of the 1504 sf. of living space within the home.

In response to Ms. Wheat's question, Ms. Timofy stated that New York State requires individuals working in the holistic health service industry to be "certified". She also added that she has been in business for 3 years, currently located on Milton Avenue, in Syracuse. Additionally, as the clientele she serves need to be mobile and able to lift themselves onto the work area and thus the entrance would not be handicapped accessible.

After a brief discussion, the Board unanimously agreed to grant a positive recommendation back to the ZBA subject to the detail of the lighting and sidewalk from the landscaper being reviewed and accepted by Mr. Czerwinski and Mr. Price as it pertains to access and safety. The Board requested Mr. Curtin to draft the referral back to the Zoning Board of Appeals reflecting the Board's recommendations for the Special Use Permit

**John Powers – Forward Road
Special Use Permit
TP#024.-02-11.1**

The application was referred to the Planning Board by the Zoning Board of Appeals as the applicant seeks permission to operate an outdoor recreational use in the nature of hiking and cross country trails and a rope course. As the parcel is landlocked, it is accessed through an adjacent property located in the Town of Marcellus, also owned by the applicant, who is currently seeking permission from the Planning and Zoning Boards in Marcellus. The property is zoned RR.

Chairman Feyl stated that he had spoken to the Town of Marcellus Planning Board Clerk, Karen Cotter, who informed him that the public hearing for the Town of Marcellus was to take place on July 6, 2006. As they have not received any response from the County, they were not moving ahead with this application until after the public hearing was conducted. Therefore, he stated there were no issues before this Board.

Mr. John Powers stated that all the site improvements including the parking area are located in the Town of Marcellus. He is not altering the site in the Town of Camillus, other than proposing to add outhouses on the courses. All access, emergency and otherwise would be from the Town of Marcellus site.

Chairman Fatcheric stated that as the public hearing is scheduled for the same evening as the Town of Camillus Zoning Board of Appeals meeting, he would be attending the public hearing in Marcellus and hopes that some of the other Board members would also.

After a brief discussion, the applicant was notified that until the Town of Marcellus and the County makes their determinations, the Town of Camillus would not be able to act upon this application.

OLD BUSINESS

Starlight Estates Apartments

Site Plan

TP#015.1-02-03

Mr. Tom LoTurco of Clough Harbor and Associates appeared before the Board on behalf of his clients, Robert and Sherry Rocco to present a revised site plan. The plan presented is to erect four apartment buildings, encompassing 9.36± acres and zoned PUD.

Mr. LoTurco stated that they received correspondence from Mr. Czerwinski dated June 14, 2006, which outlined some concerns that had not been previously addressed. In response, the applicant has submitted written responses to those items as stated in the correspondence dated June 21, 2006 from Clough Harbour & Associates, LLP. Mr. Czerwinski stated that all aspects of his detailed letter of May 19, 2006 have adequately been addressed.

After a brief discussion, Mr. Williams requested the fire department be allowed access to the back and rear corners of apartment building 2B and that the fire emergency drive off area be installed with a surfaced base driveway with 6" of dirt on top of it at the northern corner of Phase 1, adjacent to the building. He also inquired if the turning radius of the driveway near building 1A and the pool would be sufficient. Mr. Czerwinski stated that the driving radius is a standard 24 ft. width and Mr. Curtin suggested striping the area as it would permit easier access for fire apparatus.

Mr. Czerwinski requested the applicant to supply the Water Authority a copy of Fairmount Fire Department's letter requesting the placement of the fire hydrants, as they are the department who will be installing the water lines.

Mr. Heater motioned to declare this application a Type 1 action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare a negative declaration for this application under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Heater made the motion to approve the site plan for Starlight Estates Apartments dated April 19, 2006, last revised June 14, 2006 as prepared by Clough Harbour & Associates subject to engineering review and approval of the following:

- the fire emergency vehicle drive off access adjacent to apartment building 2B to be included in Phase 1
- the exact location of the fire hydrants to be determined
- the modification of the radius in the vicinity of the pool to be striped

Mr. Fittipaldi seconded the motion and it was approved unanimously.

Mr. Fittipaldi made the motion to assess professional fees for this application in the amount of \$3,000.00. Mr. Voss seconded the motion and it was approved unanimously.

Kandon, LLC – 5310 W. Genesee St
Site Plan
TP# 035.-05-25.1

Mr. Art Kanerviko of Kandon, LLC appeared before the Board to present a revised site plan for the property located at 5310 West Genesee Street, which is zoned C-2.

The applicant has submitted site plan and elevation revisions for the Board's consideration. In order to meet the setback requirements, they have proposed to move the building 20 feet to the south negating the need for any variances. Additionally, as recommended by the Code Enforcement Officer, the building has been moved 3 ft. from the western side of the property. The revisions include lowering the parking spaces to 18, which meets the current zoning requirements, allows for more green space, and improves the lot coverage of the site. Due to the revisions, the applicant was able to remove one catch basin by pitching the property differently thus enabling one catch basin to adequately service the property.

Mr. Czerwinski stated that, as the lighting will be located only on the building or under the eaves, a photometric study would not be required; however, the light fixture cut sheet would need to be reviewed and approved.

After a brief discussion, the Board suggested the applicant add detail or material to the sides of the building creating a more architecturally interesting building. They also requested the reference to the survey datum be noted on the site plan.

As previously requested, the applicant displayed a comprehensive rendering of a potential future road connection between the Key Bank parcel of land and Vanida Drive. Although this rendering is only conceptual, the Board requested a copy be placed on file with this application as it displays the traffic patterns conceptually presented and interpreted by the Board.

Ms. Wheat motioned to declare the Town of Camillus Planning Board lead agency for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat motioned to refer this application to SOCPA. Mr. Fittipaldi seconded the motion and it was approved unanimously.

DISCUSSION

Special Use Permits

After a brief discussion, the consensus of the Board is that the process needs to be streamlined, as it is frustrating for all involved to be going back and forth between boards. As Councilor Pisarek, was in the audience, Chairman Fatcheric requested that the Planning and Zoning committee consider this topic at their next scheduled meeting.

Application Deadlines

Chairman Fatcheric stated that a letter has been drafted that outlines the submission deadline for applications to be placed on the agenda and that effective immediately, will be sent with each application.

Additionally, he requested that any applicants that have the maps in .pdf format or on CD Rom, provide the clerk with the information. The Board agreed and requested the clerk to include this on all application forms.

MINUTES OF THE PREVIOUS MEETING

Mr. Heater moved to approve the minutes of the meeting of June 12, 2006. Ms. Wheat seconded the motion and it was unanimously approved.

CORRESPONDENCE

A copy of the notification of the public hearing being held in Baldwinsville regarding the Agricultural District was received.

A voucher was received from Barton & Loguidice, P.C. for the services performed from April 23, 2006 through May 20, 2006 for \$7,983.21, \$7,645.21 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Ms. Wheat, and approved unanimously.

A voucher was received from Schulman, Curtin, Grunder & Regan, P.C. for the services performed from March 2006 through May 2006 for \$7805.15, \$3,551.65 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater, seconded by Mr. Trombetta, and approved unanimously

A voucher was received from The Post Standard for the legal notice public hearing notifications for Target and the Fairmount Fair Subdivision for \$39.60 of which all is recoverable. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta, and approved unanimously.

COMMENTS OF TOWN OFFICIALS

Diane Dwire agreed that a streamlined process for Special Use Permits was necessary and stated that she has flowcharts of the special use permit process and asked the Board if they would like a copy. Mr. Curtin interjected that about a year ago; counsel for all three boards had discussed the matter and come to a mutual agreement, which would streamline the Special Use Permit application. He stated that he would contact Mr. Oudemool and Mr. Carr to discuss the matter further.

COMMENTS OF THE CODE ENFORCEMENT OFFICER

Mr. Price inquired if the Planning Board had any input in the street improvements being made to the west side of Kasson Road. Mr. Curtin stated that although the Planning Board did not, they are now involved and have been told that any off site improvements including the streetscape would now be reviewed and approved by the Planning Board.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comment this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Williams stated that the Fairmount Fire Department purchased a new truck that should be fully functional by the end of August.

Mr. Flaherty expressed disappointment that the two turning lanes, turning onto Kasson Road from West Genesee Street were not open for the grand opening of Wal-Mart.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:55 pm. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
JULY 10, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
Lynda Wheat
John Williams, Alternate

ABSENT

Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Diane Dwire, 5th Ward Councilor
Bob Feyl, ZBA Chairman
Dirk Oudemool, Esq.

Approximately 6 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

There was no new business before the Board.

OLD BUSINESS

**Westshire Subdivision
Amend Final Plat
TP# 023.-01-10.0**

Kurt Strohmman representing Camex, LLC and Ike Dixon, LLC, and Jason Kantak of TDK Engineering appeared before the Board to present an amended final plat for the Westshire Subdivision as requested by the Town Attorney, the Planning Board Attorney, the Highway Superintendent, and the Town Engineer. The changes requested are as follows but not limited:

- To reduce the size of the road right of way to 50 ft., which would allow a small 10 ft. section to be owned and maintained by the Homeowners Association which inturn will construct the sidewalks within that area.
- To have the Homeowners Association convey the drainage and utility improvement easements to the Town. Those areas are as follows:
 - a. Parcels A-1, B, C, D, and E-1 are to be owned by the Homeowners Association, with drainage easements granted to the Town.
 - b. Parcels E and H are to be owned by the Homeowners Association, with utility easements granted to the Town.

- To convey the developer's ownership interest of Ike Dixon Road (to the center line) to the Town of Camillus.

To convey the developer's ownership interest of Ike Dixon Road (to the center line) to the Town of Camillus.

After a brief discussion, Mr. Curtin suggested that any permanent signage be placed near the pond due to sight line safety issues. Additionally, the landscaping located on Parcels F and G is to be maintained by the Homeowners Association.

Mr. Fittipaldi motioned to approve the amended final plat of the Westshire Subdivision, Lands of Ike Dixon Road, LLC, dated June 23, 2006, last revised July 6, 2006 as prepared by Snyder Engineering & Land Surveying, LLP subject to the following conditions:

1. Receipt of the Subdivision Securities agreement
2. Receipt of the recorded easement
3. Legal and engineering review

Mr. Trombetta seconded the motion and it was approved unanimously.

REFERRALS

Town Board Referral – Zone Change 6450 Pottery Road from C-3 to C-4

This application was referred to the Planning Board by the Town Board as the applicant is requesting a zone change for the property located at 6450 Pottery Road from C-3 to C-4. The Town Board has scheduled a public hearing for this application for July 25, 2006.

Ms. Heather Cole of the Wladis Law Firm, Daniel Faldzinski of Plumley Engineering and David Brown, President of Reserve Supply Company appeared to address any concerns the Board may have regarding the zone change application. The nature of the zone change request is to allow the construction of an 115,000 sf. warehouse and modification of some of the current structures located on the property.

Ms. Cole elaborated that Reserve Supply Company is a cooperative wholesaler of building materials and selective hardware, which operates in Central and Northern New York. They have outgrown their current location on Midler Park Drive in Syracuse. As the property is located adjacent to the CSX Railway, it could be used for deliveries. They feel the Town of Camillus is a perfect location for the business. As Reserve Supply Company stores all lumber and materials indoors, it is necessary to construct the warehouse and modify the current structures.

Mr. Curtin stated that as the property is zoned C-3 and the applicant is requesting a C-4 zone classification. The zone change would allow for indoor storage and warehousing which C-3 would not allow and the proposed remaining uses are consistent with the current uses. He also stated that given the current zoning classifications within the immediate area, it would appear that this is an appropriate reclassification of the property.

The Board unanimously agreed to issue a positive recommendation to the Town Board. The Board requested Mr. Curtin to draft a referral back to the Town Board recommending the zone change.

Town Board Referral – Amend the Camillus Municipal Code, Chapter 30 Zoning, to create legislation for a moratorium on windmills

As the ZBA had recently reviewed an application for a Special Use Permit for the purpose of erecting a windmill, Chairman Fatcheric requested Chairman Feyl clarify the reason for the moratorium. Chairman Feyl stated that it is his understanding that the Town Board has proposed the 60-day moratorium in regard to Chapter 30, §605(E) of the Camillus Municipal Code. In addition to the proposed moratorium, the Planning and Zoning Committee has placed this item on its agenda for the next scheduled meeting, as the Town needs to understand the overall situation as “green power” is becoming more prevalent.

The Board unanimously agreed to issue a positive recommendation back to the Town Board. The Board requested Mr. Curtin to draft a referral back to the Town Board recommending the moratorium on windmills.

DISCUSSION

Bank of America Temporary Site Plan Extension

The Board received a letter from Mr. Churchill stating that construction of the new Bank of America facility is scheduled to begin July 24, 2006 and completed approximately December 18, 2006. Chairman Fatcheric suggested granting a six-month extension to the Bank of America temporary site plan.

Mr. Williams motioned to grant a six-month extension for the temporary Bank of America site plan. Ms. Wheat seconded the motion and it was approved unanimously.

Special Use Permits

Chairman Fatcheric stated that the Planning and Zoning Committee would be reviewing the Special Use Permit application procedure. After a brief discussion, Chairman Feyl stated that because of the way the Special Use Permit procedure is written, the procedure is untimely and he would like to see the Special Use Permit application process streamlined.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of June 26, 2006. Mr. Heater seconded the motion and it was unanimously approved.

CORRESPONDENCE

A copy of the Town Board minutes from June 27, 2006 was received.

Correspondence was received from ESF regarding Stormwater Management.

A copy of the correspondence from B& L to Mr. Rocco addressing some grading and surface water issues for Starlight Estates was received.

COMMENTS OF TOWN OFFICIALS

Kathy MacRae, 2nd Ward Councilor has scheduled an Informational Meeting on Monday, July 17, 2006 at 6:30 pm to discuss Reserve Supply.

Roger Pisarek announced that the next Comprehensive Plan meeting is scheduled for July 19, 2006 at 7:00 pm. He will email all participants if the meeting is cancelled. He also mentioned that in lieu of streetlights, Westshire Subdivision is proposing to install solar powered uniformed coach lights.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Heater asked Ms. MacRae if the Starlight Estates Informational Meeting was still being conducted on July 11, 2006. Ms. MacRae stated that she has placed a call to the Homeowners Association President and is waiting for his reply.

Mr. Trombetta inquired if there had been any further discussion on the shared entrance between the Camillus Commons and the school district. Mr. Czerwinski stated that there had been discussion that the island leading toward Bon-Ton from the entrance may be removed due to the Fairmount Fire Department's rescue vehicles not being able to access the property from that entrance. He will keep the Board informed of any further developments as he is trying to schedule a meeting with Benderson Development, LLC and the Fairmount Fire Department to discuss the entrance.

Ms. Wheat reported that at the Town of Marcellus public hearing for the Powers application, the Marcellus Board voiced some of the same concerns regarding emergency services, accessibility and the locations of the outhouses. Mr. Curtin interjected that he is contacting Mr. Cogswell, the attorney for the Town of Marcellus, in order to coordinate the resolutions of both towns as most of the health, safety, welfare and impacts originates on and within the Town of Marcellus and by default, some of the recreational activity is located within the Town of Camillus.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 7:52 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
JULY 24, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
Martin Voss
Lynda Wheat

NOT PRESENT

John Williams, Alternate

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Bob Feyl, ZBA Chairman
Joy Flood, ZBA Vice-Chairperson

Approximately 6 others

Chairman Fatcheric called the meeting to order at 7:05 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**West Genesee Athletic Club
Temporary Site Plan
TP#007.-01-14.2**

The applicant failed to appear.

**Camillus Ridge Terrace
Site Plan
TP#023.-01-33.1**

Mr. Joseph Vitale of Camillus Ridge Terrace appeared before the Board to present a site plan, which proposes placing two 8' x 12' storage sheds at the rear of the facility. As the sheds are proposed to be located in the center rear of the building, they would not be seen from the road or either side of the property lines. The purpose of the sheds is to house a lawn mower and landscaping supplies as no maintenance would be performed within them. One shed, which had been used for construction materials is currently located on the property, and will be relocated to the area specified while the other shed would be purchased and placed adjacent to it.

Photos of the existing shed were provided for the Board's review. The applicant stated that the new shed would be very similar in size, with the center height of the building 9'. Mr. Voss clarified the size of both sheds will be 8' x 12'. After a brief discussion, the Board inquired if the sheds would be painted to match the building. The applicant committed to paint both sheds the same color as the building.

Ms. Wheat motioned to declare the Town of Camillus Planning Board lead agency for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare a negative declaration for this application under SEQR. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to approve the Camillus Ridge Terrace site plan for the two 8' x 12' sheds to be placed at the center rear of the facility as drawn on the map, with the following conditions:

1. to be painted the same color as the main building
2. no maintenance to be conducted inside the sheds
3. no excessive flammable material to be stored inside the sheds

Mr. Trombetta seconded the motion and it was approved unanimously.

**Dubar, Anthony & Cheryl – Old Stone Lane
Sketch Plan
TP#025.-03-29.2**

Mr. Anthony Dubar appeared before the Board to present a sketch plan for a 40.25± acre parcel of land located at the end of Old Stone Lane, zoned R-2. The applicant is proposing to subdivide the property into two lots, Lot 2 being 35± acres and Lot 2A being 5± acres. The applicant is planning to build a single-family residence on Lot 2 to be serviced by public water and a private sewer for his personal use and would like to sell Lot 2A to help offset some of the costs. The applicant has proposed that both lots be accessed from driveways located at the end of Old Stone Lane as approved originally with the Maestri Manor Extension subdivision.

Mr. Flaherty stated that when this parcel was originally subdivided, it was determined that the access way would remain as a 60 ft. right of way for the further development of Lot 2 and he believes that it would need to remain that way. He does not believe that cutting the access way in half to create two driveways is good planning. After a brief discussion, Chairman Fatcherick reiterated that from a planning perspective, to limit a 40± acre parcel to a 30 ft. driveway with no other access to any other roads is poor planning.

Mr. Czerwinski stated that the Board originally requested the developer extend the hammerhead inside the larger lot but due to grade questions, a compromise was made to place an easement at the end of Old Stone Lane and extend the driveways through it so in the event that the lot was ever further subdivided, the driveways could be made into a public street. Additionally he stated that as there had been numerous concerns raised regarding extending the hammerhead to the bottom of the grade, from a construction standpoint, it is probably a more expensive alternative as opposed to building a driveway.

