

**TOWN OF CAMILLUS
PLANNING BOARD
JANUARY 14, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Martin Voss
Lynda Wheat
John Williams

Staff Present

Paul R. Czerwinski, PE
Paul J. Curtin Jr., Esq.
Dirk J. Oudemool, Esq.

Members of the Public

Dave Callahan, 6th Ward Councilor
Bob Feyl, ZBA Member
Roger Pisarek, 1st Ward Councilor
Tom Price, CEO
Approximately 8 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 this evening.

Old Business

**Thomas S. Kehoskie
Preliminary Plat**

TP#016.-04-03.0 & TP#016.-04-24.0

Thomas S. Kehoskie appeared before the Board to present a preliminary plat application for the properties located at 3804 Warners Road and 120 Westfall Street zoned R-3.

The applicant had been instructed to apply to the Zoning Board of Appeals for the area variances that would be otherwise necessary to re-subdivide these two parcels as the Board recognized the fact that currently he has two existing lots that, upon subdividing, would create one non-conforming lot for building purposes. The applicant applied for the area variances, and on December 21, 2007, a Notice of Action was distributed stating that the application for variances as to lot area, width, side and rear yards for a substandard lot of 5300 sq. ft., located at 120 Westfall Street created as a result of re-subdivision of adjoining substandard lot located at 3804 Warners Road has been granted, per the attached resolution subject to the approval by the Town Planning Board of the re-subdivision, and on December 21, 2007 an additional Notice of Action was distributed stating that the application for variances as to lot area, width, side and rear yards for a substandard lot of 7200 sq. ft., located at 3804 Warners Road created as a result of re-subdivision of adjoining substandard lot located at 120 Westfall Street has

been granted, per the attached resolution subject to the approval by the Town Planning Board of the re-subdivision.

Chairman Fatcheric instructed the applicant that a formal subdivision plat map as outlined in the Chapter 39 Subdivision Regulations of the Town's Municipal Code is required. Additionally the applicant will also be required to apply to the City of Syracuse Zoning Department as the property falls within the City of Syracuse Three Mile Limit.

Mr. Curtin recommended the Board consider waiving the public hearing for this minor subdivision, as there have been no adverse comments pertaining to this application.

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

Ms. Wheat motioned to refer this application to the City of Syracuse for the Three Mile Review. Mr. Trombetta seconded the motion and it was unanimously approved.

Ms. Wheat motioned to refer this application to SOCPA, upon receipt of the formal subdivision plat map. Mr. Flaherty seconded the motion and it was unanimously approved.

Mr. Fittipaldi motioned to waive the Public Hearing for this minor subdivision. Ms. Wheat seconded the motion and it was approved unanimously.

Township 5 - Hinsdale Road Group LLC Revised Site Plan

Kevin Eldred and Joseph Goethe of the Hinsdale Road Group, LLC, and Gregory Sgromo, P.E. appeared before the Board to present a revised site plan for a "lifestyle center" entitled Township 5 located on 68± acres comprised of multiple parcels located between Hinsdale Road and Bennett Road, zoned PUD.

Mr. Sgromo stated that the focus of the revised site plan is for the Board to review the modifications made to the access roads and to the parking layout, which improve vehicular circulation through the site as well as expansion of the parking field in the theater area. These site changes are the result of comments by, and working sessions with, the Town Engineer.

Mr. Sgromo stated that the primary modification to the site is the access road on the north side, which will tie into the entrance drive of the apartments that will be used primarily for tractor-trailer traffic. The modifications will enhance the truck routing and regular flow on and within the site.

Mr. Sgromo stated that the size of the building housing the movie theater has also been altered to be slightly narrower and wider while increasing the square footage to 19,045. As the size of the movie theater has increased, so has the parking field surrounding it. The parking field has been increased to 600± spaces as the hotel has been moved farther to the north and the size of Lindsey Square has been reduced to allow for the addition of two single rows and one double row of parking, which should be sufficient to

service the restaurants and theater area. When asked if the revisions made to Lindsey Square would affect the proposed usage, the developer stated that conceptually the area was too large and, as it has been scaled down, the size is better, which would improve the dynamics of the area.

Mr. Sgromo stated that modifications were also made to the south side of the site, which altered the parking to run perpendicular to the buildings. Islands were also added within the parking field, which should help with circulation. Additionally, a preliminary study for the main entrance road intersection has been conducted to determine if a traffic signal is warranted, per New York State DOT standards. The preliminary study found that the traffic signal is warranted for the site and the developers are preparing to present the plans and findings to the New York State DOT.

The developer submitted a revised parking demand study as they lost forty parking spaces due to the access road modifications and the parking field reconfigurations. The study verified that they are still exceeding the demand presented in the study by almost 20%.

While reviewing the site circulation, the Board inquired if the center entrance proposed to the site from Hinsdale Road was necessary. Mr. Sgromo stated that the developer had originally wanted full access roadways from the main entrance road parallel to the bypass and in lieu of those roadways, the New York State DOT offered to allow an additional entrance from Hinsdale Road. As the entrance is right in and right out only, a median will be placed in the center to delineate the entrance. After a brief discussion, Mr. Williams advised the Board that in the event of an emergency, the fire department would need to access the site from any entrance available, and as such, it was suggested that the developer install mountable curbing on all entrance medians.

The Board also commented that the expanded parking area in the northeast corner of the site is in close proximity to the main entrance and has the potential of creating a conflict. Mr. Sgromo agreed and stated that they would review that particular entrance area.

Mr. Flaherty inquired how the stormwater would be impacted due to the expanded parking in the northeast corner. Mr. Sgromo stated that he is assuming that it will have a minimal increase however; they have not yet recalculated the impact.

Mr. Voss commented that the modifications made to the access road and the addition of the traffic signal; improve traffic flow within the site.

When asked about the accessibility of the loading docks, specifically during peak times, Mr. Goethe stated that access to the main street loading docks could be limited. When asked how, he stated through the tenant criteria located within the lease agreements.

Mr. Czerwinski commented that the developer has done a good job addressing the concerns as the changes and improvements made have made the site much more vehicular and pedestrian safe.

While reviewing the revised parking fields, Mr. Fittipaldi stated that the new figures show that 41 parking spaces were removed. Currently the site plan shows 2,304 parking spaces. Based on the parking demand study, the maximum usage at 2 pm on a weekday is 1,916 parking spaces, creating a difference of 388 parking spaces while using 9' x 18' spaces. Theoretically, if the developer increased the size of the parking spaces to 9 ½' x 18', 128 parking spaces would be lost, which would bring the figures down to a surplus of 268 parking spaces during peak times. After a brief discussion, the Board voiced concerns pertaining to the size of the parking spaces being too narrow.

In response to those concerns, Mr. Sgromo stated that although there is excess parking, it is recommended to have 10% to 15% excess above the peak demand figures and he believes those numbers are close to what is needed at the site. He also offered that the trend on parking size is definitely going down and 9' width is the most common used on commercial sites.

Mr. Fittipaldi asked if they would consider increasing the exterior parking spaces while keeping the parking garages and the residential parking spaces smaller. He stated that he is concerned that some parking spaces could be lost due to people taking additional spaces because they are too tight.