After a brief discussion, Mr. Curtin stated that the plan should be revised to reflect the existing easement located on the hammerhead. He advised the applicant to meet with a land planner or surveyor in order to modify the proposal while taking into consideration the easement. As the applicant has a large piece of property that could be further developed, some public safety issues need to be taken into consideration and suggested that the modest extension of Old Stone Lane

for a two lot subdivision the applicant would almost have to offer a covenant to the Town stating that no further subdivision would take place on this property.

Mr. Curtin suggested that the Board keep the sketch plan open to give the applicant an opportunity to respond to the Boards comments and modify the plan per discussion.

OLD BUSINESS

There was no old business before the Board.

REFERRALS

Aleksandar Vasilev
Special Use Permit
TP#017.-02-10.0

The application was referred to the Planning Board by the Zoning Board of Appeals as the applicant desires to conduct as a home occupation a home office for the brokerage of automobile sales over the phone and internet.

Mr. Aleksandar Vasilev appeared before the Board to present a site plan for a Special Use Permit for the property located at 153 Bennett Road, zoned R-3.

As the nature of his business is that it is conducted over the phone and internet, clients would not be on site and therefore he is not requesting any signage or additions to the property. Additionally, he stated that no vehicles would be stored on site. Mr. Vasilev stated that this would be a part-time endeavor and he would be utilizing approximately 9 square feet of his home as an office that would house a desk and computer.

Ms. Wheat inquired if there would be a web page. Mr. Vasilev stated that he does not have a website and as he has contracted with an overseas company, he does not anticipate creating one. He stated that the purpose of obtaining the Special Use Permit is to allow him to obtain a Dealer License from New York State.

The Board unanimously agreed to issue a positive recommendation to the Town Board. The Board requested Mr. Curtin to draft a referral back to the Town Board recommending the zone change.

DISCUSSION

Kandon LLC – 5310 W. Genesee Street
Site Plan

Chairman Fatcheric stated that correspondence from County Planning has been received that states the following: SOCPA recommends that the application be disapproved for the following reasons:

1. The site does not appear large enough for the proposed use. Three of the proposed parking spaces would conflict with the proposed driveway and also are proposed for

snow storage, and the two parking spaces adjacent to the building would require backing up into the main parking area.

2. The proposed site plan does not provide for cross connection with the adjacent parcels to the east and west.
3. The narrow frontage on West Genesee Street would create a pattern of too closely spaced driveways, impacting mobility and safety on the county road.

Ms. Wheat stated that she is surprised as she thought the Board had done everything appropriately as per the Planning Board's requirements. It appears that the County does not address intermunicipal issues or concerns and they speak to issues previously dealt with by the Planning Board.

Ms. Wheat requested Mr. Curtin draft a response to SOCPA on behalf of the Planning Board to override the resolution of the Onondaga County Planning Board in sufficient detail so as to address the concerns that were raised. Mr. Trombetta seconded the request and it was approved unanimously.

**Bank of America
Site Plan
TP# 066.-01-01.1**

Mr. Jim Churchill of Scheid Architects appeared before the Board due to concerns over the brick material proposed for the Bank of America building. He supplied samples of the system, samples of the brick, photographs of buildings that have been constructed with the specific material and documentation from the brick manufacturer.

Chairman Fatcheric restated the position of the Board, which has remained unchanged through the process and that if there has been a misunderstanding, the Board apologizes. The Board believes that by sending the applicant to QPK Designs an aesthetically pleasing building was designed. It was said many times that the materials to be used were to be consistent with the materials used within the Camillus Commons, which is Quick Brick, which is a complete block.

Mr. Curtin stated that it is a requirement of the Board and a condition of the building permit to install materials consistent with the materials used within the Camillus Commons.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of July 10, 2006. Mr. Trombetta seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, P.C. for the services performed from May 21, 2006 through June 24, 2006 for \$5,219.50, \$4,884.52 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the month of June 2006 for \$3,027.22, \$1,502.22 of which is recoverable from

fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta, and approved unanimously

A voucher was received from Hummel's Office Plus for miscellaneous office supplies in the amount of \$144.29. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously.

COMMENTS OF TOWN OFFICIALS

Chairman Feyl inquired if the Planning Board was able to make a recommendation back to the ZBA regarding Mrs. Timofy's Special Use Permit. Mr. Czerwinski stated that he has reviewed the proposed landscaping and lighting and found them both to be acceptable. As the parking had already been deemed acceptable, Chairman Fatcheric requested Mr. Curtin draft a favorable response back to the ZBA on behalf of the Planning Board.

Chairman Feyl stated that he has been notified that a meeting has been scheduled for August 16, 2006 at 4:00 pm to discuss changes to the Special Use Permits. He is hopeful that the Special Use Permit process can be streamlined.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Heater inquired if the Board was going to meet twice during the month of August. Chairman Fatcheric stated that two meetings are scheduled for the month of August and if warranted, the Board may cancel the latter one if deemed necessary.

Mr. Trombetta commented that there is a sign in front of Walgreens that states it is scheduled to open soon.

Ms. Wheat stated that she attended the informational meeting for Reserve Supply and that there is overwhelming concern regarding the increase in traffic on Pottery Road. She inquired if a traffic study could be completed for the proposal of Reserve Supply. Mr. Curtin stated that under SEQR, the Planning Board or Town Board may be able to request a traffic study.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:14 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
AUGUST 14, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
John Williams
Lynda Wheat

NOT PRESENT

Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Dave Callahan, 6th Ward Councilor
Tom Price, Code Enforcement Officer

Approximately 6 others

Chairman Fatcheric called the meeting to order at 7:02 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**West Genesee Athletic Club
Temporary Site Plan
TP#007.-01-14.2**

Mike Losurdo, President of the West Genesee Athletic Club and Cory Ward of Wheelock Rides appeared before the Board to present a temporary site plan for the property located at 6415 Pottery Road. The applicant has proposed providing carnival rides during a weekend pep rally, September 8th and 9th. The rides would operate Friday September 8th from 4:30pm to 9:30pm and Saturday September 9th from 12:00pm to 9:00pm. There will be no outside advertisement, as the event is to be for members of the West Genesee Athletic Club. Mr. Losurdo stated that West Genesee Athletic Club has contracted with Wheelock rides to provide 6 to 10 carnival rides. The property is zoned R-3.

Ms. Wheat inquired about traffic as neighbors had voiced some concerns at a recent neighborhood meeting. Mr. Losurdo stated that the club would be contacting the Camillus Police Department to hire off-duty police officers to direct traffic entering and exiting. Volunteers supplied by the West Genesee Athletic Club would be directing the traffic on-site. The club will also provide food sales through their concession stand. The site currently has adequate restroom facilities.

Mr. Ward stated that West Genesee Athletic Club has contracted with Wheelock to provide 6 to 10 carnival rides. In addition to the rides, Wheelock will provide food sales and games as well as overnight security. The food sales will be items that the West Genesee Athletic Club concession stand does not provide. Health permits will be obtained through the County.

All rides are to be trailer rides with outriggers that are inspected by NYS. There will be no tie downs or water barrels. Power will be supplied by two diesel fueled generators and the wiring will be above ground which is state regulated. Lighting will be provided on the rides only.

Ms. Wheat made the motion to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Williams seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application a negative declaration under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to approve the temporary site plan for the West Genesee Athletic Club for carnival rides to be conducted on September 8, 2006 from 4:30pm – 9:30pm and September 9, 2006 from 12:00pm – 9:00pm. The carnival rides are to be disassembled and removed by no later than September 10, 2006 at 5:00pm. Mr. Heater seconded the motion and it was approved unanimously.

**Holy Cross Church
Site Plan
TP# 011.-01-08**

Mr. Stephen Zalewski, Chairman of Holy Cross Church appeared before the Board to present a site plan, which depicts erecting a meeting hall, a storage building, and a park shelter. The property is zoned R-3.

The proposal indicates a 30' x 32' meeting hall to be located adjacent to the west side of the church. Mr. Zalewski stated that the purpose for the addition is to create a gathering space and an area for bible studies for the 50± parishioners. After a brief discussion, the Board requested the parking lot to be striped in order to determine that the current number of parking spaces meet the current town requirements. The applicant also indicated that additional parking is available on the site near the cemetery.

The storage building is proposed to be 20' x 14' and located approximately 10' from the rear southeast corner of the parking area. The intended use of the storage building is to house a tractor, lawn mowers and landscaping supplies as no maintenance would be performed inside it. Outside lighting is to be placed on the building.

The park shelter is proposed to be 16' x 30' and located on the southwest side of the parking area in front of the existing row of pine trees. The intended use is to provide the parishioners with shade and electricity for outside church functions. The applicant stated that no water will be made available to the area nor will the area be fenced.

The applicant indicated that the proposed materials for the building and shed would match the existing church as indicated on Drawing #2. The existing roof pitch will also be matched.

Mr. Fittipaldi requested the applicant provide a lighting plan and provide a detailed site plan indicating the striping of the parking area.

Mr. Curtin stated that he previously represented the church in its original application for site plan approval and it is his recollection that the parking area meets and exceeds the current town ordinance as one (1) space for every four (4) persons at maximum capacity is the requirement and as the occupancy is 75, the required number of parking spaces is 19.

After a brief discussion, the Board requested the applicant provide a survey map, drawn to scale, locating the addition, the storage building, and the park shelter that includes the setbacks, the parking area striped and the site location map. A photometric plan will also be required.

Ms. Wheat motioned to declare the Town of Camillus Planning Board lead agency for this application. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to refer this application to SOCPA. Mr. Trombetta seconded the motion and it was approved unanimously.

OLD BUSINESS

Kandon, L.L.C. – 5310 W. Genesee Street Site Plan TP# 035.-05-25.1

Mr. Art Kanerviko of Kandon, LLC appeared before the Board to present a revised site plan for the property located at 5310 West Genesee Street, which is zoned C-2.

After a brief discussion, the Board advised the applicant that due to the size of the site, they were requesting granite curbing be installed throughout, specifically along the parking area to the west and at the point of egress/ingress. Additionally, they suggested the applicant consider allocating the snow storage area to the rear of the building, near the dumpster area. As the proposed dumpster area exceeds the required amount, placing the snow storage area at that location would not hinder any accessibility on the site.

Mr. Czerwinski commented that the photometric study provided does not list the wattage or specifications of the proposed lighting, which need to be reviewed.

Additionally, as the applicant has proposed placing a freestanding 36 sq/ft monument sign similar to the one located at the Aspen Dental Plaza, the Board advised that a variance for the monument sign would need to be granted from the Zoning Board of Appeals. The Board requested Mr. Curtin draft a positive recommendation to the ZBA for the sign variance.

After a brief discussion, the applicant agreed to the Board's request to relocate the snow storage area and install granite curbing throughout the site.

Mr. Heater motioned to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta motioned to declare this application a negative declaration under SEQR. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Williams motioned to approve the site plan for Kandon, L.L.C., 5310 West Genesee Street Camillus, New York as prepared by Lehr Land Surveyors dated June 2, 2006, revised June 27, 2006 subject to relocating the snow storage area near the dumpsters in the rear of the parcel, installing granite curbing throughout the site, and legal and engineering review. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat motioned to assess professional fees for this application in the amount of \$1,500.00. Mr. Heater seconded the motion and it was approved unanimously.

DISCUSSION

Global Signal – 5882 Devoe Road

The Planning Board received correspondence from Martin & Associates Environmental Services, Inc., which requests a written response regarding a proposed telecommunication collocation pursuant of 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (NHPA). Specifically, Global Signal is expanding 8' x 18' on an existing 100' monopole tower located near the intersection of Devoe Road and Thompson Road (5882 Devoe Road). In accordance with the Federal Communications Commission regulation 47 C.F.R.1.137(A)(4), they are providing notice to the town and seeking any comments that may effect the project on any historic properties in the community. This notice was not intended to supplant any local zoning or permitting requirements, but is necessary to be conducted before the applicant can request review of the proposed action by the State Historic Preservation Office.

Mr. Curtin stated that in March 2006 the State Historic Preservation remapped certain areas of the state and designated certain areas as potentially historically significant from an archeological standpoint. In the case of the Town of Camillus, this site particularly, due to the close proximity of Nine Mile Creek, having some historical character, is shown on the map as being in the middle of a historically significant area that is designated by the state. Mr. Curtin stated that he does not know of any specific item that would point to this property, however if there was, the Board would require under SEQR a Phase 1 Archeological assessment. In his opinion, this area currently has a cell tower located on it and therefore is already disturbed and from a SEQR standpoint, the applicant is simply being very careful in proceeding with their application.

The Board requested Mr. Curtin draft a response to the applicant.

Kasson Road

Chairman Fatcheric requested Mr. Curtin update the Board regarding the events surrounding the Kasson Road improvements.

Mr. Curtin stated that on July 28, 2006, he, Mr. Czerwinski, and Mr. Fatcheric met with Mr. Vitiello, and his client, along with Ms. Sutphen and her client. The purpose of this meeting was to review the 2 properties; 104 & 112 Kasson Road and to discuss the existing curb cuts as they have been reviewed by the County DOT and modified to accommodate on-site, in-site access and egress.

It was determined that without the apartment owner's cooperation in eliminating the curb cut for the right of way, the opportunity for cross movement between the properties would not work. Additionally, because of the proximity of the building located at 104 Kasson Road to the road, any cross movement of vehicles would adversely affect parking, as the current retailers require parking in the front.

At that meeting, Mr. Czerwinski committed to reviewing the parking plan and creating a modification, which he has done. The modifications are as follows:

- The existing driveway cut along the south end of 104 Kasson Road will remain at 15 ft. wide; the purpose will be to get delivery vehicles to the rear of the property
- A 24 ft. wide curb cut will be added on the north side of the property to allow full ingress/egress
- A curbed island is to be added to separate the two parcels and is proposed to be continued to separate the apartment driveway from the 104 Kasson Road property
- The curbed island in the center of the Cams Pizzeria plaza, will be pulled back to align with the front parking spaces and the curbing will be lowered to a 1" reveal before the slope, and the center of the island will be made a hard surface ie: concrete, in order to become a truly mountable curb

Mr. Czerwinski stated that he has received concurrence from Mr. Stelter of the County DOT with the condition that the following be labeled on the map in an area between 102 and 104 Kasson Road as a possible future interconnection driveway.

Additionally, Mr. Czerwinski received a letter from the attorney representing the owner of 104 Kasson Road who agreed to all the conditions and placed a few stipulations that are:

- All the work to be completed by the end of September
- The existing curb at the existing driveway cut to be lowered

Mr. Curtin added that with regard to the interconnection comment on the plan, he only sees that happening if the two parcels are developed in unison with a comprehensive development plan.

Mr. Curtin stated that he would draft a letter to Ms. Sutphen reiterating the above.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of July 24, 2006. Mr. Fittipaldi seconded the motion and it was unanimously approved.

CORRESPONDENCE

A copy of the Town Board minutes from the July 25, 2006 meeting was received.

A copy of a memo from the Town Board regarding the zone change on Pottery Road was received.

A voucher was received from Barton & Loguidice, P.C. for the services performed from June 25, 2006 through July 22, 2006 for \$5,669.43, \$5,419.43 of which is recoverable from fees or paid

by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the month of July 2006 for \$2,726.00, \$150.00 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously

COMMENTS OF TOWN OFFICIALS

Councilor Pisarek inquired if Benderson Development, LLC had met the curbing requirements along Kasson Road. Mr. Czerwinski advised that they have met the requirements.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Flaherty commented that construction has begun for the permanent Bank of America building.

Mr. Trombetta stated that the New York Planning Federation 2006 Conference has been scheduled for October 8th – 10th in Saratoga. He is interested in attending and inquired if anyone else was. Chairman Fatcheric commented that if anyone is interested in attending, there are funds available.

With no further business to come before the Board, Mr. Williams moved to adjourn the meeting at 8:38 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
AUGUST 28, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
John Williams
Lynda Wheat

NOT PRESENT

Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Legnetto, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Bill Davern, 3rd Ward Councilor
Bob Feyl, ZBA Chairman

Approximately 22 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**Rinaldi Topsoil – 6717 Winchell Rd
Site Plan
TP#010.-02-05.1**

Ms. Judy Rinaldi and Ms. Jamie Rinaldi-Logana appeared before the Board to present a site plan for the property located at 6717 Winchell Road, which is zoned RR.

The applicants are proposing to erect a 40' wooden post, canvas tarp cover-all building, which would store topsoil for the operation of the day-to-day activities of Rinaldi Topsoil. The plan depicts the building to be located on the northwest portion of the property, 50± feet from the rear corner of the existing structure and 140± ft. from the low water mark of the creek. The applicant stated that no machinery would be stored inside the building and when asked if lighting would be placed on the building, she indicated none would. The Board inquired why the applicant wanted to cover the topsoil. She indicated that she was tired of working with wet topsoil and it would allow her to serve her clients more efficiently. When the Board asked if this would create new business, the applicant indicated it would not.

The Board inquired as to the nature of Ms. Rinaldi's business. Ms. Rinaldi stated that Rinaldi Topsoil has been in business since 1955. The topsoil is trucked into the site, pulverized, screened, and separated into topsoil or fill. Although most of her business is delivery, she does have some retail clientele.

Mr. Flaherty inquired what percentage “fill” is of her business. Ms. Rinaldi responded that approximately 5%, as 95% is topsoil. Ms. Wheat inquired how many employees the business has and the hours of operation. Ms. Rinaldi stated there are two, herself and her daughter. She stated that there are no set business hours as she lives adjacent to the site.

After some discussion, the Board inquired where the creek that runs through the property emptied. Ms. Rinaldi stated that there is a pond on the property located near the southern property line. She indicated that her father hand dug the pond and creek for family enjoyment more than 40 years ago. The creek is normally dry as it is fed by rainwater.

Mr. Curtin stated from a legal standpoint, this property has a prior non-conforming use due to the establishment of the business prior to zoning regulations being enacted by the Town; however, it is the Board’s responsibility to determine if any new business would be created, as there is a potential increase or expansion in usage. He also stated that the business is being conducted on two separate tax parcels, which depend on one another and the plan presented does not show the required detail of both parcels.

After extensive discussions, the Board determined that a professional survey detailing the elevations of the cover-all building, the location of the pond and any other buildings on the property, and the identification of the neighboring property owners would be required. They also requested a daily truck count for the business. Mr. Curtin suggested that the Board conduct a field visit to the site and requested the applicant contact the clerk to set the appointment.

**Target – Fairmount Fair
Amended Site Plan
TP#036.-01-01 & 048.-01-01.1**

Mr. Chris Wood of Carmina & Wood, P.C. and Mr. Bill Rae of Benderson Development Company, LLC appeared before the Board to present an amended site plan.

The developer is proposing to add an 890 gross sq. ft. to the proposed Target building to accommodate a district office, to modify the south building curb line from 8’ to 4’ wide and to widen the adjacent drive aisle by 4’.

The applicant stated that the district offices for Target would be the only one in the Syracuse area. The 890 gross sq. ft. would be used strictly for office/conference space. There would be no additional signage or lighting, but it would have a separate entrance.

Mr. Wood stated that the proposed modifications to the sidewalk increase the turning radius, which will allow better truck access.

Mr. Curtin stated that this amendment to the site is a minor change and compliments the entire site.

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat made the motion to declare this application a negative declaration under SEQR. Mr. Williams seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to approve the amended site plan for the Target retail store located at Fairmount Fair for the 890 gross sq. ft. addition to the building for Target's district offices, the reduction of the south building curb line from 8' to 4' wide and the widening of the adjacent drive aisle by 4' as portrayed on the overall site plan drawn by C. Wood dated March 2006, last revised August 15, 2006. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat motioned to increase the amount of professional fees for this application to \$10,000.00. Mr. Williams seconded the motion and it was approved unanimously.

Aupperle, Andrew – 4972 Limeledge Rd
Site Plan
TP#024.-02-22.3

Mr. Andrew Aupperle appeared before the Board to present a site plan for the property located at 4972 Limeledge Road, zoned LBO.

The applicant proposes to build a two-family home and a pole barn on a 1.93± acre vacant lot. As the property abuts a County right-of-way, the access for the lot is through the right-of-way, which the applicant stated the County has approved. The applicant will submit confirmation of such to the Board.

Mr. Aupperle stated that the proposed two-family home would be stick built with earth-toned vinyl siding, architecturally shingled roof and there would be architectural continuity between the proposed pole barn and house. The Board asked what the applicant's intentions for the pole barn are, given that the property is zoned LBO and multiple uses are allowable. The applicant stated the proposed pole barn is for his own private use.

After a brief discussion, the Board requested the applicant provide a survey map, drawn to scale, identifying the location plan, the USGS topography, the drainage plan, and the location of the well and septic. They also requested the applicant provide a copy of the letter from Jim Stelter of the County DOT approving the access of the property through the County's right-of-way.

Ms. Wheat motioned to declare the Town of Camillus Planning Board lead agency for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta motioned to refer this application to SOCPA. Mr. Heater seconded the motion and it was approved unanimously.

Decker, Gary – 4704 W. Genesee St
Site Plan for Special Use Permit
TP#041.-05-13.0

The application was referred to the Planning Board by the Zoning Board of Appeals as the applicant desires to conduct as a home occupation, a clothing alteration business.

Mr. Gary Decker appeared before the Board to present a site plan for the property located at 4704 West Genesee Street, zoned R-4. He stated that he is requesting the Special Use Permit

prior to acquiring title to the property, as it is currently for sale. If the Special Use Permit is approved, the applicant proposes to erect a 16' x 25' addition to the rear of the home, a portion of which would be used for the home occupation. The applicant intends to place an entrance adjacent to the rear parking area. Wall mounted outdoor lighting is proposed on both sides of the entrance. The hours of operation are intended to be between 8:00 am and 7:00 pm, Tuesday through Saturday. The applicant does not have any signage proposed but commented that he would like to place a sign in the front yard identifying the business. As the applicant stated his wife would be the sole employee and there is adequate space to park four cars in the rear area. The applicant has not specified the area of the house he intends to convert, therefore the Board was not able to ascertain if it was below the required 10% of living space within the home.

After a brief discussion, the Board inquired about the aesthetics of the addition. The applicant stated that the materials to be used on the addition would match the brick on the house.

Mr. Legnetto commented that the proposed parking spaces need to be identified and striped on the site plan and the snow removal area needs to be indicated on the site plan. He also stated that the condition of the driveway is deteriorated and the fence should be repaired or otherwise addressed.

Mr. Curtin stated that as the property is located on West Genesee Street, the accessory use would not adversely affect the character of the neighborhood in that the primary use is residential.

After a brief discussion, the Board unanimously agreed to grant a positive recommendation back to the ZBA for the Special Use Permit contingent upon the Planning Board's review of the site plan. The Board requested Mr. Curtin to draft the referral back to the Zoning Board of Appeals reflecting the Board's recommendations for the Special Use Permit.

Councilor Davern stated that based on the Planning Board's positive recommendation, notification of the public hearing would be sent to the neighbors.

OLD BUSINESS

Dubar, Anthony & Cheryl – Old Stone Lane Extension

Sketch Plan

TP#025.-03-29.2

Mr. Anthony Dubar appeared before the Board to present a sketch plan for a 40.25± acre parcel of land located at the end of Old Stone Lane, zoned R-2. The applicant is proposing to subdivide the property into two lots, Lot 2 being 35± acres and Lot 2A being 5± acres. The applicant is planning to build a single-family residence on Lot 2 to be serviced by public water and a private sewer for his personal use and would like to sell Lot 2A to help offset some of the costs. The applicant has proposed that both lots be accessed from driveways located at the end of Old Stone Lane as approved originally with the Maestri Manor Extension subdivision.

After a brief discussion, Mr. Curtin stated that the plan should be modified to depict Lot 2A and 2B as amended inclusive of the 60' right of way easement to the rear of Lot 2A, the location of the nearest fire hydrant and the footprint of the home. Additionally, he stated that the right of way and easement should be conveyed to the Town of Camillus. The applicant agreed to the suggestions and will have a plan prepared for review.

DISCUSSION

Camillus Commons

Chairman Fatcheric stated that he, Mr. Flaherty, Mr. Curtin, and Mr. Czerwinski had conducted a site visit to the Camillus Commons.

In relation to the Camillus Commons, Vanida Drive entrance, the following items of concerns were discussed:

- Fairmount Fire Department has requested adjustments to the turning radius on the west curbed entrance toward the Bon-Ton retail store. While on the site visit, staff viewed tire marks in the elevated grass
- The traffic sign indicating “No Left Turn” has not been installed. This should have been installed on the school district side of the entrance indicating no left turns heading toward Bon-Ton

It was also noted that the fire hydrant located in the front of Bon-Ton is no longer operational. Chairman Fatcheric requested a letter of acknowledgement from Fairmount Fire Department.

As numerous items of concern were identified, Chairman Fatcheric requested Mr. Curtin draft a letter to Benderson Development Company, LLC, which would outline all concerns.

Chairman Fatcheric also stated that they reviewed site concerns raised by Brian Farmer of 215 Kasson Road relative to Wal-Mart. As many items of concern were identified, he requested Mr. Curtin draft a letter in response.

Chairman Fatcheric commented that Mr. Price, Code Enforcement Officer has issued a stop work order for Bon-Ton pending a site plan review by this Board for the façade changes.

MINUTES OF THE PREVIOUS MEETING

Mr. Fittipaldi moved to approve the minutes of the meeting of August 14, 2006. Mr. Trombetta seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from QPK Design for consulting services rendered from 7/13/06 – 8/13/06 for Bank of America totaling \$48.00, all of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Heater, and approved unanimously

A voucher was received from Continuum for a wall power unit for the Dictaphone in the amount of \$30.00. Motion to approve payment was made by Mr. Flaherty, seconded by Mr. Trombetta, and approved unanimously.

COMMENTS OF TOWN OFFICIALS

The Town Officials assembled this evening had no comments.

COMMENTS OF THE ATTORNEY

Mr. Curtin stated that apparently, some controversy arose at the Town Board meeting of August 22, 2006 regarding Starlight Estates and their approval, specifically the number of units originally proposed vs. the number approved. He stated that he has been requested to revisit the approval and will report his findings to both the Town Board and the Planning Board.

COMMENTS OF THE ENGINEER

Mr. Legnetto had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Williams stated that representatives of Clough Harbour & Associates had recently toured the Starlight Estates Apartment site with him and he is pleased to announce that they have not relocated any of the proposed fire hydrants.

With no further business to come before the Board, Mr. Heater moved to adjourn the meeting at 9:15 pm. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
SEPTEMBER 11, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
John Williams
Lynda Wheat
Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Diane Dwire, 5th Ward Councilor

Approximately 17 others

Chairman Fatcheric called the meeting to order at 7:13 PM, followed by the Pledge of Allegiance and a moment of silence in memory of the anniversary of the September 11, 2001 terrorist attacks.

NEW BUSINESS

**Pototsky Subdivision – Horan Road
Preliminary Plat
TP#015.-03-10.1 & 015.-03-10.2**

Mr. Joseph A. Mastroianni P.E. appeared before the Board on behalf of Stepan and Vitaly Pototsky to present a preliminary plat for a 2-lot subdivision. The property is located on Horan Road, zoned R-3.

Mr. Mastroianni stated that in 1993, the previous owner had attempted to subdivide the property without receiving formal Town approval and has since sold the lands to the Pototsky's. As the Pototsky's wish to erect a small house on Lot 2, the parcel needs to be subdivided properly. The plan depicts Lot 1 to be 0.757± acres and Lot 2 to be 2.894± acres, both serviced by public water and private sewers.

After a brief discussion, it was noted that Niagara Mohawk Power Corp. claims ownership of a right of way that separates Lot 2 into three (3) segregated parcels, two (2) of which could be landlocked. As numerous questions arose regarding the right of way and the accessibility to the remaining lands, Mr. Curtin requested copies of the recorded Niagara Mohawk right of way easement. It was also noted that an additional easement exists with Allied Chemical, which Mr. Curtin also requested a copy of.

As high voltage power lines run through the property, the Board was extremely concerned with the location of the house to be built on Lot 2, and specifically the rear yard setback. Mr. Curtin

stated that as the property is zoned R-3, a 40 ft. rear yard setback is required. Mr. Heater inquired if there was a buyer for Lot 2 and Mr. Mastroianni responded that the owner's son would be building the house.

Chairman Fatcheric advised that the property is located within 500 ft. of NYS 695 and within the three - mile limit of the City of Syracuse; therefore the application would need to be referred to SOCPA and the City of Syracuse. Additionally, curb cut approval for the proposed Lot 2 would be required.

Ms. Wheat declared the Town of Camillus Planning Board lead agency for this application. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to refer this application to SOCPA. Mr. Trombetta seconded the motion and it was approved unanimously.

The applicant was also instructed to submit an application to the City of Syracuse for the Three-Mile Limit Subdivision review.

**Camillus Commons – Bon-Ton
Site Plan
TP#066.-01-10.1**

Mr. Bob Trybulski of Benderson Development Company, LLC appeared before the Board to present a site plan for the proposed changes in the façade of the existing Bon-Ton building located within the Camillus Commons.

After a brief discussion, Mr. Curtin clarified that the Board had previously reviewed only conceptual renderings for this specific building provided by Benderson Development Company, LLC during the Camillus Commons site plan review and as no formal applications or site plans were submitted for this specific building. As such, a site plan application and review is required.

The applicant stated that the building is composed mainly of brick, as there is a large brick panel on the base of the building. An Exterior Insulation and Finish Systems (EIFS) band is located on the top and on the cornice. The colors of the project are earth tones to blend with the remainder of the development. The developer has proposed enclosing the walkway on the western façade of the building in front of the proposed storefronts. Mr. Flaherty requested Carlie Hanson of QPK Design review the proposed elevations and submit any comments, recommendations and, concerns to the Board.

Mr. Trybulski stated that Bon-Ton would be reinstalling their current signage; however, the tenants; Verizon and Huntington Learning Center are requesting signage that is slightly larger than what is allowed per the Town Ordinance. He stated that Verizon would submit a separate application for the Board's consideration but inquired if they would review the Huntington Learning Center's signage, as representatives were present.

Steve Lonergan and Joe Perot, franchise owners of Huntington Learning Center presented renderings of a proposed sign, which is 30 % larger than allowable per town code. They stated that the rendering depicted the specific sign. As numerous questions arose regarding the daily operations of Huntington Learning Center, Mr. Lonergan and Mr. Perot commented that the

center would be open Monday through Saturday, from 8:30 am through 8:30 pm. There would be 3 full time employees and 5 to 12 part time employees. The peak hours of operation are 3:00 pm – 8:00 pm Monday through Friday and 9:00 am – 3:00 pm on Saturday.

After an extensive discussion, the Board raised numerous questions regarding pedestrian safety due to the pedestrian access and parking being located across the street. Mr. Curtin suggested channeling the pedestrian traffic by creating a pedestrian walkway that would tie into the Bon-Ton's western entrance, thus creating a focal point, which would direct pedestrians to the site. Additionally, he suggested erecting a sign near the Bon-Ton's entrance stating, "Yield to Pedestrians" as it might encourage traffic to slow down while keeping the pedestrians away from the busier intersection.

After further deliberation, Chairman Fatcheric instructed the applicant to review and revise the pedestrian access for public safety and submit Carlie Hanson's comments regarding the façade to the Board. He stated that as the Board is sensitive to the applicant's timeline, a special meeting may be able to be scheduled to finalize the site plan.

OLD BUSINESS

Holy Cross Church Site Plan TP#011.-01-08

Mr. Stephen Zalewski, Chairman of Holy Cross Church appeared before the Board to present a site plan, which depicts erecting a meeting hall, a storage building, and a park shelter. The property is zoned R-3.

The Board has received the recommendation from SOCPA who requested the following modification to the proposed action prior to local board approval of the proposed action: The applicant provide an engineering study to verify to the Onondaga County Department of Transportation that the proposed development would not create additional stormwater runoff into the county's drainage system. If additional runoff is created, the applicant shall be required to submit a mitigation plan to the Onondaga County Department of Transportation for approval and implement any mitigation required.

Mr. Czerwinski stated that he has reviewed the proposed site plan modifications and did not find any issues with the proposal. He does not feel the engineering study is necessary. The proposed building addition does not alter the existing on-site drainage pattern, which flows to the west and then south, ultimately to Nine Mile Creek. Based on the information provided, there should be no additional stormwater directed to the Onondaga County Department of Transportation's ROW. Furthermore, he believes that the size of the addition (960 s.f.) will not contribute a significant amount of additional stormwater runoff. Chairman Fatcheric requested Mr. Curtin to draft a response to SOCPA.

Mr. Trombetta motioned to declare this application an unlisted action under SEQR. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application a negative declaration under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta motioned to approve the site plan for the Holy Cross Polish National Catholic Church, Part of Lot No. 56, Town of Camillus as prepared by Ianuzi & Romans, P.C. dated August 29, 2006 with no conditions. Ms. Wheat seconded the motion and it was approved unanimously.

Chairman Fatcheric motioned to waive professional fees. Ms. Wheat seconded the motion and it was approved unanimously.

**Maestri Manor Extension- Dubar, Anthony & Cheryl
Preliminary/Final Plat
TP#025.-03-29.2**

After a brief discussion, Mr. Curtin stated that the plan should be modified to depict Lot 2A and 2B as amended inclusive of the 60' right of way easement to the rear of Lot 2A and the footprint of the home inclusive of the building setbacks. Additionally, he stated that the right of way and easement should be conveyed to the Town of Camillus in which he stated that he would provide the proper verbiage to the applicant's attorney.

Mr. Fittipaldi motioned to declare the Town of Camillus Planning Board lead agency for this application. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Flaherty motioned to waive the public hearing for this application. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Mr. Trombetta motioned to declare this application an unlisted action under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the preliminary plat for the Maestri Manor Extension-Amendment, Part of Military Lot No's 99 & 100 Town of Camillus dated September 4, 2006 as prepared by Paul James Olszewski P.L.S., PLLC subject to the identification of the building setback lines, reconfiguration of the north and south property lines of Lot 2A and 2B and the legal description of the right of way easement. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the final plat for the Maestri Manor Extension-Amendment, Part of Military Lot No's 99 & 100 Town of Camillus dated September 4, 2006 as prepared by Paul James Olszewski P.L.S., PLLC subject to the identification of the building setback lines, reconfiguration of the north and south property lines of Lot 2A and 2B and the legal description of the right of way easement. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to waive parkland fees for this application. Mr. Heater seconded the motion and it was approved unanimously.

Rinaldi Top Soil – 6717 Winchell Rd
Site Plan
TP#010.-02-05.1

Jamie Rinaldi-Logana and John Szczech appeared before the Board to present a site plan for the property located at 6717 Winchell Road, which is zoned RR.

The applicants are proposing to erect a 40' wooden post, canvas tarp cover-all building in which topsoil for the operation of the day-to-day activities of Rinaldi Topsoil would be stored. The plan depicts the structure to be located on the northwest portion of the property, 50± feet from the rear corner of the existing structure and 140± ft. from the low water mark of the creek. The applicant stated that no machinery would be stored inside the building and when asked if lighting would be placed on the building, she indicated none would.

As previously requested by the Board, the applicant has provided a professional survey detailing the elevations of the cover-all building, the location of the pond and any other buildings on the property, and identification of the neighboring property owners.

Rinaldi Topsoil is open seasonally, approximately April 15th through November 15th. As there are no spotlights or outside lighting, the business operates from approximately 7:00 am until dark. All equipment is stored on site. Mulch is stored on blacktop surrounded by concrete bins and the topsoil is stored on run-a-crush.

In response to the Board's inquiry if this modification would create new business, Mr. Szczech stated that the coverall structure would actually diminish business activity as currently trucks are loaded with topsoil and covered with tarps in case of rain. The 40' x 84' coverall structure proposed does not have sides or doors, it would only allow the applicant to store the topsoil and load trucks as necessary.

Mr. Curtin stated that based on what the applicant has represented, it could be conceived that the existing activities being conducted in a structure would be more appropriate for the daily operation of the business. It is his legal opinion that they are not expanding the prior non-conforming use of the business and the Board can positively consider this site plan.

Mr. Czerwinski stated the area that may be disturbed is less than 1 acre and therefore does not require the new DEC regulations for a stormwater pollution prevention plan. He also noted that the creek is not a regulated creek. He commented that because the stream and the pond are already there he is assuming that the applicant is already using the best management practices and would continue to do so and as long as that is followed, he doesn't have any issues.

Mr. Trombetta declared the Town of Camillus Planning Board lead agency for this application. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat motioned to refer this application to SOCPA. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Chairman Fatcheric requested Mr. Curtin draft a narrative of this application to forward to SOCPA for their review.

DISCUSSION

Aspen Dental Plaza/ Alliance Bank

At the time of approval, the Board had stated that they would review the site 1 year from that date and the year has passed. The Board noted that the streetscape has not been completed however; Mr. Kanerviko previously stated it would be completed at the same time as the small plaza located at 5310 West Genesee Street. The Board noted there are three dumpsters located at the rear of the Aspen Dental Plaza that are not enclosed. Mr. Curtin stated that he would draft a letter to the developer addressing the Board's concerns.