As the developer stated they were under the impression that the on-site parking calculations had been resolved, Mr. Curtin advised them that the Board has not resolved the issue, which has been compounded slightly while it was reviewing the Target facility in Fairmount Fair. The Board has witnessed how that site is functioning with reduced parking spaces in terms of the size and there are some ongoing concerns, which create some internal issues that the Board does not want to see replicated. Concerns pertaining to snow storage have also been raised, which will need to be shown on the site plan map in areas other than the parking field. Mr. Curtin stated that due to the overlay of uses, there will continue to be a strong demand for parking and although the Board is getting comfortable with the overall car count, it is how the parking fields are functioning in terms of ease of access and egress that is of concern.

After a brief discussion, Chairman Fatcheric polled the Board on their thoughts for the size of the parking space.

Mr. Voss – 9'

Mr. Flaherty – 9 ½'

Mr. Trombetta – 9 ½'

Mr. Fittipaldi – 9 ½'

Ms. Wheat – 9 ½'

Mr. Logana – 9 ½'

Mr. Williams – 9 ½'

After additional discussion, Mr. Curtin advised the applicant that the ongoing concern is relative to the size of the parking spaces. The Board wants to resolve the concern, so the overall site footprint can be cast in place with very few modifications needed. He then asked Mr. Sgromo to gather some additional research for the Board to take under advisement regarding the 9' x 18' parking spaces. Also asked was what would happen if the site went to a slightly different configuration for parking, ie: if the parking spaces went to the 9 ½' x 18', what would be the net effect, how would it effect the infrastructure, how would it relate to the combined parking study.

The Board recognizes that there is a balancing of equities of form and function and even though the Board has some latitude to make recommendations to the Town Board they still need the overall justification to make that determination.

On a final note, Mr. Price suggested the developer revisit the locations of the disabled parking spaces.

As the developer was not ready to schedule a work session, Chairman Fatcheric instructed them to contact the Clerk when ready to do so.

**Shaker Heights
Final Plat**

TP#020.-05-01.2

Chairman Fatcheric stated that the Board had previously received recommendations from the Onondaga County Planning Agency pertaining to this subdivision. Those recommendations were as follows:

1. The applicant provide an engineering study to verify to the County DOT that the proposed development would not create additional stormwater runoff into the County's drainage system. If additional runoff created, the applicant shall be required to submit a mitigation plan to the County DOT for approval and implement any mitigation required.
2. Responsibility for ownership, maintenance and liability of the stormwater management area and open space shall be clearly established and funded
3. The Town must approve a separate drainage and grading plan for each proposed lot prior to issuance of a building permit
4. The Town must refer the final subdivision plan to the board for review

Chairman Fatcheric stated that as a matter of procedure, this Board would need to override any recommendations that have been met through alternative documentation or that are not pertinent to the application. After reviewing the recommendations and discussing them with the Planning Board's professionals, Ms. Wheat motioned to override the Onondaga County Planning Agency's recommendation. Mr. Trombetta seconded the motion and it was approved unanimously. The Board instructed Mr. Oudemool to advise the Onondaga County Planning Agency of their decision.

Mr. Oudemool stated that he has received a copy of the plan filed with the Attorney General pertaining to the Homeowners Association and after reviewing finds that it does recite the fact that the Homeowners Association is going to be responsible for maintenance of the drainage facility as well as the green areas and other issues of concern.

Mr. Oudemool did offer that the subdivision will not be creating a special district for sewer and water, as the property is located within existing sewer and water districts. No lighting district will be offered at this time.

Mr. Logana motioned to approve this subdivision under the auspices of Town Law 278. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the final plat of the Shaker Heights subdivision, part of Farm Lot 80, Town of Camillus, dated last revised January 10, 2008 as prepared by D.W. Hannig L.S., P.C. conditioned upon (a) the submission of a revised final plat that incorporates in it this amendment for the conveyance of Lot 63 showing that it is to go to the Homeowners Association and the further deletion of the house that once was located on Lot 63, (b) the submission and approval of a landscaping plan with a planting schedule inclusive of a security deposit, (c) the execution of subdivision improvement security agreement and (d) the conveyance of all required conveyances. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat motioned to assess parkland fees for 34 lots for this subdivision. Mr. Trombetta seconded the motion and it was unanimously approved.

As the developer has requested erecting a monument sign, the Board suggested including it with the landscaping plan.

Minutes of the Previous Meeting

Mr. Flaherty moved to approve the minutes of the meeting of December 17, 2007. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

Mr. Curtin recommended the Board establish a quarterly review of all accounts. This would allow additional costs to be billed to the developer, which would be made by resolution.

Correspondence

A voucher was received from the Onondaga County Planning Federation for the January 2008 Municipal Training Conference for \$390.00. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Trombetta, and approved unanimously.

A voucher was received from QPK Design for the services performed from July 13, 2007 through December 31, 2007 for \$98.10, all 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 Ann C. Clancy for the reimbursement for eyeglasses per the clerical contract for \$72.81. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Flaherty, and approved unanimously.

Vouchers were received for the release of professional fees for \$650.00 from Dublin Development Corp. for the Celtic Ridge site plan, for \$471.50 from Murphy Bros. Enterprises, Inc. dba Fairmount Aquarium and Water Gardens for the Fairmount Aquarium and Water Garden site plan, and for \$1,373.08 from Benderson Development Corp. for the Target site plan as the Planning Board has been instructed by the Code Enforcement Officer that the site plan has been completed. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Logana, and approved unanimously.

Comments of the Town Officials

Councilor Pisarek stated that he was not in favor of the proposed smaller, 9' x 18' parking spaces as proposed within the Township 5 site.

Mr. Feyl stated that he agreed with Councilor Pisarek and recommended the Board maintain the requirement of 10' x 18' for parking spaces.

Councilor Callahan thanked the Board for the additional buffering of land surrounding the entrance for Shaker Heights.

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 discussed his disappointment with the snow removal at Camillus Commons and stated he does not want to see the same issues at Township 5.

Mr. Fittipaldi stated that he is looking forward to another work session with the Cameron Group.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:54 pm, seconded by Mr. Flaherty and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
JANUARY 28, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Martin Voss
Lynda Wheat
John Williams

Staff Present

Paul R. Czerwinski, PE
Paul J. Curtin Jr., Esq.

Members of the Public

Bob Feyl, ZBA Member
Joy Flood, ZBA Chairperson
Kathy MacRae, 2nd Ward Councilor
Mark Pigula, Highway Superintendent
Roger Pisarek, 1st Ward Councilor
Approximately 5 others

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

New Business

**JFW Properties, LLC – 5633 West Genesee Street
Site Plan**

TP#029.-01-18.1

John Szczech appeared before the Board to present a site plan for the property located at 5633 West Genesee Street, zoned C-2.

The proposal depicts placing a restaurant in the remaining unoccupied 3,800± square feet of the building. Minimal modifications are to be made to the site, which include the addition of a 42' x 28' open deck, five (5) 32" x 48" windows, stairs from the exterior exit with pergolas on each side, and a 20' grassy area adjacent to the southwest corner of the building. The rear of the building is to be painted an earth tone color and the existing parking spaces are to be moved southerly 20'. When asked if the blacktop area on the southeast side of the site would be striped, the developer stated that it would be striped and labeled "No Parking". When asked what the pergolas would be constructed of, Mr. Szczech responded that they would be constructed of hemlock and be detached from the building.