West Genesee Athletic Club

It was noted that the representatives of West Genesee Athletic Club stipulated that there would be no outside advertisement for the "Carnival Days". Chairman Fatcheric commented that he has seen flyers posted throughout the town and requested a note be placed in the file indicating the above.

NYS Planning Federation Conference

Chairman Fatcheric requested those attending the NYS Planning Federation Conference in October make their own hotel reservations and submit a voucher for reimbursement.

MINUTES OF THE PREVIOUS MEETING

Mr. Flaherty moved to approve the minutes of the meeting of August 28, 2006. Mr. Trombetta seconded the motion and it was unanimously approved.

CORRESPONDENCE

Copies of the Town Board meeting minutes from August 22, 2006 were received.

Copies of information Mr. Curtin derived from the internet regarding Moe's Southwest Grill was received.

A memo from the Town of Marcellus regarding the John Power's application was received.

Copies of correspondence from Mr. Curtin to Ms. Sutphen regarding the Cam's Pizzeria site were received. As Mr. Curtin has not received a response from Ms. Sutphen, he will draft a letter to her.

COMMENTS OF TOWN OFFICIALS

Due to the Budget Hearings, the Comprehensive Plan meetings need to be rescheduled. Councilor Pisarek stated that he would notify all involved once the meeting dates were confirmed.

Councilor Dwire commented that the Planning and Zoning committee meeting will be discussing the town's sign standards and the use of monument signs.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski inquired if the resolution for Starlight Estates had been revised and submitted to the Town Supervisor as it is on the September 12, 2006 Town Board agenda. Mr. Curtin stated that the revised resolution would be forwarded to the Town Supervisor and Engineer in the morning.

COMMENTS OF THE BOARD MEMBERS

Ms. Wheat stated that she would be unavailable during the first two weeks of October.

Mr. Flaherty stated that he had been approached by a person who lives on Warners Road adjacent to Starlight Estates Phase 2. He stated he was advised that flooding problems have been created due to the developer moving a pond that was located on the west side of the site. Mr. Czerwinski stated that he would look into it. Mr. Flaherty also requested a copy of the list of roads be distributed to the Board members.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 9:01 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
SEPTEMBER 25, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
John Heater
Don Fittipaldi
John Trombetta – Arrived @ 8:20 pm
John Williams
Lynda Wheat
Martin Voss

NOT PRESENT

Richard Flaherty, Vice Chairman

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Legnetto, Engineer
Dirk Oudemool, Esq.
Carlie Hanson, QPK Design

**GUESTS & MEMBERS
OF THE PUBLIC**

Tom Price, Code Enforcement Officer
Joy Flood, ZBA Vice Chairperson

Approximately 17 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

Chairman Fatcheric stated that due to previous commitments of staff, the order of the agenda would be altered.

OLD BUSINESS

**Camillus Commons – Bon-Ton
Site Plan
TP#066.-01-10.1**

Mr. Bob Trybulski of Benderson Development Company, LLC appeared before the Board to present a site plan for the proposed changes in the façade of the existing Bon-Ton building located within the Camillus Commons.

As requested by the Board, Mr. Trybulski met with Carlie Hanson of QPK Design. After reviewing the proposal, Ms. Hanson stated that as the building has very light neutral colors, it still appears very white. The Board would like to see richer coloring while still blending with the aesthetics of the neighborhood.

After review of the drawings, Ms. Hanson offered the following to the applicant:

- The brick base should be pre-cast as called out in the plans and not a brick cap which is presently being installed. The Board is concerned with the durability of the brick cap at the base.
- The durability of the EIFS on the widened piers at the entrance is a concern

Mr. Tyburski commented that the revised proposal depicts the installation of a hedge adjacent to the sidewalk along the southwest corner of the building, which would funnel pedestrians to the crosswalk, discouraging people from crossing in the middle of the street. The plan also portrays a dumpster area and transformer pad on an adjacent area to be used for parking. The Board inquired whether these items were for the benefit of Bon-Ton building. As the applicant stated that they were not, Chairman Fatcheric advised him that those items should not be shown on this site plan. Those items would be addressed under a separate site plan for that parcel.

As the Board has requested additional information from the applicant and as the applicant is under a time constraint, the Board scheduled a special meeting for Wednesday October 4, 2006 at 6:00 pm.

Mr. Curtin stated that a letter was sent to Mr. Robinson of Benderson Development LLC and some of the comments that were offered had to do with pedestrian crosswalks and stampcrete that were apparently failing in a variety of areas. It has been requested that brick pavers be used in those areas.

NEW BUSINESS

Verizon Wireless - Camillus Commons

Site Plan

TP#066.-01-10.1

Ken Gruskin of the Gruskin Group appeared before the Board to present a site plan for the Verizon Wireless retail store located within the Camillus Commons. The applicant is seeking to erect two signs on the façade of the building, one located on the west elevation and the other on the south (rear) elevation. As the proposed signage is larger than the zoning ordinance allows, the applicant is applying for a variance. The property is zoned CP, thus the Planning Board has jurisdiction over the application.

The plan depicts that the proposed business identification wall sign #1 is to be 6" deep, internally illuminated; individual channel letters mounted to a wire raceway. Letters shall have white faces with black returns except "Z" shall have red face with red returns, sign shall have a 20" high letter "V", being 35.99 sq. ft.. The proposed business identification wall sign #2 is to be 6" deep, internally illuminated, individual channel letters mounted to raceway, letters shall have white faces with black returns, except "checkmark" and "Z" shall have red face with red returns, sign shall have a 20" high "V", being 69.35 sq. ft..

Mr. Gruskin stated that as they are located at the corner of the building, they are proposing placing signage on both the west and south elevations. Although the entrance is located on the west elevation, it is important for Verizon Wireless to be visible from both directions. A variance is required for the first wall sign because the proposed sign area exceeds the maximum permitted sign area and a variance is required for the second wall sign because the building does not have frontage on two streets. He commented that Verizon Wireless is requesting the signage to include the logo to gain legibility of it before readability.

Mr. Fittipaldi inquired if the plan portrays the signage to scale. Mr. Gruskin stated that it does. Mr. Fittipaldi stated that as the signage is to scale, he does not find them to be unsightly. Mr.

Voss commented that it would look more unusual if the signs were different sizes and as long as they are the same size, they will look symmetrical. He does not find them to be offensive.

Mr. Heater, Ms. Wheat, and Mr. Williams all commented that the signs are too large for the building.

Mr. Price stated that he did not have any comments regarding the elevation signage but he recalled that there were window signs on a previous application. Mr. Gruskin stated that his recollection was correct. Chairman Fatcheric stated that a previous application portrayed lit “drop boxes” behind windows and they are not shown on this plan. He inquired as to the intentions of the tenant for the use of “drop boxes”. Mr. Gruskin commented that they do have window graphic light boxes, which hold the graphics. Per Mr. Price, they would be included in the total allowed signage per the sign ordinance. Chairman Fatcheric advised the applicant that if the drop boxes are part of the application, they would need to be placed on the plan.

Mr. Curtin asked the applicant’s representative if they plan to be on the pylon identification sign on West Genesee Street. They believe by lease they are on one pylon sign. Mr. Curtin read part of the CP ordinance into the record. The applicant may request a change to the allowed signage, in which case it shall demonstrate special circumstances and the Planning Board shall make specific findings to approve such changes in the allowed signage. He stated that assuming that the storefront is located on a public street, they would be allowed up to 137 sf of signage. They are showing approximately 105 sf. There is approximately a 30 sf differential but they will also be on the pylon sign.

Chairman Fatcheric stated that three members of the Board believe that the signage is excessive. After a brief discussion, the applicant proposed to reduce the letter height to 18" and keep the graphics as they are.

Mr. Williams motioned to declare the Town of Camillus Planning Board as lead agency. Mr. Voss seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application an unlisted action under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Voss motioned to declare this application a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Voss motioned to approve the signage for Verizon Wireless located in the Camillus Commons on the corner of the Bon-Ton building with the condition that a revised plan be submitted that reduces the letter height of the signage to 18”. Mr. Fittipaldi seconded the motion and it was approved unanimously.

**McShane Subdivision
Sketch Plan
TP#061.-02-48.0**

Ms. Pat McShane representing James McShane appeared before the Board to present a sketch plan for a 2.96± acre parcel located on Kasson Road, zoned R-3.

The applicant is proposing to subdivide the property into three lots. Lot 1 and Lot 3 would be accessed from Kasson Road while Lot 2 would be accessed from Oakridge Drive. As the rear of the parcel abuts a right of way owned by the Town of Camillus, the applicant has inquired about obtaining ownership to a portion of it. Mr. Oudemool commented that the Town was amiable to the request. He stated that this had been previously authorized by the Town Board and to finalize the transaction, the Town would need to draft a deed to the applicant, and the applicant would need to draft a formal right of way to the town.

Mr. Heater motioned to close the sketch plan application. Mr. Voss seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare the Town of Camillus Planning Board lead agency. Mr. Fittipaldi seconded the motion and it was approved unanimously.

OLD BUSINESS

Med West

Revised Site Plan

TP#020.-05-01.2 & TP#020.-05-01.1

Mr. Dave Hannig appeared before the Board to present a revised site plan for Med West. The property is located at 5700 West Genesee Street and zoned POD.

After a brief discussion, Mr. Oudemool stated that the map dated December 15, 2004, revised November 7, 2005 is a map that could be used as it shows the elimination of the 47 parking spaces to the rear and the ability to build out the required 50 parking spaces in the front. The proposal indicates that they will not be building those unless needed.

Mr. Voss stated that it was his recollection that there may be a drainage problem in the northern corner of the lot. Mr. Hannig stated that this has been addressed.

Mr. Fittipaldi inquired if the signage had been revisited and addressed as the Board previously determined that it was not adequate. Mr. Hannig stated that it had not been addressed. Mr. Fittipaldi mentioned that as the Board left it, Mr. Fowler stated he would speak to Dr. Neulander regarding the signage. It is more of a safety factor and he hopes it will be addressed later.

Mr. Oudemool stated that if it was the Board's pleasure, they could approve the plan conditionally upon the elimination of the 47 parking spaces and the build out of 30 parking spaces located on the easterly side of the entryway, when needed. At this time, the Board does not feel the need to approve the other 20 spaces located on the west side of the entryway as they do not look appealing.

Mr. Oudemool commented that this application does not need to be referred to SOCPA as it is an amended application.

Ms. Wheat motioned to declare the Town of Camillus Planning Board as lead agency. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application an unlisted action under SEQR. Mr. Williams seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application a negative declaration under SEQR. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the Med West amended site plan subject to filing of an amended map, which would show the 30 new parking spaces located on the easterly side of the entryway, and engineering review. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Med West Subdivision – Minor Subdivision

Final Plat

TP#020.-05-01.2 & 020.-05-01.1

Mr. Dave Hannig appeared before the Board on behalf of the applicants to present a Final plat of a minor subdivision. The applicants are proposing to subdivide the Medical Center West property into three (3) lots, Lot 1 for the Medical Center, Lot 2 for the proposed R-3 development and Lot 3 for the outparcel building.

As the minor subdivision was referred to SOCPA, there was some confusion regarding the accessibility to Lot 2a. Based on the resolution received from SOCPA, Mr. Oudemool prepared a memo to the Board dated December 7, 2005 stating the following:

“I spoke with Megan Costa, Staff Planner of SOCPA who signed the Resolution dated 12/1/05 regarding the above matter. I told her that she misunderstood the information regarding Lot 2 and when she pulled her file and looked at the referral notice, she agreed that she had, as the application states the proposed access would be from Sylvan Way. She was confident that if the Board had the proper information that they would not have disapproved the project.

She indicated that our choices are to resubmit or go ahead as is and approve. If the Planning Board is planning on acting contrary to the OCPB recommendation, we will need to send a notice indicating the reason why we are acting contrary. **I recommend that the Board does not resubmit the application but proceed with the application contrary to the recommendation.”**

Mr. Oudemool stated that the Town Board declared themselves lead agency for this application when they did the zone change. It is his view that when they did their SEQR, they bound the Planning Board and therefore there is no need to complete a SEQR for either the minor or the major subdivision of this parcel.

Mr. Voss motioned to waive the public hearing for the minor subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Oudemool suggested that as a condition of the minor subdivision, the Board require that a covenant to run with the land be executed by the owner by which Lot 3A is bound to Lot 1A. The reason for this request is that the zoning has been changed for Lot 3A and its non-conforming zoning rights continue with its present use, which is as an accessory building for storage in conjunction with the medical facility located on Lot 1A. In the event that the common ownership does not pertain to both these lots, the non-conforming use for Lot 3A shall terminate. Mr. Oudemool stated that he would draft a document and furnish it to the owner for execution.

The applicant was advised that a final plat application would need to be executed.

The Board requested Mr. Oudemool draft a letter to SOCPA explaining why the Board overrode their decision.

Mr. Williams motioned to approve the preliminary plat of the Med West three-lot subdivision subject to a covenant to run with the land by which Lot 1A is bound to Lot 3A. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Williams motioned to approve the final plat of the Med Center West three-lot subdivision subject to a covenant to run with the land by which Lot 1A is bound to Lot 3A. Mr. Voss seconded the motion and it was approved unanimously.

Ms. Wheat motioned to assess Parkland Fees for 2 lots, Lot 1A and Lot 3A, in the amount of \$200.00. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Pointe West Subdivision - Major Subdivision

Preliminary Plat

020.-05-01.2 & 020.-05-01.1

Mr. David Hannig, land surveyor appeared before the Board on behalf of West Genesee Land Company, LLC to present a sketch plan for subdivision of a 25.51± acre parcel of land into thirty-five (35) lots. The property is zoned R-3.

The developer proposes using Town Law §278, which would allow a cluster development as well as the development of open spaces. Mr. Oudemool inquired as to the dimensions of the setbacks proposed. Mr. Hannig stated that they are proposing a 25 ft. front yard setback and a 7 ft. side yard setback for the thirty-four (34) lots.

As shown on the plan, one entrance located on Sylvan Way would service 34 lots while access to Lot 35 is located on Northwood Way. As there is concern with the traffic flow between the new development, Sylvan Way and Northfield Way, Mr. Oudemool requested the applicant submit a site plan for the entryway over the Lot 63 Sylvan Way to show the alignment of the new road and Northfield Way in conjunction with the homes located on those corners. He also advised the applicant to contact Mark Pigula, Town Highway Superintendent to acquire his input as to the ability of the Town to plow that portion of Northwood Way which abuts the proposed Lot 35 as Northwood Way does not have a turnaround or hammerhead.

The Board inquired about an exiting drainage swale that is located parallel to the existing northern parking area. According to the developer, they will replace the swale located along the new edge of the parking pavement and direct it to the western basin located near the railroad tracks. The developer stated that all regulations implemented by the DEC for stormwater management would be followed.

Mr. Fittipaldi motioned to refer this application to SOCPA. Ms. Wheat seconded the motion and it was unanimously approved.

Ms. Wheat motioned to set the public hearing for this application for October 23, 2006 at 7:00 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

Aupperle, Andrew – 4972 Limeledge Rd
Site Plan
TP#024.-02-22.2

The Board received SOCPA's resolution, which stated that they determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

As the Board has no other issues, Ms. Wheat motioned to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application a negative declaration under SEQR. Mr. Williams seconded the motion and it was approved unanimously.

Mr. Trombetta motioned to approve the Andrew Aupperle site plan as portrayed on the map dated August 7, 2006, last revised September 5, 2006 as prepared by St. Germain & Aupperle Consulting Engineers, LLC. Ms. Wheat seconded the motion and it was approved unanimously.

Powers, John
Referral from ZBA
TP# 024.-02-11.1

The application was referred to the Planning Board by the Zoning Board of Appeals as the applicant seeks permission to operate an outdoor recreational use that would include hiking and cross country trails and a rope course.

Mr. John Powers appeared before the Board to present a site plan for a special use permit. As the parcel is landlocked, it is accessed through an adjacent property located in the Town of Marcellus, also owned by the applicant, who is currently seeking permission from the Planning and Zoning Boards in Marcellus. The property is zoned RR.

Mr. Heater commented that he has visited the site and found it to be well laid out and maintained. The trails surrounding the property are wide enough for an ambulance to drive on, the camping area is mowed and does not have any trees, and the ropes course is impressive. The courses are regulated and every safety precaution is taken.

The Town of Marcellus has approved the special permit subject to the following:

1. No special permits will be issued unless both projects are approved by the Town of Camillus and we will incorporate their conditions.
2. Parking use is based upon the figures submitted by Mr. Powers dated February 22, 2006, May 01, 2006 and June 05, 2006. Any substantial increase in size of the projects and the applicant must re-appear before the Marcellus ZBA.
3. The applicant has presented a parking area with handicapped parking around the barn. Any additional or over-flow parking must go through a maintained access. Overflow parking is approved as indicated on the map submitted to the ZBA June 12, 2006 as well as a drawing by Dave Tucker revised on June 08, 2006 and submitted to the ZBA on June 12, 2006. Maintenance on the over-flow parking area and/or any improvements will be on an as needed basis per the Codes Enforcement Officer and/or the Marcellus ZBA.
4. Access to both projects known as Orenda Farms and Affinity Farms is to be from 4931

- Lawless Road. The driveway located at 4939 Lawless Road is to be for residential use only.
5. There is to be no parking on the highway. The parking plan presented indicates a turn around so that no vehicles will back out onto the road.
 6. If dirt/gravel is being taken out into the road it is the responsibility of the applicant to rectify this situation and any costs incurred are to be at the applicant's expense.
 7. The property owner will maintain emergency access and he is providing all emergency services onto the ropes course and all activities know as "Orenda Farms". If at any point this is not deemed suitable by the Town of Marcellus or Town of Camillus the applicant would make the appropriate changes. If the resolution from the Town of Camillus is more restrictive we would abide with the stricter regulations. (We have made several requests for the Marcellus Fire Dept. Chief to go and look at the property and he has never done so)
 8. The emergency access around the barn, as shown on the submitted plan, must be maintained by the applicant and is not to be blocked by vehicles.
 9. The occupants of the barn apartment must be associated with the Horse Boarding/Riding/Lessons activities. We do not want to create a third activity on that property.
 10. There is one (1) approved sign per a revised drawing yet to be submitted to our office.
 11. Only the presented activities for Affinity Farms and Orenda Farms are approved. Any changes or additions must be presented to the ZBA
 12. This project is subject to annual site plan compliance reviews and/or inspections including maintaining the emergency access.
 13. Applicant must apply for a building permit that grants permission for construction.

Mr. Fittipaldi motioned to refer the application back to the ZBA with regard to the Town site plan. Ms. Wheat seconded the motion and it was approved unanimously. Chairman Fatcheric requested Mr. Curtin draft the recommendation to the ZBA.