As a childcare center shares the building, the Board inquired how this use would affect the daycare; ie: if problems with traffic or the safety of the children, etc. would arise. Mr. Szczech indicated that problems should not arise, as there are five (5) designated daycare drop off/pick up parking spaces adjacent to the rear of the building. There is also a 28' driving lane between the remaining parking area and the designated parking area. Mr. Szczech also offered that the daycare is operating at full capacity and during their peak pick up time; between 4pm and 6pm, only two (2) vehicles are parked in the designated area every twenty minutes.

When asked about the hours of operation, Mr. Szczech indicated that the restaurant would be open for dinners and Sunday brunches and, as the daycare is closed during the peak hours of operation, he did not see any conflicts. When asked the projected date of opening, he stated that the tenant is proposed to take occupancy in April for a June opening. When asked about the restaurant's kitchen exhaust system, he indicated that it is relatively new, (being four (4) years old), and is considered to be "state of the art". The Board inquired if deliveries would interfere with the daycare operations. Mr. Szczech stated that deliveries would not affect the daycare as they are to be made on the southwest side of the building.

When asked if the restaurant would have a liquor license, he indicated that it would, and although the Alcoholic Beverage Control Law §64 (7) states that "No retail license for on-premises consumption shall be granted for any premises which shall be (a) on the same street or avenue within two hundred feet of a building occupied exclusively as a school, church, synagogue or other place of worship", a daycare is not considered a school.

Mr. Williams requested an impervious surface or a stone base to be installed in the grassy area located on the southwest corner of the building for emergency vehicle accessibility. Mr. Szczech stated that as there is currently run a crush under the parking area, which will not be removed, the blacktop would be taken up but the run a crush would remain with 4" of topsoil on top.

As this application is consistent with prior existing uses that have been thoroughly reviewed by SOCPA, Mr. Curtin recommended the Board consider not referring this application to them. He stated that the proposed modifications would not otherwise influence or impact any inter-municipal issues or/or concerns such as lighting, traffic, drainage, and/or sanitary sewer capacity.

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

Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Logana 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 motioned to approve the site plan for JFW Properties, LLC, 5633 West Genesee Street, for the addition of a restaurant as shown on the updated map dated November 17, 2006, received by the Clerk dated January 28, 2008, conditioned upon the existing run a crush crushed stone under the proposed grass area, located on the southwest corner of the building, to remain in a sufficient depth to support emergency vehicles. Mr. Trombetta seconded the motion and it was approved unanimously.

**Referral from Town Board
Zone Change R-3 to LBO – 3475 Warners Road**

TP#012.-01-02.0

Chairman Fatcheric stated that the Town Board has referred this application to the Planning Board for the consideration of the zone change on the property located at 3475 Warners Road from R-3 to LBO.

Mr. Curtin stated that property history from 1965 has been provided to the Board. The property was used for commercial purposes over a sustained period and various uses have been employed. The property is now located in a residential R-3 neighborhood and has been since 1965 and for 40+ years, the property has been used for a variety of non-residential income producing purposes.

As the referral speaks of the zone change from R-3 to LBO, the Town Board is requesting an advisory opinion as to the appropriateness of this zone change. The Planning Board is only considering the land use in an advisory opinion, which is non-binding, as site-specific issues are not being reviewed at this time. As the zone change would not create an extraordinary change in the neighborhood, he advised the Board that this is not a case of first impression as the property has been used for commercial purposes or non-residential purposes in excess of 40 years. The Planning Board is reviewing the appropriateness of this land use classification so they can advise the Town Board accordingly.

After a brief discussion, the Board inquired if an applicant would be required to obtain a site plan approval or a special use permit for a specific business. Mr. Curtin stated that it would be a requirement. Chairman Fatcheric then asked the Clerk to poll the Board to determine their recommendation of the zone change:

Ms. Wheat – in favor	Mr. Trombetta – in favor	Mr. Flaherty – in favor
Mr. Logana – in favor	Mr. Fittipaldi – in favor	Mr. Voss – in favor
Mr. Williams – in favor	Chairman Fatcheric – in favor	

Chairman Fatcheric then instructed Mr. Curtin to draft a memorandum to the Town Board indicating the Board was in favor of granting the zone change.

Old Business

There was no old business before the Board this evening.

Minutes of the Previous Meeting

Chairman Fatcheric apologized that the January 14, 2008 meeting minutes were not available for publication, but advised they would be available at the next meeting.

Discussion

There were no items of discussion this evening.

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of November 25, 2007 to December 29, 2007 for \$5,378.65, \$5,128.65 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.

Comments of the Town Officials

The Town Officials assembled had no comments this evening.

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 she is looking forward to the Onondaga County Planning Federation Conference being held January 29, 2008.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 7:28 pm, seconded by Mr. Williams and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
FEBRUARY 11, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Martin Voss
Lynda Wheat

Staff Present

Paul R. Czerwinski, PE
Paul J. Curtin Jr., Esq.

Members of the Public

Kathy MacRae, 2nd Ward Councilor
2 others

Not Present

John Williams

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

New Business

**Richard Babcock
Lot Line Realignment**

TP#021.-04-01.1

As the applicant did not appear, Ms. Wheat motioned to continue this application. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Old Business

**Thomas S. Kehoskie
Preliminary Plat/Final Plat**

TP#016.-04-03.0 & TP#016.-04-24.0

Thomas S. Kehoskie appeared before the Board to present a preliminary plat application for the properties located at 3804 Warners Road and 120 Westfall Street, zoned R-3.

After reviewing the preliminary plan of the re-subdivision of Lots 11 and 57 of the Westover Tract, Mr. Fittipaldi noticed that it identified a swale; therefore, he inquired where it discharges, as the Board does not want to encourage any standing water. Mr. Czerwinski clarified that the discharge is to the roadside drainage system and suggested the plan be revised.

Chairman Fatcheric stated that the Board received the recommendation from the Onondaga County Planning Board, which recommended the application be disapproved as that Board does not endorse the creation of nonconforming parcels. As the

necessary Area Variances have been granted from the Zoning Board of Appeals, dated December 21, 2007, Mr. Fittipaldi motioned to override the County Planning Board's recommendation and instruct Mr. Curtin to draft a response indicating the reason for the override. The motion was seconded by Mr. Trombetta and approved unanimously.

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

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

Mr. Logana motioned to approve the preliminary plat for the Re-Subdivision of Lots 11 and 57 of the Westover Tract as shown on the map prepared by Christopherson Land Surveying, dated January 19, 2008. The motion was seconded by Mr. Trombetta and approved unanimously.

Mr. Trombetta motioned to approve the final plat for the Re-Subdivision of Lots 11 and 57 of the Westover Tract conditioned upon the following:

- Approval from the City of Syracuse Three Mile Limit
- Receipt of the map stamped "Final"
- The note "Discharge to swale" removed and changed to "Discharge to roadside drainage system".