Starlight Estates
Amended Preliminary Plat
015.1-01-08

Mr. Tom LoTurco of Clough Harbor & Associates appeared before the Board to present the amended preliminary plat of Starlight Estates. The applicant is requesting finalization of the recommendation that the Planning Board made to the Town Board, and in turn the Town Board approved.

Based on those recommendations, the overall density of the Project indicates 224 dwelling units, depicted as follows:

- 42 Single Family Lots;
- 13 Cottage Style Lots (single unit patio homes);
- 73 Cluster Patio House Lots;
- 96 Apartment Units

Chairman Fatcheric inquired who would be responsible for the upkeep and ownership of the stormwater detention basin. Mr. LoTurco stated that the HOA would be responsible for ownership and maintenance of the stormwater quality basin. Mr. Curtin commented that the Town should be granted a right of way and easement in the event that the Homeowners

Association does not maintain it to the standards that the Town wants. It should also be located in the drainage district.

Mr. Legnetto commented that there are still outstanding comments that need to be addressed prior to the construction documents being approved.

Mr. Curtin inquired if this next phase will have any property serviced by the Homeowners Association, assuming that the answer is yes, is there any planned amendment to extend the association to include the property. If there is, he is requesting a copy for the Town's file.

As the Board is meeting on October 4, 2006 at 6:00 pm, Mr. Curtin advised the applicant that they could be included on the agenda for review of the construction documents. Mr. LoTurco requested that they be placed on that agenda.

Ms. Wheat motion to approve the amended preliminary plat for Starlight Estates dated September 18, 2006 as prepared by Clough Harbour & Associates that is identical to the revised PUD map that was approved by the Town Board with the exception of the map legend. Mr. Heater seconded the motion and it was approved unanimously.

**First Ukrainian Pentecostal Church
Site Plan
TP#015.-04-09.1**

The applicant failed to appear.

Chairman Fatcheric stated that the applicant did not submit all the previously requested information therefore requested Mr. Curtin to draft a letter. Mr. Curtin stated that he would confer with Mr. Czerwinski and draft a deficiency letter.

DISCUSSION

Cam's Pizza

Mr. Curtin presented a draft copy of the landscaping plan that had been prepared on behalf of Cam's Pizza. After review, the Board offered the following comments:

- The Board is concerned that the proposed new landscaped area, that being the property line between the Forestiere property and the Cam's parcel may not be sufficient to sustain the type of vegetation that has been proposed
- The arborvitae that has been proposed is not salt resistant and may be adversely impacted as a result of snow removal and related conditions
- The spacing of the proposed arborvitae is far too generous and deemed somewhat unacceptable
- It is the understanding that the Town will be installing curbing in the designated area, as shown on the plan, but based on comments received by Paul Legnetto, the median at the main entrance needs to be relocated and set at the proper height.

Chairman Fatcheric requested Mr. Curtin to draft a letter indicating the above to Ms. Sutphen.

Streetscape

Mr. Legnetto stated he has been informed that Jreck Subs wants their curb cut reinstalled along Kasson Road. Mr. Curtin stated that he had spoken to the Supervisor regarding the curb cut issues along Kasson Road. She informed him that the portion of the curb remediation along Kasson Road is being reviewed by the Engineers and it is this Board's responsibility to execute the conformation of the curb cuts.

Kandon LLC – Moes

Chairman Fatcheric commented that an informal meeting had been conducted between Art Kanerviko of Kandon, LLC, Scott Searles of Moe's Southwest Grill and Planning Board staff. Suggestions and comments were given to Mr. Searles and Moe's Southwest Grill has taken them under advisement. He is anticipating the site plan application to be before the Board shortly.

MINUTES OF THE PREVIOUS MEETING

Mr. Voss moved to approve the minutes of the meeting of September 11, 2006. Mr. Fittipaldi seconded the motion and it was unanimously approved.

CORRESPONDENCE

A copy of the Town Board minutes from September 12, 2006 was received.

A copy of correspondence from Paul J. Curtin Jr. to Brian Farmer was received.

A voucher was received from Barton & Loguidice, P.C. for the services performed from July 23, 2006 through August 26, 2006 for \$1,357.82, \$1,107.82 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Fittipaldi, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the month of August 2006 for \$2,198.10, \$973.10 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Heater, and approved unanimously.

A voucher was received from the New York State Planning Federation for John Trombetta to attend the NYPF Conference on October 9, 2006 for \$85.00. Ms. Wheat motioned to approved payment, seconded by Mr. Williams and approved unanimously.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Legnetto had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Chairman Fatcheric stated that Wednesday, October 4, 2006 at 5:00 pm the Board would convene at Mr. Farmer's house on Kasson Road for a site visit regarding his concerns due to the Camillus Commons/Walmart development. The special meeting with Bob Trybulski of Benderson Development regarding the Bon-Ton façade and elevations is scheduled for 6:00 pm October 4, 2006. Starlight Estates will also be on the agenda for that meeting.

Ms. Wheat commented that she would be attending the International Architectural Urbanism program in Europe. She will update the Board upon her return.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 9:26 pm. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
OCTOBER 4, 2006
6:00 PM**

PRESENT

John Fatcheric, Chairman
John Heater
Don Fittipaldi
Richard Flaherty
John Williams

NOT PRESENT

John Trombetta
Lynda Wheat
Martin Voss

STAFF PRESENT

Paul Czerwinski, Engineer
Carlie Hanson, QPK Design

**GUESTS & MEMBERS
OF THE PUBLIC**

No others attended

Chairman Fatcheric called the meeting to order at 6:00 PM, followed by the Pledge of Allegiance.

Chairman Fatcheric announced that members of the Board and Staff convened at Brian Farmer's residence on Kasson Road to receive and review Mr. Farmer's concerns regarding the Camillus Commons site.

**Camillus Commons – Bon-Ton
Site Plan
TP#066.-01-10.1**

As requested by the Board, Mr. Trybulski met with Carlie Hanson of QPK Design. After reviewing the proposal and drawings, Ms. Hanson offered the following recommended revisions to the applicant:

- Add third EIFS color – Similar to spectrum brown at the Bon-Ton entrance surrounds
- Maintain brick base at pilasters on north and east entrances
- Add china white band between pilaster cornices at the north and east entrances
- Revise west elevation to be more consistent with the north and east Bon-Ton entrances – Delete center china white band, add two per sketch
- Change white paint color at the Bon-Ton recessed entrances to match chocolate mousse
- Add chocolate mouse to EIFS color at spandrel windows-EIFS surround remains china white

Ms. Hanson advised the Board that the site plan had been amended to incorporate her comments for the façade renovations.

Mr. Williams motioned to declare the Town of Camillus Planning Board as lead agency. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Williams motioned to declare this application an unlisted action under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to declare this application a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Flaherty motioned to approve the site plan for the façade renovations to the Bon-Ton building, Drawing No. A2.1 as prepared by James Allen Rumsey, Architect, dated September 7, 2006, last revised October 2, 2006 conditioned upon legal review. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Starlight Estates
Amended Preliminary Plat
015.1-01-08

The applicant notified the Chairman that they would not be attending this evenings meeting.

With no further business to come before the Board, Mr. Flaherty moved to adjourn the meeting at 6:18 pm. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
OCTOBER 11, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
John Williams
Martin Voss

NOT PRESENT

Lynda Wheat

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Robert Feyl, ZBA Chairman
Joy Flood, ZBA Vice-Chairperson
Diane Dwire, 5th Ward Councilor
Dave Callahan, 6th Ward Councilor
5 others

Chairman Fatcheric called the meeting to order at 7:06 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**Top O' The Hill - Kondziela, Martin – 5637 W. Genesee Street
Site Plan
TP#029.-01-18.2**

William Grome appeared on behalf of Martin Kondziela to present a site plan, which proposes relocating a 12' x 16' shed from 5639 West Genesee Street to 5637 West Genesee Street. The property is zoned LBO. As the shed is to be located adjacent to the rear parking area, Mr. Grome stated it would not be seen from West Genesee Street but would be seen from the side property lines. Photos of the shed were provided for the Board's review. The shed's purpose is to house a lawn mower and landscaping supplies. No maintenance would be performed within it. Mr. Voss clarified the size of the shed to be 12' x 16'.

After reviewing the plan, the Board determined that the proposed location of the shed would require a variance from the ZBA as the sideyard setback is depicted to be approximately 10 ft. from Rebhahn Road and the town's zoning ordinance requires a 15 ft. setback. After a brief discussion and conferring with Chairman Feyl, the Board inquired if the shed could be relocated an additional 5 ft. to the east in order to comply with all zoning setback requirements. The Board suggested locating the shed in the southwest corner within the parking area adjacent to Rebhahn Road. As the shed would be visible to neighboring properties, Mr. Flaherty inquired if the applicant would be amicable to planting arborvitae trees for additional buffering. Mr. Grome stated that he would be amicable to both requests.

Mr. Curtin commented that as the plan submitted is named "Modified Site Plan for Top O' The Hill", the application should be revised to be the same.

Mr. Trombetta motioned to declare the Town of Camillus Planning Board lead agency for this application. Mr. Voss seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to declare this application an unlisted action under SEQR. Mr. Voss seconded the motion and it was approved unanimously.

Mr. Flaherty motioned to declare a negative declaration for this application under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to approve the modified site plan for Top O' The Hill as prepared by Applied Earth Technologies dated September 19, 2006 for the 12' x 16' shed conditioned upon the following:

1. locating the shed in the southwest corner of the parking area adjacent to Rebhahn Road with a minimum sideyard setback of 15 ft.
2. planting a minimum of four arborvitae trees to the west of the structure adjacent to Rebhahn Rd.

Mr. Trombetta seconded the motion and it was approved unanimously.

Chairman Fatcheric requested Mr. Czerwinski revise the plans as submitted per the verbal agreement with the applicant.

Fatcheric, Gertrude
Sketch Plan
TP#010.1-01-20.0

Chairman Fatcheric stated for the record that he has recused himself from this application. He then left the boardroom.

Mr. Curtin stated that the sketch plan application before the Board is for a 16.35± acre parcel of land on VanBuren Road zoned R-3. Mrs. Fatcheric is proposing to subdivide the property into two lots, Lot 2 and Lot 3. Lot 3 would be accessed from Winchell Lane, while Lot 2 would remain accessible from VanBuren Road. There are no plans to further subdivide the parcels.

Currently there is a 60 ft. right of way for a future access road located on Lot 2 adjacent to the southern property line. Mr. Curtin stated that it would remain on Lot 2. He also commented that there are no wetlands located on the property but there is a regulated stream.

Mr. Voss motioned to close the sketch plan application. Mr. Trombetta seconded the motion and it was approved unanimously.

OLD BUSINESS

There was no old business before the Board.

DISCUSSION

Farmer, Brian – 215 Kasson Road

Chairman Fatcheric commented that members of the Board conducted a site visit to the Farmer's residence on October 4, 2006 to investigate and review the Farmer's concerns relative to the Camillus Commons development.

The Board received a letter September 25, 2006 from Mr. Farmer stating that his concerns were:

1. the height/length of fence around his property and
2. planting trees on both sides of the fence as per plan

After visiting the site, members of the Board offered the following:

- Mr. Williams stated that he believed the screening would be ample and did not feel as though extending the fence would be advantageous.
- Mr. Flaherty agreed with Mr. Williams. He inquired if it would be reasonable for the town to take down the ½ dead tree on the Farmer's property.
- Mr. Trombetta had no comment
- Mr. Heater stated that the plantings would have to go into the Farmer's yard.
- Mr. Fittipaldi agreed with respect to the plantings. He inquired about extending the fence. With respect to Mr. Flaherty's comment, he feels that the trees that exist on the Farmer's property are their responsibility and the town should not get involved in the maintenance of private residences.
- Mr. Voss had no comment.
- Mr. Czerwinski stated that the Board adequately addressed the issues raised. He believes that screening is the most logical and if the Board recommends plantings, they should be two rows spaced appropriately.
- Chairman Fatcheric agreed with plantings and suggested to extend the plantings.
- Mr. Curtin stated he was glad that the Board met at the Farmer's residence as he received a new perspective. It is his recommendation that the developer install a double row of Austrian Pines for a visual buffer and the remaining is Mr. Farmer's responsibility. In his opinion, it would set a poor precedence for the Town to help maintain private residences.

After a brief discussion, the Board authorized Mr. Curtin to draft a letter to Benderson Development Company, LLC requesting the fence be extended and the installation of two rows of Austrian Pine trees, 3 to 4 inch in diameter, placed at 6 foot intervals. The maintenance of the plantings will be the responsibility of the property owner.

Cam's Pizza – Kasson Road

Mr. Czerwinski has reviewed the Grading and Landscaping Plan prepared by Bergmann Associates dated September 6, 2006. The following is a summary of the comments on the proposed site revisions:

1. The proposed landscape buffer along the northerly property line appears to be inadequate. The proposed types of trees are highly susceptible to damage from snow removal and road salt. The width between the two parcels does not appear to be adequate to support a landscaped strip.

2. The landscape buffer does not provide the necessary drainage separation between lots as proposed on the original site plan
3. The proposed separation island for the northerly site entrance from Kasson Road should be the responsibility of the developer.

Additionally, he stated that he has raised other concerns with the construction at the site that have yet to be addressed. Specifically:

1. The center curbed island at the main site entrance has been installed at an improper height and should be lowered. In addition, the Onondaga County DOT had suggested that the length of this curb be shortened.
2. The fire hydrant at the west end of the site has been installed in the driveway to the apartment complex and should be relocated.
3. The streetscape across the front of the site should be installed by the developer.

Mr. Curtin recommended the Board direct the Code Enforcement Officer immediately inspect the property, site the deficiencies that may continue to exist and require a complete compliance within the next thirty (30) days. If all outstanding issues have not been appropriately dealt with and resolved, then the Planning Board would require that legal proceedings be initiated by the Town as may be required.

After a brief discussion, the Board instructed Mr. Curtin to draft a letter stipulating the above.

Starlight Estates – Construction Drawings

Chairman Fatcheric stated that Tom LoTurco from Clough Harbour & Associates did not meet the deadline to be placed on the agenda as the package was received by the clerk at 4:30 pm on Friday and delivered to Barton and Loguidice shortly before 5:00pm.

Chairman Fatcheric advised the Board that there is a submission deadline of 1:00 pm the Wednesday before the meeting. This submittal deadline is for the benefit of the applicant and Board members and it allows adequate time to review the information. As there was not adequate time for the Board to receive and review the submission package, he felt it to be in the best interest of all involved to place this application on the October 23, 2006 agenda.

MINUTES OF THE PREVIOUS MEETING

Mr. Fittipaldi moved to approve the minutes of the meeting of September 25, 2006. Mr. Voss seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, P.C. for the services performed from September 25, 2005 through October 22, 2005 for \$5,178.85, \$4,928.85 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater, seconded by Mr. Trombetta, and approved unanimously.

Copies of the Town Board minutes from October 10, 2006 and September 26, 2006 were received.

Correspondence was received from Lyn Keane relative to the buffer area on the adjacent property.

COMMENTS OF TOWN OFFICIALS

Ms. Dwire acknowledged the time and effort that the Board spends on applications and expressed her gratitude.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Trombetta attended the New York Planning Federation Conference in Saratoga, New York. He said he would be providing information to share with the Board.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:18 pm. Mr. Williams seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
OCTOBER 23, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
Lynda Wheat
John Williams

NOT PRESENT

Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer
Dirk Oudemool, Esq.

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Diane Dwire, 5th Ward Councilor
Dave Callahan, 6th Ward Councilor

20 others

Chairman Fatcheric called the meeting to order at 7:06 PM, followed by the Pledge of Allegiance.

PUBLIC HEARING

Pointe West Subdivision

Mr. Flaherty motioned to waive the reading of the notification of publication and legal description as advertised for the Pointe West Subdivision. Mr. Heater seconded the motion and it was approved unanimously.

Dave Hannig, land surveyor, and John T. Camp, P.E. appeared before the Board on behalf of Peck Hill Developers, LLC to present the preliminary plat for subdivision of a 25.51± acre parcel of land into thirty-five (35) lots. As a result of a zone change that was approved by the Town Board on September 13, 2005, the property is now zoned R-3 and is located directly behind Medical Center West, south of West Way and west of Sylvan Way.

The plan portrays one entrance for egress and ingress to be accessed from Sylvan Way. Although the entrance will not align perpendicularly with Northfield Way, it will appear to align and be otherwise serviceable. The plan also proposes to relocate the existing house from Lot 63 of Sylvan Way to Lot 35, which is accessible from Northwood Way.

Mr. Fittipaldi inquired if the developer had contacted the Highway Superintendent relative to snowplowing on Northwood Way, specifically for Lot 35. According to Mr. Hannig, the Highway Superintendent stated that a common access with a reciprocal right of way and easement for town access to the commercial building and Lot 35 would be required.

Mr. Czerwinski inquired if the developer considered installing a hammerhead at the end of Northwood Way. Mr. Hannig stated that they were only proposing to install driveways. Mr. Oudemool stated that the Town would require a hammerhead be built and anything less would be found unacceptable. He suggested a formal dedication of land to the Town for the hammerhead at the end of Northwood Way be issued.

Mr. Oudemool stated for the record that the subdivision plan indicated that there would be a "common area" of 37,485 square feet around the backside of the thirty-four lots. The "common area" is to be controlled and maintained by a Homeowners Association. When asked if there would be sidewalks, Mr. Hannig indicated there would not. Mr. Oudemool commented that the purpose is not to create any recreation area; it is to set aside that portion of land considered surplus land that is not in close proximity to the buildings. When asked how the area would be maintained, Mr. Hannig stated that it would remain as close to its current condition with the exception of some grading and placement of trees.

Mr. Oudemool inquired if the developer was proposing to convey a portion of the property to the Town. Mr. Hannig stated that they were prepared to convey an area along the existing 15 ft. Niagara Mohawk easement and an area along the detention basin connecting to Northwood Way. When asked what the purpose of that easement would be, Mr. Hannig stated that it was for any future water lines that the Town may want to tie in. Mr. Oudemool inquired if it could be called a general utility easement. Mr. Hannig stated that would be acceptable.

Mr. Oudemool inquired about the nature of the detention facility and if it would require a substantial amount of maintenance or once installed will it take care of itself? Mr. Hannig stated that it would require periodic removal of any trash or sediment buildup, typical of any other detention basin and an access road will be designed in accordance with the NYS DEC standards. Mr. Oudemool asked that the Board impose a condition that a standby drainage district be formed by the applicant in the event that the Homeowners Association defaults on proper maintenance, the town has the ability to charge the maintenance costs back to the property owners in the Association.