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

Mr. Flaherty motioned to waive the Parkland Fees for this application. The motion was seconded by Mr. Logana and approved unanimously.

Minutes of the Previous Meeting

Mr. Flaherty moved to approve the minutes of the meeting of January 14, 2008. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Mr. Flaherty moved to approve the minutes of the meeting of January 28, 2008. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

Parking Dimensions

Chairman Fatcheric stated that he would like to discuss the information that has been received from Mr. Curtin and Mr. Czerwinski relative to the Township 5 parking.

Mr. Czerwinski supplied a memo stating: "Barton & Loguidice has investigated the requirements for parking space dimensions as it relates to the Township 5 project. In Onondaga County, the Towns are relatively evenly split between width requirements of 9.0, 9.5, and 10.0 feet. However, the local code in some of the Towns that have a 10-foot requirement also allow for 9.0-foot wide spaces in shopping centers.

A review of several design standards publications that address parking space dimensions suggest a 9.0-foot minimum width. Many local codes throughout various portions of the Country, including the northeast, require a 9.0-foot wide minimum space.

Many of the design standards, including the report referenced by Mr. Curtin, discuss the design criteria based on the 85-percentile vehicle. That is, the vehicle that is larger than 85% of the vehicles that will be using the facility. For a 9.0-foot space, using 26 inches clear (conservative value) leaves a vehicle width of 6 feet 10 inches. This is consistent with many of the larger vehicles that are common in the northeast and Camillus in particular.

Another important criteria for evaluating the parking space dimensional requirements is the use of the site. For uses that have a longer duration of time spent at the site and no shopping carts, it is common for the dimensions to be reduced. The Board might wish to consider requiring different dimensions for different areas on the site. While the use of 9.0-foot wide spaces appears to be appropriate for a majority of the site, slightly larger spaces (9.5 feet wide) might be considered for the western end of the site where shorter stays and the use of shopping carts might occur. Based on the most recent parking plan provided by the developer, this would result in the elimination of approximately 32 spaces out of 431 spaces (approximately 2 spaces per row) on the western end of the site”.

Mr. Curtin stated that the recommendation Mr. Czerwinski has made is a very good compromise as the big box is slightly segregated from the balance of the site, and the needs of that may be slightly different. He also stated that blending the parking to modify the widths of the parking stalls to accommodate the needs in specific areas and to have a wider width of parking stall in one specific area to contemplate the needs of the shopping public and ease of access and egress makes sense.

Mr. Curtin explained that in his experience, while considering parking ratios, he is sensitive to the GLA (Gross Leasable Area). In other words, taking into consideration the cost of acquisition, the offsite and onsite infrastructure improvement costs, all the additional overlay costs, as the Developer would need to produce a certain GLA at a 95% occupancy rent; meaning that a rent of “x” is needed to support the debt service that it is going to take to support the improvements. As it is a mathematical quotation, if the Board takes parking away then they also takes GLA away, as one ratio goes with the other. He also advised the Board that each lessee also requires there own parking ratio.

The Board inquired if the developer would consider widening the drive aisles and/or using diagonal parking as an alternative. They also agreed that it would be helpful if the developer could identify the specific usages and/or tenants and indicate what their specific parking ratios were. They agreed that if more information was obtained, the possibility of additional reasons to discount the current parking requirements could be addressed. The Board also requested the developer to supply the diagonal parking stall layout and count.

After a lengthy discussion, the Board determined that this lifestyle center would not support the bicycle paths, as the bicycle paths would encourage activity that is dangerous as there is no interconnectivity within the community.

Correspondence

A voucher was received from Hummel's Office Plus for office supplies for \$12.98. Motion to approve payment was made by Mr. Voss, seconded by Mr. Flaherty, and approved unanimously.

Comments of the Town Officials

Councilor MacRae had no comments this evening.

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 commented that the training conference was informative.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:14 pm, seconded by Mr. Trombetta and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
FEBRUARY 25, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams

Staff Present

Paul R. Czerwinski, PE
Paul J. Curtin Jr., Esq.

Members of the Public

Robert Feyl, ZBA Member
Roger Pisarek, 1st Ward Councilor
Five others

Not Present

Martin Voss

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

New Business

**Newport Meadows Section 2 Amended (Richard Babcock)
Lot Line Realignment**

**TP#021.-04-01.1
&TP#021.-04-01.4**

Richard Babcock appeared before the Board to present an application for a Lot Line Realignment for the property located at 5936 Newport Road, zoned R-2.

The applicant is proposing the Lot Line Realignment in order to merge 5.95 acres from the adjacent property, TP# 021.-04-01.1, into his property. Mr. Babcock stated that this request has been facilitated by the interest of a developer who has approached the adjoining property owner, Anna Petrocci, who is his mother-in-law. When asked the intention for the remaining lands owned by Nicholas and Anna Petrocci, Mr. Babcock stated that Mrs. Petrocci's objective is to sell the existing farmhouse inclusive of 1 acre and his objective is to acquire the remaining 13.68± acres.

Mr. Curtin advised the Board that this application is creating a re-subdivision of an existing parcel and as such, an amended final plat application of the Newport Meadows Section 2 subdivision should be filed, which would reflect the reconfiguration of Lot 2. Additionally, the merger is not creating an additional building lot, nor will it create a landlocked parcel, as there is already an approved facility on Lot 2. It also does not render Lot 1 to be non-conforming as the improvements are prior existing and conform to Town Ordinances.

Mr. Fittipaldi 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 unanimously approved.

Ms. Wheat motioned to refer this application to SOCPA. Mr. Flaherty seconded the motion and it was unanimously approved. The Board requested Mr. Curtin to draft a letter to the County outlining the perimeters of this application.

Referral from Town Board

Amend Chapter 30-Zoning Regulations §402-Definitions of Principal Uses by removing “Studios” from P21-Indoor Commercial Entertainment and placing it into P14-Personal or Professional Service

After a brief discussion, Chairman Fatcheric advised the Board that the purpose of this request is to allow “studios” in a LBO zoned district.

Mr. Flaherty motioned to recommend the designation of “studios” be removed from the P21 – Indoor Commercial Entertainment and placed into P14 - Personal or Professional Service and to further recommend the language that the Town Board may consider be noted as follows: “all forms of instructional studios, inclusive, but not limited to, dance, art, martial arts, etc., as the Board felt that would be more inclusive and yet consistent with the intent of the definition. Mr. Trombetta seconded the motion and it was unanimously approved.

Chairman Fatcheric instructed Mr. Curtin to draft a memorandum to the Town Board indicating the above.

Old Business

Fairmount Fair Shopping Center Subdivision Amended Final Plat

TP#048.-01-01.1

Bob Trybulski of Benderson Development, LLC appeared before the Board to present an amended final plat for the Fairmount Fair shopping center.

Mr. Trybulski explained that while the Town of Geddes reviewed the site plan, they requested tax parcels no. 036.-01-01 and 036.-01-02 be combined into a new tax parcel. The amended final plat depicts this change.