Additionally, Mr. Oudemool requested the following comments be placed in the record:

The Town has received a note of concern from the County as presented by SOCPA that they are requiring the applicant to provide an engineering study to verify to the Onondaga County DOT that the proposed development would not create additional stormwater runoff into the county's drainage system. If additional runoff is created, the applicant shall be required to submit a mitigation plan to the Onondaga County DOT for approval and implement any mitigation required.

According to Mr. Czerwinski, the drainage study has been reviewed and it does meet the town code regarding the drainage leaving the site and according to the report, it will be equal to, or less than what it is under the current conditions.

Mr. Trombetta asked Mr. Williams (a member of the Planning Board) if there would be adequate accessibility for fire apparatus. Mr. Williams stated that the proposal would need to be reviewed by the Camillus Fire Department for approval.

Councilor Callahan inquired if there was any area available for access. Mr. Hannig responded that one access could theoretically handle about 140 homes and due to extremely steep grades,

any access from Northwood Way would not be possible. When asked specifically about West Genesee Street, Mr. Hannig commented that West Genesee Street is a state road. Generally, the state does not allow additional curbcuts, therefore he does not perceive an entrance from West Genesee Street feasible.

Mr. Flaherty inquired if a copy of the Homeowner Association covenants would be filed with the Town. Mr. Hannig assured him they would.

Peter Meluni of 416 Mallard Drive spoke in opposition of the only access road being on Sylvan Way.

Mr. Oudemool advised those present that the Town Board determines the required traffic control devices after consulting with the Highway Superintendent and the Police Department. Prior to erecting any devices, the Board would conduct a public hearing to hear all parties. Additionally, the Board intends to review the appropriate landscaping and buffering plan, which will be addressed at the final plat.

Ms. Wheat motioned to close the public hearing for the Point West Subdivision. Mr. Trombetta seconded the motion and it was approved unanimously.

NEW BUSINESS

Kandon LLC – 5302-5304 West Genesee St Amended Site Plan TP# 035.-06-22 & 035.-05-23.1

Art Kanerviko appeared before the Board to present an amended site plan for the property located at 5302-5304 West Genesee Street. The Planning Board had previously approved a site plan to erect a Dunkin Donuts and Wendy's on this parcel of land. In keeping with the spirit of the previously approved site plan, the developer has proposed minimal changes to the site while maintaining the approved streetscape, buffering and curbing. The proposal depicts replacing the Wendy's storefront with a 3,800 sq. ft. building while eliminating the drive-thru.

After a brief discussion, Chairman Fatcheric noted the following discrepancies between the previously approved site plan and the proposed amended site plan:

- The curbing detail
- The landscaping
- The streetscape
- The offsite calming island detail – to be located on Vanida Drive.

In that Mr. Price, Code Enforcement Officer was unable to attend the meeting; he offered the following comments relative to this application received through an email:

- The merger of Lot 3, 101 Vanida Drive needs to be done before obtaining a building permit.
- The dumpster in the north corner appears to be located within the buffer area. It is recommended to move the dumpster to the west 5 feet.
- The dumpster located behind the proposed Moe's does not appear to be functionally accessible.

Additionally, the applicant was advised that the Board received correspondence from the adjacent property owner requesting fencing along the common property line, which is approximately 250 feet. Mr. Kanerviko stated that as shown the proposal depicts an 8-foot high white PVC privacy fence that will extend 140± sf, with an additional row of arborvitae trees to be installed in front of the fence while maintaining the existing row of arborvitae trees behind the fence.

Mr. Flaherty inquired if it would be reasonable to extend the fence westerly. Mr. Kanerviko stated that they respect the privacy that the neighbors are trying to achieve, but as the site plan was previously approved with the fence location as portrayed, with all due respect he does not feel as though it is a reasonable request.

Mr. Trombetta inquired about the accessibility for delivery trucks. Mr. Czerwinski stated that as the drive aisles are a minimum of 24 ft, they should be more than adequate.

Mr. Czerwinski requested a new photometric study be provided that includes the streetscape detail as well as a point by point lighting drawing in addition to the decorative lighting cut sheet.

After an extensive discussion regarding the extension of the fence, Mr. Kanerviko wished to address the Board. He went on to say, "The site was completely approved previously with Wendy's and admittedly the applicant added 300 sq. ft. of building area but also eliminated a drive-thru. So if the site was completely approved before with the fence as it is and now we've in essence blocked usage to the rear of the property because it is a forward facing building now, like a traditional retail building. He asked what changed to warrant this increased cost with the addition of the fence? Although Chairman Fatcheric appreciated the applicant's comments, he stated the Board is obligated to address the neighbors concerns. Mr. Curtin stated that the Planning Boards request was anticipatory, predicated upon the potential for the development of the adjacent westerly piece of property. Additionally, he stated that he believes the applicant has done an outstanding job and the Board is trying to enhance the plan a little further while being sensitive to the contiguous property owner's concerns.

The applicant is proposing to erect a building of approximately 3,800 square feet, which will accommodate two tenants, Moe's Southwestern Grill and GNC. In keeping with the main tenants southwestern genre, the material proposed for the building is gray stone which is to be placed along the base of the building and columns accented with "hardiplank" siding. The applicant stated that the hardiplank siding blends nicely with the Dunkin Donuts and Aspen Dental Plaza.

After a brief discussion, the Board encouraged the applicant to provide some detail to the rear (north) elevation of the building, as the proposed sole hardiplank is extremely stark. When asked if the design of the building would screen the roof top units, the applicant replied that it would.

Mr. Curtin advised the applicant that a variance for signage would be necessary for this application. Mr. Kanerviko stated that an application has been filed with the ZBA for the variance.

As the applicant is under a time constraint, a special meeting was scheduled for Monday October 30, 2006 at 6:00 pm.

**St. Michael's Church
Site Plan
TP#040.-10-25.1**

Morton Davis and Steve Buza appeared before the Board to present a site plan for the St. Michael's parsonage located on Hinsdale Road.

The submittal depicts converting the existing parsonage of St. Michaels Lutheran Church into offices for the Bishop and Staff. The plan portrays the enclosure of the front porch and the relocation of the front door to the south side. The main access to the facility is proposed through the rear door adjacent to the church parking lot. The applicant stated that the color would remain consistent with the existing structure.

In that Mr. Price, Code Enforcement Officer was unable to attend the meeting; he offered the following comment relative to this application received through an email:

The applicant must thoroughly understand that a site plan approval from the Planning Board does not imply a building permit approval. The applicant would need to comply with the Code Enforcement Office relative to codes, structure and energy codes and the submission of appropriately detailed plans.

Ms. Wheat motioned to declare the Town of Camillus Planning Board as lead agency for this application. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application a negative declaration under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the site plan for the St. Michaels Lutheran Church parsonage as shown on the drawings received by the clerk October 18, 2006 and stated by Mr. Morton Davis. Mr. Trombetta seconded the motion and it was approved unanimously.

OLD BUSINESS

**Pointe West Subdivision - Major Subdivision
Preliminary Plat
020.-05-01.2 & 020.-05-01.1**

Mr. Oudemool advised the Board that they could move forward with this application. He requested the Board impose as conditions the following:

1. That there be a dedication of an appropriate size parcel from Lot 3A to the Town for construction of a proper hammerhead and turnaround from Northwood Way.
2. A standby drainage district with a detention facility be applied for through the Town Board.

3. The easement proposed to be conveyed to the Town to be labeled a “general utility easement”.
4. At the time of final plat approval, the Board is to review approve a specific site plan for the development of the landscaping at the entrance of the subdivision as it intersects with Sylvan Way.

As there was no further comment, Mr. Trombetta motioned to approve the preliminary plat for the Pointe West Subdivision conditioned upon the following:

1. That there be a dedication of an appropriate size parcel from Lot 3A to the Town for construction of a proper hammerhead and turnaround from Northwood Way.
2. A standby drainage district with a detention facility be applied for through the Town Board.
3. The easement proposed to be conveyed to the Town to be labeled a “general utility easement”.
4. At the time of final plat approval, the Board is to approve a specific site plan for the development of the landscaping at the entrance of the subdivision as it intersects with Sylvan Way.

Mr. Fittipaldi seconded the motion and it was approved unanimously.

Rinaldi Top Soil – 6717 Winchell Rd
Site Plan
TP#010.-02-05.1

The Board received SOCPA’s resolution, which stated that they determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

Mr. Trombetta commented that there has been some concern regarding the transfer of mud from tires onto the road. Ms. Rinaldi-Logana stated that there are three developments being built on Winchell Road and therefore Rinaldi Top Soil trucks are not the only trucks to utilize the road. Additionally, to be proactive to a potential problem, Rinaldi Top Soil has paved the first quarter of the entrance driveway, placed run a crush on the remaining portion of the driveway and then placed road grindings around the staging area where the trucks are filled.

Mr. Curtin stated that the issue regarding the transfer of mud may be abated by the proposal as well as the additional onsite improvements made by the applicant.

As the Board had no other questions, Ms. Wheat motioned to declare this application an unlisted action under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Heater motioned to declare this application a negative declaration under SEQR. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to approve the site plan for the 40 x 84 cover-all building as portrayed on the map prepared by L.J.R. Engineering, P.C. dated September 6, 2006. Ms. Wheat seconded the motion and it was approved unanimously.

**Pototsky Subdivision – Horan Road
Preliminary Plat
TP#015.-03-10.1 & 015.-03-10.2**

Mr. Joseph A. Mastroianni P.E. appeared before the Board on behalf of Stepan and Vitaly Pototsky to present a preliminary plat for a 2-lot subdivision. The property is located on Horan Road, zoned R-3.

The Board received SOCPA's resolution, which stated that they determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

Mr. Curtin has reviewed the deeds provided for the easements dated February 1, 1972. They are actual right of way and easements.

As the Board has no other issues, Mr. Heater motioned to declare this application an unlisted action under SEQR. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Heater motioned to declare this application a negative declaration under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to waive the public hearing for the minor subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Heater motioned to approve the preliminary plat for the Pototsky Subdivision as shown on the map dated July 14, 2006 as prepared by Lehr Land Surveyors. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Heater motioned to approve the final plat for the Pototsky Subdivision conditioned upon legal and engineering review and the completion of a final plat application. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat motioned to waive parkland fees for this application. Mr. Heater seconded the motion and it was approved unanimously.

**First Ukrainian Pentecostal Church
Site Plan
TP#015.-04-09.1**

Mr. Bogdan Pototsky, member of the Board of Directors for the First Ukrainian Pentecostal Church appeared before the Board to present the site plan. The applicant is proposing to add an additional 75 parking spaces, lighting in the parking area and a path walkway from the parking area to the main building. The property is located at 3875 Warners Road and zoned PUD.

Mr. Curtin concurred with Chairman Fatcheric that this application would not need to be referred to County Planning.

In that Mr. Price, Code Enforcement Officer was unable to attend the meeting; he offered the following comment relative to this application received through an email:

The parking space dimensions shown on the plan do not conform with Town code. The Town Code is 10' x 18' and the site plan indicates 9' x 20'.

Mr. Curtin advised that with the Board's direction, he would draft a letter directly to the surveyor incorporated with the Board's comments requesting that he make the modifications and ask if he could submit the revised plan directly to staff for their review and approval.

Mr. Trombetta motioned to declare the Town of Camillus Planning Board as lead agency for this application. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application an unlisted action under SEQR. Mr. Williams seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application a negative declaration under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously

Mr. Trombetta motioned to approve the site plan for the addition of the parking field with spaces to conform with Town requirements for the First Ukrainian Pentecostal Church conditioned upon staff review and submission of a plan that conforms with the Town ordinance showing 10' x 18' parking spaces and the width of the driving aisles to conform with the Town ordinance. Ms. Wheat seconded the motion and it was approved unanimously.

Starlight Estates Construction Drawings

Mr. Tom LoTurco of Clough Harbour & Associates appeared before the Board on behalf of Bob and Sherry Rocco to discuss Phase 2 of the construction documents.

After reviewing the revised drawings, Mr. Czerwinski supplied a memo dated October 23, 2006 stating the following: We have completed our review of the revised Starlight Estates Section 2 Construction Drawings prepared by Clough Harbour & Associates, LLP dated October 6, 2006. Below is a written summary of our comments/concerns:

1. The drainage piping crossing the roadway near Warners Road should be placed perpendicular with the center of the roadway. If required an additional drainage structure should be installed.
2. The drainage swale at the toe of slope west of station 18+00 Aries Way near the property corner should be extended around the corner to maintain the runoff within the subdivision and an easement should be provided for maintenance. If the Rocco's intend on allowing the drainage way across their parcel a drainage easement should be created to allow for maintenance.
3. An underdrain system should be placed in the side lot swales for lots 16 thru 21 to convey the rear lot underdrain system flow to the closed drainage system at the roadside.
4. Permanent stabilization benches might be required for the deep cut slopes that are over 15 feet vertical if issues arise during the construction.

Regarding comment No. 1, Mr. LoTurco stated that there is a bit of an angle however, based on the profile of the road, that is the low spot where the catch basins are placed and that is where they would be most effective. Based on Mr. LoTurco's comments above, Mr. Czerwinski stated that he could withdraw that comment.

Regarding comment No. 2, Mr. LoTurco stated that the Rocco's are closing on the adjacent property by the end of the week. Mr. Czerwinski commented that the concern is that the drawing shows some stormwater leaving the site and going onto the parcel that the Rocco's are in the process of purchasing and technically, it is not part of this subdivision plan. Doing this would be putting drainage water off the site and ultimately it does come back onto the site by way of the grading. Mr. Czerwinski's concern is that the Town is protected in the future so that if the Rocco's do something else with that property, the Town is not put into the position where there is drainage from this development that the Town may have to maintain. Mr. Czerwinski stated that he wants to make sure this addressed so that the Town is adequately protected in the future.

Mr. Curtin commented that the parcel being acquired is not part of the PUD and based on what Mr. LoTurco has said; this is only being acquired for conveyance of stormwater discharge. He stated that the parcel does not have to be part of the PUD, but it does have to be part of the drainage district. He recommended that the applicant to petition the Town Board to amend the formation or expansion of that drainage district to include this parcel.

DISCUSSION

Joseph Finelli – 5109 W. Genesee Street Site Plan TP#058.-02-01.1

The Board received a request from the 5109 West Genesee Street Associates, which asked for a re-approval of the original plan approval from November 22, 2004. That approval was for the extension of a fixed awning approximately 30 feet to be supported by architectural columns that were to protect a handicapped walkway from ice, water and falling ice. As the roof was to be pitched, any runoff was to go into the grassy area.

After a brief discussion, Mr. Trombetta motioned to grant the extension for the site plan. Mr. Heater seconded the motion and it was approved unanimously.

Benderson Development

Chairman Fatcheric commented that an additional complaint has been brought to his attention as Mr. Gualtieri of 212 Kasson Road has complained about a bump at the end of his driveway. Councilor Dwire stated that when they paved the road in that area, they did not blend the driveway into the road, they left an approximate 3- inch area where the road and driveway meet. She stated that John Wahl of Benderson Development has been aware of the issue for three to four months and has yet to correct the problem. Additionally, Councilor Dwire commented that the property owners at 210 Kasson Road have the identical problem. On another note, she stated that some of the trees that were planted as part of the approved site plan have died off and need to be replaced.

Mr. Curtin requested the Board's permission to draft a letter to Mr. Don Robinson of Benderson Development outlining their concerns.

Kasson Road Improvements

Mr. Curtin advised the Board that he, Mr. Czerwinski, Chairman Fatcheric, Mr. Flaherty, Mr. Legnetto and Mr. Stelter of the County DOT met with the Anne Marie Burkle and Connie Forestier's attorney to discuss the Kasson Road improvements to put things back into perspective as to how:

1. The plan of redevelopment unfolded and
2. How it impacted them in the course of that process

After an extensive discussion, Mr. Curtin stated that the Town has agreed to modify the curbcuts, introduce the streetscape and re-stripe Anne Marie Burkle's parking lot. Incidentally, the Highway Department has begun the work, the curbcuts are in place, Ms. Forestier has her second curb cut and Jrecks has their curb cut along Kasson Road.

Cam's Pizzeria

As requested by the Board, Mr. Curtin sent a letter to Jamie Sutphen in response to the email she had sent the Board's attorney attempting to address the stabilization of the border property line, the introduction of landscaping as opposed to curbing, etc. He stated that along the way, he, Chairman Fatcheric, and Mr. Czerwinski found out that the ZBA that had granted sign variances. The variances that were granted have been far exceeded in a few cases. Therefore the scope of the letter was expanded to include full compliance that conforms to all prior municipal approvals.

After receiving the letter, the property owner requested a meeting with the Supervisor and Planning Board staff; therefore a meeting has been scheduled with the Supervisor at 9:00 am on October 24, 2006.

MINUTES OF THE PREVIOUS MEETING

Mr. Trombetta moved to approve the minutes of the meeting of October 4, 2006. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Fittipaldi moved to approve the minutes of the meeting of October 11, 2006. Mr. Heater seconded the motion and it was approved unanimously.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, P.C. for the services performed from August 27, 2006 through September 23, 2006 for \$842.00, \$592.00 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Heater, and approved unanimously.

A voucher was received from The Post Standard for the publication of the legal notice for the public hearing for the Pointe West subdivision. Motion to approve payment was made by Mr. Heater, seconded by Mr. Fittipaldi, and approved unanimously.

A voucher was received from John Trombetta for reimbursement for attendance at the New York State Planning Federation Conference for \$402.51. Motion to approve payment was made by Mr. Heater, seconded by Mr. Williams, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the month of September 2006 for \$2,275.00, \$1,050.00 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater, seconded by Mr. Trombetta, and approved unanimously

A listing of the County and State roads that are located within the Town of Camillus was received.

Correspondence was received from Lyn Keane relative to the buffer area on the adjacent property.

COMMENTS OF TOWN OFFICIALS

Councilor Callahan thanked the members of the Board who were in favor of extending the fence along the northern property line of the Kandon, LLC site plan located at 5302-5304 West Genesee Street. He also commented that he was not impressed with the proposed stonework for the façade.

Councilor Dwire stated that she wants to maintain aesthetic continuity within West Genesee Street and the neighborhoods. She is concerned, as she does not want a “hodge podge” along West Genesee Street.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Ms. Wheat attended the International Symposium of the Cities and Architecture Society on behalf of her continuing education.

Mr. Trombetta shared educational highlights and distributed information from the New York State Planning Federation Conference that he attended in Saratoga, New York.

Mr. Fittipaldi stated that he would be unable to attend the October 30, 2006 Special Meeting. Regarding the Kandon, LLC application, he agrees with the recommendation to extend the fence. On a separate note, he is requesting that the Board continue to review whether Pegasus Circle in Starlight Estates could be made into a through street.

With no further business to come before the Board, Mr. Williams moved to adjourn the meeting at 10:18 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
OCTOBER 30, 2006
6:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
John Trombetta
Lynda Wheat
John Williams

NOT PRESENT

Don Fittipaldi
Martin Voss

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer

**GUESTS & MEMBERS
OF THE PUBLIC**

Dave Callahan, 6th Ward Councilor

6 others

Chairman Fatcheric called the meeting to order at 6:02 PM, followed by the Pledge of Allegiance.

Ms. Wheat motioned to enter into Executive Session for legal consultation. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat motioned to return to regular session at 6:16 pm with no action taken. Mr. Trombetta seconded the motion and it was approved unanimously.

**Kandon LLC – 5302-5304 West Genesee St
Amended Site Plan
TP# 035.-05-22 & 035.-05-23.1**

Art Kanerviko appeared before the Board to present an amended site plan for the property located at 5302-5304 West Genesee Street. The property is zoned C-2.

In responding to the Board's comments to remain consistent with the buildings located in the corridor, the applicant has proposed a red brick façade with sconce lighting similar to the Aspen Dental Plaza. Previously the Board encouraged the applicant to provide detail to the rear (north) elevation of the building. In that effort to "dress up" the rear of the building, the proposal depicts two freeze boards across the rear of the building as well as two additional brick columns. The rooftop plan depicts the parapet of the building being raised to shield the rooftop units from being seen from ground level. The elevations also propose a solid red stripe on the hardboard under the canopy. All canopy colors will be consistent across the building; the only difference being the logo for Moe's Southwest Grill along their portion of the canopy.

As requested by the Board, the site plan depicts the granite curbing detail, the landscaping detail, and the streetscape detail. In response to Mr. Price's comment, the applicant has adjusted the location of the dumpster to meet the town's required 25 ft. setback and as suggested by the

Board, has elected to place an 8 ft. wooden stockade privacy fence along the entire rear of the property, which is depicted on the plan. As the plan does not portray the traffic-calming island on Vanida Drive or the snow storage area, the Board requested them to be added to the site plan.

As the applicant feels that the proposed lighting from the streetscape and parking lot would supply too much illumination, he has submitted an alternative lighting plan for review. After an extensive discussion, the Board requested Mr. Czerwinski to review both submissions and report his findings to them.

After reviewing the site plan, Mr. Flaherty inquired why the handicapped parking space locations were proposed across the driving aisle. He asked if it would be advantageous to relocate them adjacent to the eastside of the building. The applicant indicated that the current location meets all code regulations. Mr. Czerwinski commented that the current location does meet ADA code, as it requires an 8 ft. wide parking space with an 8 ft. clear space between the parking spaces. Based on Mr. Flaherty's question, the applicant stated that he would have the architect review the location of the handicapped parking.

After a brief discussion, the Board advised the applicant that the Chairman of the ZBA has requested updated paperwork and details of the proposed signage be submitted for the application before the ZBA, as it is believed that a second variance would be required. Mr. Kanerviko stated that the signage proposed is to be internally illuminated channel lighting similar to the Aspen Dental Plaza. The size of sign requested for Moe's Southwest Grill is 40 sq. ft. and for GNC is 20 sq. ft. After a brief discussion, the Board indicated that they did not see any advantage for the proposed signage on the west side of the building due to the adjacent building blocking its visibility.

After a brief discussion, the Board complimented the applicant. Mr. Curtin advised the Board that the SEQR has already been addressed. He also commented that there was one open issue; because of the zoning classification being C-2, only one primary use can be on the site. In order to comply with the Town's ordinance, he is recommending that the applicant consider subdividing the parcel to conform to the lease lines and drafting an REA for parking and maintenance. The applicant indicated that he was amicable to the above.

Chairman Fatcheric advised the applicant that the calming island detail, the streetscape, the photometrics and the identification of the snow storage area would be required to be shown on the final plan.

Mr. Flaherty motioned to approve the site plan for Kandon, LLC that would modify the footprint previously approved through modifications to the parking and driving aisles reflected on the plan presented October 30, 2006 as per the presentation shown on the plan prepared by Holmes, King, Kallquest & Associates, Architects, LLP dated October 13, 2006 revised October 27, 2006 showing the building footprint, parking configurations, driving aisles, location of dumpsters, location of fence, screening materials, landscaping screening and overall landscaping plan. Mr. Heater seconded the motion and it was approved unanimously.

Mr. Trombetta motioned to approve the elevation plans prepared by Holmes, King, Kallquest & Associates, Architects, LLP entitled Moe's Southwest Grill, corner of West Genesee Street and Vanida Drive, Camillus, New York, Exterior Elevations dated October 13, 2006, revisions dated

October 27, 2006 detailing the elevation plan, building materials, and lighting fixtures affixed to the building. Mr. Williams seconded the motion and it was approved unanimously.

Cam's Pizza – Kasson Road
TP#065.-04-13.1

Mr. Curtin advised the Board that he and Chairman Fatcheric met with Supervisor Coogan, Councilor Dwire, Tony Calascibetta and Mr. Villa and discussed the overall plan. As initiated by the Town as a result of that meeting, the Town has agreed at Kasson Road to install granite curbing at its cost along the northern property line from the catch basin to the corner, as it will eliminate any potential for traffic accessing Ms. Forestier's property improperly. The Town is also undertaking the installation of the necessary streetscape up to and including the United States Post Office entrance, as well as shortening the interior island by 2 ½ to 3 ft, and dropping it to its proper elevation. These are the issues that are being undertaken by the Town that directly impact the site.

Mr. Curtin stated that Mr. Villa was before the Board to address the two outstanding issues; segregating the "Cam's" property from the Forestier property by an appropriate barrier so that vehicles would not have the propensity to try to access the adjacent property and providing appropriate detail that would channel water to the existing catch basin to discharge in an appropriate fashion.

Mr. Villa stated that along the northern boundary line they are proposing placing a barrier fence. The fence itself would be comprised of four sections, placed with a four foot opening between them. As the proposal indicated that the barrier would end before the catch basin, the Board requested that it be extended to the utility pole adjacent to the catch basin. Also proposed is an asphalt curb to be placed as close to the barrier as possible to allow for adequate drainage discharge into the catch basin. Mr. Villa indicated that red landscaping stone and plantings were to be placed adjacent to the barriers, along the North property line.

Additionally, Mr. Villa stated that all signage would adhere to the approvals granted by the ZBA with the exception of the Empire sign. Mr. Curtin stated that he been contact by Ms. Sutphen who stated that the Empire signage does not comply with what the ZBA approved and due to Empire's involvement in a merger, he suggested requesting a waiver for a continuation for the maintenance of that signage until February 1, 2007 with the understanding that that sign will be removed and will comply at that point in time.

Chairman Fatcheric advised the Board that the revisions indicate that the curbing to be installed along the length of the building is proposed to be asphalt curbing and although it is not granite, the Board should be cognizant that it certainly isn't going to have the intense use or potential impact that the islands and parking areas would have, as its main purpose is to direct the water to the catch basins.

The Board advised the applicant that if the curbing is done then the paving needs to be completed **this** November. As the applicant was concerned with the timeliness of the paving, the Board stated that the curbing could be installed with a binder coat this year and the topcoat could be completed in the spring but regardless; the striping would need to be completed this year.

Mr. Curtin commented that he and Mr. Villa had a conversation that detailed the concerns regarding the elevations of the catch basins due to their locations and he strongly recommended that the paving be installed as soon as the Town has completed the installation of the curbing. Mr. Czerwinski commented that the curbed island plan depicts the finished reveal to be 6 inches. Mr. Curtin reiterated that his concern is the proximity of the catch basins and their ability to function if in fact the top course of paving is not installed within the next few weeks.

Mr. Flaherty inquired if the owner has done anything to diminish the negative issues that have been created by the delivery vehicles. Mr. Calascibetta commented that he has informed all of his suppliers of the issues. Mr. Flaherty asked if the tenant's suppliers have been informed. Mr. Villa stated that Mr. Calascibetta would send correspondence to all tenants.

Mr. Williams requested the applicant to comply with all site issues and stated that some aspects of the site improvements from a Fire Department standpoint were still problematic.

Mr. Curtin advised the Board that he questioned Mr. Villa about the location of the fire hydrant. Mr. Villa stated that the fire hydrant was located and set by the Town's Water Department. Mr. Curtin commented that due to the location of the fire hydrant not conforming to the plan, and its location and proximity to the driving lane, the condition needs remediation. Due to Mr. Villa's comments, Mr. Curtin referred to Mr. Williams for the fire department's comments/input. Mr. Williams stated that he would refer the request to Chief Gilbert. Chairman Fatcheric stated that he would contact John Friske, Water Superintendent directly for his input.

Mr. Flaherty motioned to approve the site plan as prepared by Bergman and Associates titled Cam's New York Pizzeria Retail Development 112 Kasson Road Camillus New York Grading and Landscaping Plan revision dated October 30, 2006 noting the barrier on the north boundary. Mr. Heater seconded the motion and it was approved unanimously.

CORRESPONDENCE

Chairman Fatcheric stated that he received correspondence from the Code Enforcement Officer regarding Verizon Wireless as Mr. Price received a letter and site plan from them that stated that the Planning Board had approved all the signage on the building with the reduced amount that was agreed upon but they also included the five drop boxes and said that the Board approved them. Chairman Fatcheric notified Mr. Price that that was not part of the approval. Mr. Price has sent them a letter stating that the five drop boxes have not been approved and if they would like to revisit the Planning Board, they can. Mr. Curtin commented that Chairman Fatcheric was very specific as to the nature of the approval at the time they were in front of the Board.

COMMENTS OF THE ATTORNEY

Mr. Curtin advised the Board that he received a call from the Code Enforcement Officer. Mr. Price asked a hypothetical question relative to a property on West Genesee Street. Mr. Curtin offered the opinion after inquiring if this was a change in the overall appearance of the front elevation of the structure. As the answer was yes, Mr. Curtin responded from a technical standpoint it does require Planning Board review. When asked for a specific location, Mr. Price stated that it was the Armani building on West Genesee Street. Mr. Curtin stated that a portion of the building has been repainted to "Cricket" green. After visiting the property, he offers the following opinion: "It is a technical review that would require Planning Board input as there is a

visual impact. When changing the front elevation of the building by way of color, texture and otherwise and the Planning Board does have jurisdiction.”

COMMENTS OF THE BOARD MEMBERS

The members of the Board assembled had no comments this evening.

With no further business to come before the Board, Mr. Williams moved to adjourn the meeting at 7:42 pm. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
NOVEMBER 13, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
Martin Voss
Lynda Wheat
John Williams

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer
Dirk Oudemool, Esq.

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Bob Feyl, ZBA Chairman

10 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**Snowbirds Landing II
Sketch Plan**

TP#015.-01-12.1 and 015.-01-13

Mr. Bill Morse of W-M Engineers, P.C. appeared before the Board on behalf of Victor Grozdich, property owner, to present a sketch plan for subdivision of a 90.85± acre parcel of land into two hundred eighty dwelling units comprised of sixty-eight single residences and one hundred six duplex units, targeted to seniors. The property is zoned R-3.

The developer proposes using Town Law §278, which would allow a cluster development as well as the development of open spaces. Under Town Law §278, the maximum density cannot exceed what would normally be allowed for the specific zoning district, in this case R-3. The applicant has submitted the maximum density plan for the R-3 zoned district, which would yield two hundred eighty three (283) lots; the plan as submitted indicated two hundred eighty (280). The cluster reduces the development by three (3) lots. After a brief discussion, the Board questioned the viability of certain building lots due to extensive drumlins being located on the parcels. Mr. Morse indicated that he anticipated five lots to be unbuildable. As there were numerous questions pertaining to the build out of the subdivision due to potential wetlands, the Board requested Mr. Czerwinski review the density plan and advise them accordingly. Mr. Czerwinski commented that the stormwater detention/retention areas were not noted on the maps.

The proposal depicts two main entrances accessing from Belle Isle Road and Warners Road. A connection entrance to Starlight Estates is also proposed. After some discussion, the Board

indicated from a safety aspect, the entrance onto Warners Road may not be in a desired location. Mr. Oudemool suggested gaining access to Bennett Road through the Honeywell property to the North as it would be more desirable since a four way stop could be erected at the corner of Warners Road and Bennett Road. He suggested the applicant contact Honeywell to discuss obtaining a right-of-way and stated he was willing to assist, if needed. The Board also requested hammerheads to be placed at the end of inter-connector streets.

Mr. Morse indicated that it would be advantageous for the developer to tie into existing sewer facilities instead of providing pump station due to the topography. He proposed the following:

- The portion of the site located in close proximity to Belle Isle Road tie into West Colony Point
- The portion of the site located in the center tie into Starlight Estates
- The portion of the site located in close proximity to Bennett Road tie into Greenfield Village.

When asked if a pump station was to be proposed, where it would pump to, the applicant indicated it would pump toward Greenfield Village. Ms. Wheat requested the engineer to verify that the Greenfield Village sewer district could handle the increased volume.

When asked if Snowbirds Landing II would be completed in phases, Mr. Morse indicated it would and that the initial phase would be the one closest to Belle Isle Road. The Board then asked the applicant to state the purpose for requesting the Section 278. The applicant indicated that it was due to the subdivision being marketed toward seniors and the use of a Home Owners Association for maintenance. Mr. Voss stated that he was not satisfied with the answer the applicant gave, as it is his understanding that green space is a component that is used as an incentive for the town to utilize that tool. He would find it helpful if the applicant could answer in a clearer way what that means for our community in terms of green space.

Mr. Oudemool stated that from a SEQR standpoint this is clearly a very significant application. He feels that the Board will have to decipher the traffic and utility issues. He stated he has spoken with Supervisor Coogan who informed him that the Town Board supports the notion of the applicant approaching Honeywell in the attempt to gain the ROW for the entrance. His opinion is that in order for the subdivision to move forward, this must be accomplished. He also stated that an effort should be made immediately to figure out the potential utility connection in the area of the cul de sac with Starlight Estates. He suggested the Town Engineer meet with Mr. Morse to work that out with Mr. Rocco. He also commented that the Town Board could participate in an effort to encourage that type of connection, as it should not impair the value and usability of those lots within the cul de sac.

Ms. Wheat motioned to declare the Town of Camillus Planning Board lead agency. Mr. Heater seconded the motion and it was approved unanimously.

The Board requested the applicant identify all involved agencies and forward the list to the Clerk so that notification to all involved agencies requesting their consent could be sent.

**Deana Drake – 103 Knowell Rd
Sketch Plan**

TP#035.-02-17.0

Ms. Deana Drake appeared before the Board to present a sketch plan application for the property located at 103 Knowell Road, zoned R-3. The proposal is to subdivide the property into two lots.

A house currently is located on Lot 1 and the applicant has been approached to see if a home could be erected on Lot 2. She indicated that she has met with the Deputy Code Enforcement Officer, Tim O'Neill who stated that it was possible to build a new home on the proposed Lot 2.

The Board inquired where the driveway would be located. The applicant stated she believed it would be on Thornton Circle South. After a brief discussion, the Board stressed that all setbacks for the property would need to comply with the Municipal Code. As the property is located within 500' of West Genesee Street; the applicant was informed that the application would need to be referred to County Planning.

Ms. Wheat motioned to close the sketch plan application. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare the Town of Camillus Planning Board lead agency. Mr. Fittipaldi seconded the motion and it was approved unanimously.

**Huntington Learning Center – Camillus Commons
Site Plan**

TP#066.-01-10.1

Mr. Joe Parrott of Huntington Learning Center appeared before the Board to present a site plan for the center located within the Camillus Commons. The applicant is seeking to erect one sign on the façade of the building, specifically on the west elevation. As the proposed signage is larger than the zoning ordinance allows, the applicant is applying for a variance. The property is zoned CP, thus the Planning Board has jurisdiction over the application

The plan depicts that the proposed business identification wall sign to be enlarged proportionately to fit 178" long, internally illuminated; individual channel letters mounted to a wire raceway, letters shall have green faces except the company logo shall have a white face with green returns, being 39.22 sq. ft. The applicant stated that the property owner, Benderson Development Corp. initially requested them to obtain a larger sign in order for their signage to be in proportion to the neighboring Verizon Wireless Sign. When asked if they were proportioned, the applicant indicated they were.

Ms. Wheat motioned to declare the Town of Camillus Planning Board as lead agency for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application an unlisted action under SEQR. Mr. Heater seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare this application a negative declaration under SEQR. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta motioned to approve the signage for Huntington Learning Center located in the Camillus Commons on the west elevation of the Bon-Ton building. Mr. Fittipaldi seconded the motion and it was approved unanimously.

OLD BUSINESS

There was no old business before the Board.

REFERRALS

Amending the Camillus Municipal Code, Chapter 30, Zoning:

Chapter 30, Article IV-Use Regulation §402, Definitions of Principal Uses, Commercial Land Uses P12.Mixed Use Building to read:

P12. Mixed Use Building – A building with nonresidential uses and residential dwelling units.

The Planning Board has no issues or comments regarding this referral.

Chapter 30, Section 801(a) of the Camillus Sign Code to insert the middle sentence as italicized

“Area of Sign” – Includes the background area of any face of a sign and shall include any space between parts, and the immediate frame thereof. *With regard to freestanding signs, the area of the sign shall not include any supporting structure such as planters, poles, masonry walls, and pillars.* The area of a sign face shall be computed by means of the smallest circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the sign.

The Planning Board has no issues or comments regarding this referral.

Amend Chapter 30, Zoning, Section 1401: Violation to insert the italicized:

Whenever, by the provisions of this Chapter *or any SEQRA review of an action pursuant to this Chapter*, the performance of any act is required or the performance if any act is prohibited or wherever any regulation, or limitation *or condition* is imposed *upon* the use of any land, or on the erection of *a building or* structure, a failure to comply with such provisions shall constitute a violation of this Chapter.

As the Board had questions regarding the intent of this amendment, they requested Mr. Curtin to contact Dirk Oudemool for clarification.

ORGANIZATIONAL FOR 2007

Mr. Fittipaldi made the motion to enter Executive Session at 8:22 pm to discuss personnel issues. Mr. Flaherty seconded the motion and it was unanimously approved.

Mr. Flaherty motioned to return to regular session at 8:54 pm. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Mr. Voss motioned to appoint Ann C. Clancy as Clerk to the Planning Board. Mr. Trombetta seconded the motion and it was unanimously approved.