Mr. Curtin stated that the amended subdivision is to show the merger of the tax parcels however, the proposal before the Town of Geddes may have some significant impact on how the balance of the center continues to operate. It was the judgment of this Board that there would be coordinated review, which would enable the town engineer to review how the infrastructure relates to the overall project and how the traffic circulation operated.

After some discussion, Mr. Trybulski informed the Board that the Town of Geddes has approved the site plan. The Board requested copies of the final site plan, elevations, and traffic study, which were approved by the Town of Geddes. Mr. Curtin then advised the applicant that the Board reserves the decision on this application until the balance of the information is provided. This would allow staff to make recommendations relative to

the filed map that was approved by the Town of Geddes, while determining if there are any adverse impacts to the prior approvals.

Thompson's Landing Preliminary Plat

TP#019-02-10

John Szczech appeared before the Board to present a preliminary plat application for the subdivision of a 12.83± acre parcel of land located on the corner of Thompson Road and Warners Road, zoned R-3.

The applicant is proposing to subdivide the parcel into 31 residential building lots. The plan depicts two (2) entrances, both located on Thompson Road. The proposed road will be a horseshoe shape, serving all but three (3) lots in the development. Curb cuts along Thompson Road will service Lots 19, 20, and 21. Municipal sewers and public water are proposed to service the development.

As the developer is aware of the close proximity of the property to Nine Mile Creek, and in an effort to increase the buffer area, he has conveyed a portion of land adjacent to the parcel to the Town of Camillus.

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

Ms. Wheat motioned to set the public hearing for March 10, 2008 at 7:00 pm. Mr. Logana seconded the motion and it was approved unanimously.

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

Minutes of the Previous Meeting

Mr. Flaherty moved to approve the minutes of the meeting of February 11, 2008. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

Parking Dimensions

Mr. Czerwinski distributed an excerpt for the Institute of Transportation Engineer's (ITE) Transportation and Land Development Book, which discusses parking angles.

Mr. Logana commented that more municipalities are finding alternatives to traditional parking areas, as he shared a photo from a shopping center in Pennsylvania that displays both 90° parking spaces and diagonal parking spaces within the same parking area.

Benderson Development

The Board took the opportunity to discuss some issues they had with the Camillus Commons and Fairmount Fair shopping centers with Mr. Trybulski.

After some discussion, Mr. Curtin advised the applicant that the Board has been notified by the Fairmount Fire Department that certain fire safety issues have not been addressed at the Fairmount Fair shopping center, in addition to the outstanding laundry list of items needed to be addressed at the Camillus Commons. Mr. Trybulski requested a copy of those outstanding items in an effort to mitigate the issues.

Additionally, the Camillus Commons streetscape lighting was discussed and the Board inquired why the lights were not working. Mr. Trybulski stated he did not know but would look into it. It was also mentioned that the school district applied for grant funding for the continuation of the streetscape along West Genesee Street. As the school district would install the streetscape from the beginning of their property line, there would be a void in the streetscape from the Vanida Drive entrance to the beginning of the school district's property. Mr. Curtin commented that the situation had been discussed previously and as a condition of the site plan approval, Benderson Development LLC agreed to install the streetscape in that location, when and if the school district ever installed the remaining streetscape. The Board requested Mr. Curtin draft a letter disclosing the above to the school district, Benderson Development LLC and Mary Ann Coogan.

Account Receivable Fees

The Board requested Mr. Curtin to draft additional correspondence to the respective applicant's of Cam's Pizzeria and Widewaters Home Depot Plaza as their site plan professional fees remain in a negative balance.

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of December 30, 2007 to January 26, 2008 for \$8,810.05, \$8,685.05 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Logana, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the months of December 2007 through January 2008 for \$4,474.76, \$2,093.75 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.

Comments of the Town Officials

Councilor Pisarek inquired if WEP was to require screening around the pump stations, who would maintain the screening. It was stated that as the properties were conveyed to the Town, it would be the Town's responsibility.

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 inquired if the Board could obtain a reference book for landscaping design. Mr. Czerwinski stated that as Barton & Loguidice PC employs landscape engineers, he would gather information from them to facilitate the Boards review of landscaping.

With no further business before the Board, Mr. Williams motioned to adjourn the meeting at 8:22pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**TOWN OF CAMILLUS
PLANNING BOARD
March 10, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams
Martin Voss

Staff Present

Michael Discenza, Esq.
Paul Legnetto

Members of the Public

Robert Feyl, ZBA Member
Joy Flood, ZBA Chairperson
Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
Fourteen others

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

Public Hearing

Thompson's Landing

TP#019.-02-10

Ms. Wheat motioned to waive the reading of the notice of public hearing, seconded by Mr. Trombetta and unanimously approved.

Developer, John Szczech presented an overview of his proposal to subdivide the 12.83± acre parcel of land located on the corner of Thompson Road and Warners Road, zoned R-3, into 31 residential single-family patio homes, all conforming to the Town's zoning ordinances.

The plan depicts two (2) entrances, both located on Thompson Road. The proposed road will be a horseshoe shape, serving all but three (3) lots in the development. Curb cuts along Thompson Road will service Lots 19, 20, and 21. Municipal sewers and public water are proposed to service the development.

In an effort to increase the buffer area between the proposed development and Nine Mile Creek, Mr. Szczech has conveyed 2.57± acres of land adjacent to the creek to the Town of Camillus.

When asked the type of homes and number of builders associated with this development, Mr. Szczech commented that he would be the sole builder building single-family detached patio homes approximately 1,200 to 1,600 square feet, all with basements. A small Homeowners Association for the maintenance of landscaping and snow removal would also service the development.

As Chairman Fatcheric opened the public hearing to the public, Councilor MacRae commented that notices of this public hearing were sent to all neighbors.

Fred Miller, representing the Nine Mile Creek Conservation Council, Inc. submitted comments regarding the project for the Board to review and advised that additional comments would be forthcoming.

Jerry Albert of 3510 Warners Road inquired if the developer was planning to leave the existing buffer between the proposed development and the backyards of the residential houses located on Warners Road. Mr. Szczech stated that it is not his intention to disturb any of the area; he would like to leave as much as he could. Mr. Albert asked if there was the possibility for his property to connect into the sewer system. Mr. Szczech indicated that as the system has not been designed, he was unable to make that determination.

Ms. Wheat motioned to close this public hearing being that there were no additional questions or comments pertaining to this application. Mr. Trombetta seconded the motion and it was unanimously approved.

New Business

Holy Cross Church Amended Site Plan

TP#011.-01-08

Ronald Brown, architect appeared before the Board to present an amended site plan for the Holy Cross Church located on Armstrong Road, zoned R-3.

The proposal depicts amending the site plan to reduce the building size from 80' x 32' to 74' x 32', to reduce the width of the entrance drive from 24' to 18', to revise the paving at the building entrance, to remove the curbing, to reduce the number of trees along entrance drive, and to reduce the number of plantings at building entrance. Mr. Brown stated that budgetary concerns are necessitating the request for the reductions and alterations, in addition to the site utility report indicating that the existing water utilities would not support a sprinkler system, which would be a code requirement for the larger building size.

Mr. Brown advised the Board that the parking field was not being altered, as it would provide 65 parking spaces. The Board asked where the snow storage area was, which he responded on the lawn. As the applicant has requested to reduce the width of the driving aisle, the Board advised the applicant that the minimum standard width for a drivable entrance area is 20' and in the interest of public safety, the minimum would be required and as the landscaping delineates the entrance roadway, they encouraged the approved landscaping be maintained. In an effort to create a visual separation between the parking edge and the building addition, Mr. Legnetto recommended some landscaping be planted between the front of the building addition and the adjacent disabled parking spaces.

Chairman Fatcheric commented that, as this application is still within the boundaries of that original site plan approval, SEQR does not need to be readdressed.

Ms. Wheat motioned to approve the amended site plan for Holy Cross Church as prepared by Ianuzi & Romans, P.C., last revised dated January 22, 2008, conditioned upon the drive aisle being maintained at 20', and for the existing approved landscaping plan, dated April 23, 2007 to remain as the approved landscaping plan. Mr. Logana seconded the motion and it was approved unanimously.

**Byrne Chem Dry– 3475 Warners Road
Site Plan**

TP#012.-01-02.0

William Seniecle, General Contractor, and Jean E. Byrnes, appeared before the Board to present a site plan for the property located at 3475 Warners Road, zoned LBO.

The applicant owns and operates Byrne Chem-Dry and has contracted to purchase the property for their business. The building would be used as a home base for the business as the vehicles would be stored inside, there would be a small office, but no sales would be conducted on site. When asked if there would be any signage, the applicant indicated there would none.

The plan presented depicts modifications to the elevations of the main building and the left side garage, which include the installation of overhead doors, removal of 24' of the interior of the main structure, and installing overhead doors on both structures.

Due to the County's recommendation received during the zone change request, which indicated a single driveway controlled by curbing and/or landscaping was needed to meet the commercial driveway requirements of the Onondaga County Department of Transportation; Mr. Legnetto suggested planting a small landscaped area between the pavement and neighboring driveway located to the northwest, which would create a separation between the residential and LBO zoned district. He stated that if a single driveway was to be installed, controlled by curbing; it would not allow full access to both buildings on the property. He also stated that little to no traffic would be generated by this use and as the property formally housed commercial businesses, (the Artbreak Studio, and Salvaterra's Grocery Store) and the footprint of the property was not changing, he did not see the necessity.

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

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

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

Mr. Fittipaldi motioned to override SOCPA's recommendation pertaining to the installation of single driveway to be controlled by curbing as it would not allow for full access to both buildings located on the property and as little to no traffic would be generated by this use and as the property formally housed commercial businesses, and as the footprint of the property is not changing. Mr. Voss seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the Jean Byrne's site plan located at 3475 Warners Road as represented by the proposal dated January 29, 2008 from Allcraft Home Improvement Inc., conditioned upon the installation of landscaping between the pavement and neighboring driveway located to the northwest. Mr. Trombetta seconded the motion and it was unanimously approved.

Old Business

Fairmount Fair Shopping Center Subdivision Amended Final Plat

TP#048.-01-01.1

Bob Trybulski of Benderson Development, LLC appeared before the Board to present an amended final plat for the Fairmount Fair shopping center.

Mr. Trybulski explained that while the Town of Geddes reviewed the site plan, they requested tax parcels no. 036.-01-01 and 036.-01-02 be combined into a new tax parcel. The amended final plat depicts this change.

Ms. Wheat motioned to approve the Fairmount Fair Shopping Center Subdivision amended final plat as submitted. Mr. Fittipaldi seconded the motion and it was unanimously approved.

Township 5 - Hinsdale Road Group LLC Site Plan

Kevin Eldred and Joseph Goethe of the Hinsdale Road Group, LLC, and Gregory Sgromo, P.E. appeared before the Board to present a revised site plan for a "lifestyle center" entitled Township 5 located on 68± acres comprised of multiple parcels located between Hinsdale Road and Bennett Road, zoned PUD.

Mr. Sgromo stated that the focus of the revised site plan is for the Board to review the modifications made to the parking layout, which improves vehicular circulation through the site and incorporates both 9' and 9 ½' parking spaces. Although the required parking requirements per the Development Data Table is 3,339 spaces, the developer has proposed 2,271 parking spaces as portrayed on the layout plan, dated March 4, 2008. The total proposed spaces are configured as follows:

<i>9' x 18'</i>	<i>= 1,687 Spaces</i>
<i>9.5' x 18'</i>	<i>= 484 Spaces</i>
<i>Garage</i>	<i>= <u>100 Spaces</u></i>
<i>Totaling</i>	<i>2,271 Spaces</i>

The 9.5' x 18' parking spaces are proposed in the big box store-parking field located on the westerly side of the site. When asked why, Mr. Sgromo commented that this location was chosen as the Board made comment to larger parking spaces being required due to the use of shopping carts and this would be the only building that would accommodate that use. After a brief discussion, the Board stated they were satisfied with the parking layout and size of the parking spaces.

After a brief review of the overall site layout plan, Mr. Legnetto recommended the sidewalk located on the western side of the site continue to Bennett Road. The applicant stated that had been the intention and this had been an oversight.

Chairman Fatcheric advised the applicants that as Barton & Loguidice Engineers, P.C. have landscape architects on staff, the Board requested the professionals to review the plan and provide comment on the landscape design. Once the plan has been reviewed and found to be satisfactory, it would then be reviewed by the Board. The Board also asked the applicant to complete the snow storage plan inclusive of the entire site for the Board's review.

Minutes of the Previous Meeting

Mr. Flaherty moved to approve the minutes of the meeting of February 25, 2008. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

Benderson Development

Mr. Trybulski requested the opportunity to discuss the issues the Board had previously discussed with him pertaining to the Camillus Commons and Fairmount Fair shopping centers.

Camillus Commons

TP#066.-01-10.1

Mr. Trybulski stated that after receiving and reviewing the outlined items from Mr. Curtin, he believes that four out of the eight items have been resolved. He will contact the appropriate parties to resolve the remaining items.

A conceptual amendment to the westerly entrance curbing at the Vanida Drive entrance for the Board's review has been submitted. As Benderson Development will also be reviewing the landscape island between their property and the school district's property, Mr. Flaherty requested the easterly side of the entrance drive be reviewed as he has witnessed some concerns.

After a brief discussion, Ms. Wheat motioned to approve the conceptual amendment to the westerly entrance curbing at the Vanida Drive entrance for the Camillus Commons site plan conditioned upon staff review. Mr. Trombetta seconded to motion and it was unanimously approved.

Fairmount Fair Shopping Center

Mr. Trybulski commented that the fire safety issues raised by the Fairmount Fire Department had been rectified prior to Bed, Bath & Beyond opening. As requested by the Code Enforcement Department, a guardrail was installed behind Bed, Bath & Beyond in the interest of public safety.

Correspondence

A voucher was received from the Post-Standard for the legal notice for the Thompson's Landing Subdivision for \$19.80. Motion to approve payment was made by Ms. Wheat seconded by Mr. Flaherty and unanimously approved.

A voucher was received from Continuum for the APS power supply for the Dictaphone for \$30.00. Motion to approve payment was made by Ms. Wheat seconded by Mr. Trombetta and unanimously approved.