Mr. Fittipaldi motioned to appoint Paul Czerwinski of Barton and Loguidice as Planning Board Engineer. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Voss motioned to appoint Paul J. Curtin Jr. of Shulman, Curtin, Grundner and Regan, P.C as Planning Board Attorney at the prevailing Town rates. Mr. Flaherty seconded the motion and it was unanimously approved.

Mr. Williams motioned to reappoint Richard Flaherty as Vice-Chairman of the Planning Board for 2007. Mr. Trombetta seconded the motion and it was unanimously approved.

The Planning Board is making the following recommendations to the Town Board:

Mr. Fittipaldi recommended the reappointment of John Williams as the Alternate Planning Board member for a one-year term expiring December 31, 2007.

Ms. Wheat recommended the reappointment of John Trombetta for a five-year term expiring December 31, 2011. Mr. Voss seconded the motion and it was unanimously approved.

Mr. Fittipaldi recommended the reappointment of John A. Fatcheric II as Chairman of the Planning Board. Mr. Voss seconded the motion and it was approved unanimously.

Mr. Heater stated that he would be submitting his resignation from the Planning Board. He said that he has enjoyed his time on the Board but feels it is time to step aside to give someone else a chance.

Ms. Wheat motioned to approve the 2007 Planning Board meeting schedule as follows: 7:00 PM on the second and fourth Mondays (with the exceptions as noted with (*) being January 8 and 22; February 12 and 26; March 12 and 26; April 9 and 23; May 14 and 30(*); June 11 and 25; July 9 and 23; August 13 and 27; September 10 and 24; October 10(*) and 22; November 12 and 26; December 3(*)and 17(*). Mr. Flaherty seconded the motion and it was approved unanimously.

DISCUSSION

Mr. Curtin stated that in response to Mr. Farmer's concerns, he would contact Don Robinson of Benderson Development Corp.

Mr. Curtin stated that he would be contacting Mr. Villa in response to Mr. Friske's comments about the location of the fire hydrant at Cam's Pizzeria.

MINUTES OF THE PREVIOUS MEETING

Mr. Fittipaldi moved to approve the minutes of the meeting of October 23, 2006. Mr. Flaherty seconded the motion and it was approved unanimously.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, P.C. for the services performed from September 24, 2006 through October 28, 2006 for \$2,729.50, \$2229.50 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Heater, seconded by Mr. Flaherty, and approved unanimously.

The invitation to the annual Town of Camillus Christmas Party was received.

A copy of an email regarding the Camillus Commons lights was received.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski had no comments this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Flaherty commented that he does not feel that Duke's Plumbing is abiding by their Site Plan for Special Use Permit approval. After a brief discussion, he was advised to report his concerns to the Code Enforcement Officer and they in turn to report back to the Board.

Mr. Heater mentioned that Daniel Bianchi's property located at 6338 Airport Road has a "For Sale" sign posted.

Chairman Fatcheric mentioned that he has been contacted by Mr. Price, Code Enforcement Officer regarding the Armani building on West Genesee Street. After conferring with Mr. Curtin and visiting the property due to a portion of the building being repainted to "Cricket" green, the following opinion was rendered: "It is a technical review that would require Planning Board input as there is a visual impact that could be very disturbing to traffic and any number of things could come into play and where are the standards when changing the front elevation of the building by way of color, texture and otherwise and so the Planning Board does have jurisdiction."

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 9:22 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
NOVEMBER 27, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Richard Flaherty, Vice Chairman
John Heater
Don Fittipaldi
John Trombetta
Martin Voss
Lynda Wheat
John Williams

STAFF PRESENT

Paul J. Curtin Jr., Esq.

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Diane Dwire, 5th Ward Councilor

10 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**Greenfield Village, Section G
Sketch Plan**

TP#018.-01-47.1

Gene Tarolli of Tarolli Construction appeared before the Board to present a sketch plan for subdivision of a 70.85± acre parcel of land into a forty-nine lot residential subdivision. The property is zoned R-3.

Due to the proposed subdivision being located adjacent to Nine Mile Creek and in a Stream Overlay District, the Board is sensitive that environmental restrictions may be placed on certain areas of it. Mr. Curtin stated that in an effort to develop a plan for this development, the Board is requesting an initial consultation between the applicant and Staff, as well as the Planning Board Chairman and Vice-Chairman.

The Board requested Mr. Tarolli contact Mr. Curtin to schedule the appointment.

**Waterbridge Terrace – VanAlstine Road
Sketch Plan**

TP#019.-01-01.1

John Szczech appeared before the Board to present a sketch plan for subdivision of a 45.53± acre parcel of land located on Van Alstine Road, approximately 1 mile from DeVoe Road. The property is zoned R-1.

The applicant is proposing to subdivide the parcel into thirty-six residential lots, five (5) of which are proposed to be flag lots. The property will be serviced by natural gas, public water, and private septic. When asked if any of the flag lots would have shared driveways, Mr. Szczech

responded they would not. After a brief discussion, the Board inquired how the applicant was proposing to access public water. Mr. Szczech stated that it is his belief that this subdivision can access the West Hill Water District and has proposed creating an extension to the water district specifically for this subdivision.

Mr. Williams requested the developer discuss the locations for the placement of all fire hydrants within the subdivision with the Camillus Fire Department.

Mr. Trombetta motioned to close the sketch plan application. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Heater motioned to declare the Town of Camillus Planning Board lead agency. Mr. Trombetta seconded the motion and it was approved unanimously.

**Ryan Estates – Newport Road
Sketch Plan**

TP#020.-03-20.1

John Szczech appeared before the Board to present a sketch plan for subdivision of a 10.46± acre parcel of land located between North Street and Newport Road, near the boundary for the Village of Camillus. The property is zoned R-3.

The applicant is proposing to subdivide the parcel into three residential lots, accessible from North Street and two residual parcels fronting Newport Road. The residual parcels are proposed due to topography and inaccessibility from Newport Road.

As the Board reviewed the sketch plan, they noted the parcel has a Niagara Mohawk fee owned parcel for power lines that runs through the center and a street, Ryan's Way, which connects North Street to Newport Road, which separates the parcel. After an extensive discussion, Mr. Curtin advised the applicant that from a land planning aspect it would make more sense to conjoin the southern residual parcel with the proposed Lots 1 and 2 and create Lot 4 from the northern residual parcel, as it could be accessed from Ryan's Way and is a buildable lot.

Ms. Wheat motioned for the sketch plan application to remain open. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat motioned to declare the Town of Camillus Planning Board lead agency. Mr. Fittipaldi seconded the motion and it was approved unanimously.

OLD BUSINESS

There was no old business before the Board.

DISCUSSION

Mr. Curtin notified the Board that the Board's recommendations to the Town Board for the three referrals have been forwarded to the Town Supervisor.

Camillus Commons

Chairman Fatcheric inquired if Mr. Curtin has had any response from Benderson in response to the comments/correspondence sent regarding Camillus Commons. Mr. Curtin stated that he spoke to Don Robinson, of Benderson Development, LLC who indicated that he is in wholehearted agreement regarding the recommendations made by the Planning Board. He indicated that Benderson Development, LLC would undertake erecting an 8' fence and placing the number of Austrian Pine at the increments that were suggested by the Planning Board on Mr. Farmer's property. He also indicated that he is aware of the situation noted relative to the pedestrian crosswalks at Camillus Commons, as the stampcrete is not withstanding the elements. Mr. Curtin advised Mr. Robinson that it was the Board's position that they would rather see the brick pavers built on proper foundations so there would be no frost heaving or movement of those pavers. Mr. Curtin also notified Mr. Robinson that the streetscape, although completed was not operational. Mr. Robinson stated that he would look into the situation.

Mr. Robinson requested Mr. Curtin draft a letter for Mr. Farmer to sign authorizing Benderson Development, LLC's people to go onto his property to make those improvements as previously noted.

MINUTES OF THE PREVIOUS MEETING

Mr. Fittipaldi moved to approve the minutes of the meeting of October 30, 2006. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Flaherty moved to approve the minutes of the meeting of November 13, 2006. Mr. Trombetta seconded the motion and it was approved unanimously.

CORRESPONDENCE

Mr. Curtin distributed a copy of the New Times article pertaining to the redevelopment within the Town of Camillus.

A copy of an article regarding diesel idling was received.

COMMENTS OF THE TOWN OFFICIALS

The Town Officials had no comments this evening.

COMMENTS OF THE ATTORNEY

Mr. Curtin had no comments this evening.

COMMENTS OF THE ENGINEER

Mr. Czerwinski was not present this evening.

COMMENTS OF THE BOARD MEMBERS

Mr. Fittipaldi inquired about the status of the fire hydrant located behind Cam's Pizza. Mr. Curtin stated that he is corresponding with the contractor and their subcontractor that the Town is requesting it be relocated out of the "right-of-way".

Mr. Trombetta stated that there is some confusion with some driving aisles within the Camillus Commons, specifically in front of Eckerd Drugs. He stated that traveling south directly in front of Eckerd Drugs, approaching Wal-Mart, there are two turning lanes, none dedicated to driving straight. He feels this should be corrected. After reviewing the approved site map, Mr. Curtin informed the Board that it was designed and laid out by the engineers in that manner in an effort to re-circulate that traffic toward the main entrance as the traffic entering from Kasson Road would be too intense.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 7:52 pm. Mr. Flaherty seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
DECEMBER 11, 2006
7:00 PM**

PRESENT

John Fatcheric, Chairman
Don Fittipaldi
John Trombetta
Martin Voss
Lynda Wheat
John Williams

NOT PRESENT

Richard Flaherty, Vice Chairman
John Heater

STAFF PRESENT

Paul J. Curtin Jr., Esq.
Paul Czerwinski, Engineer
Dirk Oudemool, Esq.

**GUESTS & MEMBERS
OF THE PUBLIC**

Roger Pisarek, 1st Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Tom Price, Code Enforcement Officer

7 others

Chairman Fatcheric called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

NEW BUSINESS

**Cricket – 4300 W. Genesee St.
Site Plan**

TP#042.-04-11.0

Mr. Sam Deb representing Cricket appeared before the Board for a site plan review. The Code Enforcement Officer has requested a site plan review as they have changed the color on the front of the building.

Chairman Fatcheric commented that the Board has worked diligently in the past few years to maintain the character of the neighborhood and its surroundings as well as having the authority on color, texture, and design when changing a building elevation. As the applicant painted the façade of the building a bright green, the Board is concerned with the intensity of the color and use of neon illumination, due to the building's close proximity to the road.

Mr. Curtin summarized the focus of the Board's concerns as he commented that due to the close proximity to the public right of way, this is viewed as a potential driving hazard because of the intensity of light, the coloration of the modifications and the excessive use of neon. He stated that the applicant has done very well in achieving the objective, drawing attention to Cricket's location. Between the use of color and the use of lighting enhancements, the open appearance of the front of the building almost appears in and of itself to be a sign. It is a stark contrast with the balance of the building as well as the surrounding neighborhood. The Board has a high degree of concern especially when it comes to potential distractions that the driving public may have.

Mr. Deb stated that he did not understand how the close proximity to the road affects this location, as there is a sidewalk between the road and the store.

Mr. Curtin explained that the lighting located in and on the facility spills out onto the right of way and is otherwise distracting to the driving public. Even though it achieves Mr. Deb's objective, it creates a potential safety concern for the Town and because there has been a change in the elevation of the building, the Board has in its judgment jurisdiction to request and require a site plan review and determine how best ameliorate the situation. The Board feels that the applicant has overdone the remodeling at this site. The applicant was then asked, "What is it that you can do to help this Board so that you can continue to do business in an effective manner and address the issues that have been raised?"

Mr. Deb argued that his storefront can not be seen from West Genesee Street while traveling west as the signage is blocking it. He stated that it could only be seen while traveling east heading toward the old Fairmount Fair. He stated that he does not feel it is shocking or could cause an accident.

Mr. Curtin advised the applicant that in terms of this building and its visibility, consideration of its visibility from West Genesee Street must have been given by the applicant prior to leasing the facility from Mr. Armani. The Board's objective is to balance the signage and lighting with the remainder of the building. Mr. Curtin asked the applicant "what if anything are you prepared to do to otherwise soften the impact that this has?"

Mr. Deb stated that if it is the color, then it can be changed but his objective is to be seen, as the previous color of the building was not noticeable. After much dialogue, Mr. Curtin stated that the Board had spoken to the color of the front elevation and the introduction of the tube neon lighting around the perimeter of the windows. Chairman Fatcheric inquired if there was a way to tone down the lighting or deflect it so that the glow inside the building but not spill out onto the right of way or roadway. Mr. Curtin then advised the Board that if the gentleman is considering modification of color and as the balance of the building is brown, the objective is to distinguish the storefront and yet not overpower the balance of the building

Mr. Deb stated that he is willing to work with the Board. Mr. Voss thanked him for his cooperation and although the Board cannot design, it can suggest that the colors typically approved most expeditiously are the browns, the grays, and earthtone colors, things that fit and blend with the West Genesee Street Commercial Corridor.

Mr. Curtin suggested the applicant submit renderings in advance for the Board's consideration to expedite the process.

OLD BUSINESS

Snowbirds Landing II Sketch Plan

TP#015.-01-12.1 and 015.-01-13

Dave Hannig, land surveyor, appeared before the Board on behalf of Victor Grozdich, property owner, to update the Board as they had asked the developer to contact Honeywell to see if accessibility to Bennett Road could be obtained through their property for the western parcel of land. Mr. Hannig stated he has spoken at length to Al Labuzz, General Manager of Honeywell

who was good enough to provide the topography to the area. According to Mr. Hannig, Mr. Labuzz stated that Honeywell was in agreement to sell that portion of land to Mr. Grodich, however, it will take a few months to complete the transaction. Therefore, Mr. Hannig proposed completing the Snowbirds Landing II subdivision in two phases; Phase 1 being the easterly section and Phase 2 the westerly section.

Mr. Oudemool stated that the change primarily affects the SEQR and the Planning Board has to review SEQR for the whole project. As the Board analyzes the impact on the Town, they have to assume the entire area will be developed as proposed. Legally, Mr. Oudemool stated he does not have a problem provided that the SEQR is for the entire project. Once the SEQR is completed, then the subdivision can come forward in phases.

Chairman Fatcheric instructed the applicant that before the Board could go forward with SEQR the Board would need the density calculation and engineering review. He also stated that the engineer had originally calculated the density by building upon the drumlins and he is questioning the buildability of those lots.

REFERRALS

Town Board Referral

To create new section 1504 of Chapter 30-Zoning and new section 39.82 of Chapter 39-Subdivision Regulations.

After a brief discussion, The Planning Board declared that they has no issues or comments regarding this referral and Mr. Fittipaldi motioned Mr. Curtin to draft a positive recommendation back to the Town Board which was seconded by Mr. Voss and approved unanimously.

Town Board Referral

To amend Chapter 30, §801 (C) by adding a new second sentence as follows: “However, the total area of the free standing sign structure may not exceed three times the area of the sign incorporated therein.”

After a brief discussion, The Planning Board declared that they has no issues or comments regarding this referral and Mr. Fittipaldi motioned Mr. Curtin to draft a positive recommendation back to the Town Board which was seconded by Mr. Voss and approved unanimously.

DISCUSSION

Mr. Curtin informed the Board that he, John Fatcheric, and Paul Czerwinski met with Gene and James Tarolli to review their proposal for the further development of Greenfield Village. They made some initial recommendations and discussed some drainage concerns. He feels that it was a very positive meeting. They encouraged them to look at the balance of the property to see how that may be developed in the future. They also noted that a new SEQR submission would be required.

MINUTES OF THE PREVIOUS MEETING

Ms. Wheat moved to approve the minutes of the meeting of November 27, 2006. Mr. Voss seconded the motion and it was approved unanimously.

CORRESPONDENCE

A copy of a letter was received from Mary Ann Coogan to John Heater, which said, "On behalf of the entire Town of Camillus I am honored to commend you for your years of service to the Camillus Planning Board. Your legacy, dedication, and commitment to the development of a better community have been passed down to the members of the Camillus Planning Board".

A copy of Kathy MacRae's Informational Meeting notice regarding Waterbridge Terrace scheduled for December 13, 2006 was received.

Copies of lead agency responses for Snowbirds Landing II were received.

A copy of a letter from B & L to Bob Rocco outlining Starlight Estates construction drawing concerns was received.

A copy of a letter from B & L to the Planning Board outlining Country Creek Estates construction drawing concerns was received.

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the month of October 2006 for \$3,277.00, \$750.00 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Williams, and approved unanimously.

A voucher was received from New York State Planning Federation for membership dues for the year of 2007 for \$75.00. Motion to approve payment was made by Mr. Trombetta, seconded by Ms. Wheat and approved unanimously.

A voucher was received from Hummel's Office Plus for supplies for \$210.38. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Trombetta and unanimously approved.

COMMENTS OF TOWN OFFICIALS

Mr. Pisarek wished all a Merry Christmas and Happy New Year.

Mr. Price asked for the Board's input for intermittent lighting on signs, specifically how long a lit sign that has a message on it should be allowed in front of you to be called intermittent vs. a changeable sign. He asked for an idea of what a reasonable time for a sign to be in front of you to be considered intermittent. Mr. Voss asked how long a stop light takes to change. Mr. Price stated maybe a minute and a half. After a brief discussion, the Board agreed that 2 to 3 minutes would be reasonable as they feel it should be longer than a traffic signal.

He also requested that setbacks be clearly marked on plats when modifications have been approved, such as with Article 278 cluster developments. Mr. Curtin suggested that they be called out as a note on the drawings and be shown and if needed have insets with examples of corner lots and inline lots. This will decrease the opportunity of errors.

COMMENTS OF THE ATTORNEY

Mr. Curtin commented that it was a pleasure to see the Code Enforcement Officer at the board meeting. He complimented the Board for all their endeavors and wished all a Merry Christmas and Happy New Year.

COMMENTS OF THE ENGINEER

Mr. Czerwinski wished all a Merry Christmas and a Happy New Year.

COMMENTS OF THE BOARD MEMBERS

The Board exchanged Holiday greetings.

After a brief discussion from Chairman Fatcheric, Mr. Voss moved to cancel the meeting of December 27, 2006 due to lack of any substantial items on the agenda for consideration. Mr. Williams seconded the motion and it was approved unanimously.

With no further business to come before the Board, Mr. Voss moved to adjourn the meeting at 8:14 pm. Mr. Trombetta seconded the motion and it was approved unanimously.

Respectfully submitted:

Ann C. Clancy, Clerk

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