Comments of the Town Officials

The Town Officials assembled had no comments this evening.

Comments of the Attorney

Mr. Dicenza had no comments this evening.

Comments of the Engineer

Mr. Legnetto had no comments this evening.

Comments of the Board Members

The Board Members had no additional comments this evening.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:53pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
March 24, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams
Martin Voss

Staff Present

Paul J. Curtin, Esq.
Paul Czerwinski, P.E.

Members of the Public

Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
Thirteen 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 this evening.

Old Business

**Thompson's Landing
Preliminary Plat**

TP#019.-02-10

Developer, John Szczech appeared before the Board to present the preliminary plat application for the proposal to subdivide a 12.83± acre parcel of land located on the corner of Thompson Road and Warners Road, zoned R-3, into 31 residential single-family patio homes, all conforming to the Town's zoning ordinances.

The plan depicts one road, horseshoed in shape, which will service all but three lots within the development. Lots 19, 20, and 21 will have separate curb cuts along Thompson Road. Public utilities are proposed to service the development.

In an effort to increase the buffer area between the proposed development and Nine Mile Creek, Mr. Szczech conveyed 2.57± acres of land adjacent to the creek to the Town of Camillus.

Pursuant to General Municipal Law, Section 239 I, m, and n, this application was referred to the Onondaga County Planning Board, and acting as an advisory committee, the application was reviewed March 18, 2008, where the following recommendations were offered:

1. No direct access shall be allowed to Thompson Road from proposed Lots 1 and 17-22 as per the Onondaga County Department of Transportation, and this must be stated on the final subdivision plan
2. The applicant must provide an engineering study to verify to the Onondaga county Department of Transportation that the proposed development would

- not create additional stormwater runoff into 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
3. Responsibility for ownership, maintenance and liability of the stormwater management area shall be clearly established and funded
 4. The applicant must provide verification to the Town from the Onondaga County Department of Water Environment Protection that sufficient plant capacity exists to convey and treat the wastewater generated from the potential full build out of this site
 5. No permanent structures shall be permitted in the 20 foot wide Onondaga County Water Authority Easement on proposed Lots 1-6 as per the Onondaga County Water Authority
 6. The Town must refer the final subdivision plan, showing access to all proposed lots from a proposed local road, to the Onondaga County Planning Board for review

The following comment was also offered by the Onondaga County Planning Board: The Onondaga County Department of Transportation requests additional county right-of-way on Thompson Road to equal 40 feet for highway purposes.

Due to comments raised during the Onondaga County Planning Board's review, Mr. Curtin requested Mr. Szczech to obtain a letter from the County indicating that this development will have access to the County sewer system.

As discussed at the public hearing, concerns pertaining to the development were submitted on behalf of the Nine Mile Creek Conservation Council. Chairman Fatcheric advised that most of those concerns would be addressed during the Construction Drawing phase and offered that no additional comments/concerns have been submitted for consideration.

After a brief conversation, Mr. Trombetta motioned to override the Onondaga County Planning Board's comments, seconded by Ms. Wheat and approved unanimously. Ms. Wheat directed Mr. Curtin to draft a response indicating the reasons for the override.

After reviewing the State Environmental Quality Review Full Environmental Assessment Form, Ms. Wheat motioned to declare this Type 1 application a negative declaration. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Trombetta motioned to approve the preliminary plat of the Thompson's Landing Phase 2 Subdivision, part of Military Lot Nos. 67 & 68 dated November 6, 2007, last revised February 20, 2008, as prepared by Ianuzi & Romans Land Surveying, P.C. conditioned upon receipt of a letter from the County indicating that this development will have access to the County sewer system. Ms. Wheat seconded the motion and it was unanimously approved.

**Newport Meadows Section 2 - Richard Babcock
Amended Final Plat**

TP#021.-04-01.1

Pursuant to General Municipal Law, Section 239 l, m, and n, this application was referred to the Onondaga County Planning Board, and acting as an advisory committee, the application was reviewed March 18, 2008, where the following was determined: They have no significant adverse inter-community or county-wide implications and may be acted on solely by the referring board.

As there were no additional comments from the Board, Mr. Fittipaldi motioned to waive the public hearing for this amended final plat application. Ms. Wheat seconded the motion and it was unanimously approved.

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

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

Ms. Wheat motioned to approve the amended final plat for the Re-Subdivision of Lot Nos. 1 & 2 Newport Meadows Section No. 2 part of Farm Lot No. 79 as shown on the map prepared by Ianuzi & Romans, P.C., dated March 4, 2008. The motion was seconded by Mr. Trombetta and approved unanimously.

Mr. Fittipaldi motioned to waive the parkland fees assessed to this application. Mr. Logana seconded the motion and it was unanimously approved.

**Greenfield Village Extension
Amended Preliminary Plat**

TP#018.-01-47.1

Mr. Curtin advised the Board that the application has been temporarily withdrawn, as it has been determined that there are potentially more significant federal wetlands, which may affect the property.

**Township 5 - Hinsdale Road Group LLC
Site Plan**

Kevin Eldred and Joseph Goethe of the Hinsdale Road Group, LLC, and Gregory Sgromo, P.E. appeared before the Board to present a revised site plan for a "lifestyle center" entitled Township 5 located on 68± acres comprised of multiple parcels located between Hinsdale Road and Bennett Road, zoned PUD.

Mr. Eldred stated that the focus of the presentation would be on the general landscaping plan, and the curbing plan.

Landscaping

As comments have been received throughout the process requesting additional screening between the site and the adjoining neighbors and additional green space

within the pavement area, both have been incorporated into the modified general landscaping plan.

The plan depicts additional screening/buffering between the apartments and the residential homes along Bennett Road as well as between the movie theaters and Hinsdale Road. Landscaping has also been added to the parking areas by way of diamond shaped islands placed throughout the site. Mr. Curtin offered that detailed landscaping plans would be submitted and reviewed for site-specific areas, as the plan presented is a conceptual general layout, which incorporates the overall site and not individual areas.

Curbing

The plan depicts granite, concrete and mountable curbing located throughout the site. When asked what the consistency of the mountable curbing was, Mr. Sgromo stated that certain areas would consist of a raised pad, as mountable or flushed curbing is desired.

After reviewing the plan, Chairman Fatcheric suggested that as the main street connecting the turnabout is a key focal area of the site, it should be curbed with granite. He stated that although he is not in disagreement with using concrete curbing in low impact areas, the Board is finding that using it in high impact areas does not hold up.

Mr. Curtin offered some direction as the Board offered concerns relative to the proposed implementation of mountable curb and granite and as there may be a few key areas that may need some additional attention. There is differential between impact and maintenance and overall appearance and longevity. In an effort for the Board to compile uniform comments pertaining to the curbing, they will meet at 6:00pm on April 14, 2008.

Pedestrian Walkways

Mr. Trombetta inquired if the developer proposed to install a sidewalk from the interior main road to Bennett Road. After a brief discussion, comment was made that if the sidewalk were to be installed it would lead to nowhere and it would encourage pedestrian traffic to an area that would be otherwise considered unsafe.

Minutes of the Previous Meeting

Mr. Flaherty moved to approve the minutes of the meeting of March 10, 2008. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

Ms. Wheat motioned to cancel the regularly scheduled meeting of April 28, 2008 due to a scheduling conflict, which affects a majority of Planning Board members, and reschedule the meeting for Wednesday April 30, 2008. Mr. Logana seconded the motion and it was unanimously approved.

The April 14, 2008 pre-meeting was rescheduled to begin at 6:00 pm.

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of January 27, 2008 to March 1, 2008 for \$6,340.10, \$5,965.10 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Logana, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the month of February 2008 for \$1,879.51, \$812.50 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.

Comments of the Town Officials

The Town Officials assembled had no comments this evening.

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski stated that after reviewing the landscaping guidelines, Barton & Loguidice P.C. would recommend a few modifications, which would be provided in a memo format.

He also mentioned that there was a meeting with the president of the Starlight Estates homeowners association as there had some issues and concerns. The conclusion of that meeting was positive as they feel the Town is working with them.

Comments of the Board Members

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:53pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
April 14, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams
Martin Voss

Staff Present

Paul J. Curtin, Esq.
Michael Discenza, Esq.
Paul Legnetto

Members of the Public

Robert Feyl, ZBA Member
Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
Eight others

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

New Business

**Aupperle, Matthew – 3534 Warners Rd
Sketch Plan**

TP#017.-05-40

Matthew Aupperle appeared before the Board to present a sketch plan application to subdivide a 2.4± acre parcel of land located at 3534 Warners Road, on the corner of Bennett Road and Warners Road, zoned R-3 into four residential building lots.

Currently there is an existing two-family home located on the parcel, which is serviced by two curb cuts, located on both Bennett Road and Warners Road. In addition to those curb cuts, Mr. Aupperle will be requesting three additional curb cuts, one being on Bennett Road and two being on Warners Road. A letter has been submitted from the Onondaga County Department of Transportation stating that the location meets the sight distance requirements for access.

The Board voiced numerous concerns pertaining to the drainage on the site, as a pond had been located on the property, which has been filled-in. Mr. Curtin explained that the location of the former pond had served as some sort of detention basin, as it collected and held storm water and then slowly allowed it to discharge into the ditch along Bennett Road. When the applicant eliminated the pond, the drainage pattern was purposely changed in and about that area, which raises the concern as to of what would the collateral impact of the changed drainage pattern be on the proposed Lots 1 and 3 and on the adjacent property located at 186 Bennett Road.

Mr. Legnetto requested the County Health Department approve the septic designs and locations and the certifications of the perk tests. As Mr. Legnetto may need to contact the applicant regarding the County Health Department review, Chairman Fatcheric authorized him to contact the applicant directly.

Wellington Planned Community
TP#027.02-02-91
Sketch Plan

John Szczech appeared before the Board to present a sketch plan application to subdivide a 3.0± parcel of land located on Hambletonian Way, zoned PUD into three commercial lots. The original PUD was approved in 1994.

The developer has proposed 3 lots, Lot 1 being 1.44 acres, Lot 2 being .93 acres, and Lot 3 being .64 acres. Public utilities will service all parcels.

As there were no additional questions or comments, Ms. Wheat motioned to close this application for sketch plan review. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Mr. Fittipaldi motioned to declare this application a minor subdivision; Ms. Wheat seconded the motion and it was unanimously approved.

Ms. Wheat motioned to refer this application to the Onondaga County Planning Agency for their review. Mr. Trombetta seconded the motion and it was unanimously approved.

Wellington Office
Site Plan

TP#027.02-02-91

John Szczech appeared before the Board to present a site plan application for property located Hambletonian Way zoned PUD. The original PUD conceptual plan was approved in 1994, which allowed for 16,000 sf of office use.

The applicant is proposing to build a 3,600± sf office building on the proposed Lot 2 of the Wellington Office Subdivision. The site plan presented shows eight parking spaces in the front of the building and ten future parking spaces in the rear. There will also be three single load garages in the rear of the building, which Mr. Szczech stated would house the tenant's vehicles. When asked the nature of the tenants business, Mr. Szczech stated it is the service/repair of medical office equipment. He added that all service/repair is done on-site as the machinery is picked up and delivered by the tenant.

Concrete curbing is proposed on the site as it is to be placed adjacent to the sidewalk on the front of the building. While the Board would prefer granite curbing, they agreed concrete would be acceptable as it would be integrated with the sidewalk.

Landscaping, consisting of a mulch bed with junipers is proposed for the front of the building. To delineate the property lines along Hambletonian Way, the developer has proposed placing flowering cherry trees at the corners.

A monument sign has been proposed on the site, located on Hambletonian Way at the property line. When asked if this would be the only sign, the applicant responded that it would. Chairman Fatcheric advised that as the property is zoned PUD, no variance would be required if the location was approved by the Planning Board.

The proposal depicts the texture and colors to be a tan vinyl cedar like siding. After much discussion, the Board commented that the building was missing some needed architectural detail and suggested adding a covered porch with columns, windows to the front entry doors and shutters to the building, to keep it more in line with existing neighborhood characteristics.

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

Mr. Fittipaldi made the motion to refer this application to SOCPA. Mr. Logana seconded the motion and it was approved unanimously.

**Pine Grove Country Club
Sketch Plan**

**TP#020.-04-07
TP#020.-04-05
TP#020.-04-08.2**

John Szczech appeared before the Board to present a sketch plan for the reconfiguration for the Pine Grove Country Club to reduce the number of lots from three to two. The property is zoned both R-3 and C-3.

Mr. Curtin advised the Board that this application has been submitted in an effort to correct boundary locations for the existing tax map parcels. Currently, two tax parcels share the property, which houses the health club and tennis courts, as the demarcation line runs directly through the building. Based on the submittal, the property would be re-subdivided into two parcels; separating the health club and tennis courts from the golf course.

Mr. Legnetto advised that the revised configuration meets the current parking requirements and allows for additional parking if necessary.

As there were no additional questions or comments, Ms. Wheat motioned to close this application for sketch plan review. The motion was seconded by Mr. Trombetta and unanimously approved.

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

Mr. Fittipaldi motioned to declare this application a minor subdivision, seconded by Ms. Wheat and unanimously approved.

Mr. Trombetta motioned to waive the public hearing for this minor subdivision, seconded by Ms. Wheat and unanimously approved.

**Rusyniak Farm Subdivision
Preliminary/Final Plat**

**TP#015.-01-12.1
TP#015.-01-12.2
TP#015.-01-12.3**

Chairman Fatcheric advised the Board that this application has been submitted in an effort to correct a previous subdivision. The property is located on Belle Isle Road, zoned R-3.

The applicant has proposed 3 lots, Lot 1 being 1.64 acres, Lot 2 being 9.97 acres, and Lot 3 being 56.00 acres. Mr. Curtin advised the Board that Lot 3 has been conveyed to Victor Grozdich for the Malibu Hills Estates Subdivision.

Mr. Curtin suggested the Board consider waiving the public hearing for this application, as it is a minor subdivision that presents nothing new or controversial, and is being offered by the applicant in order to conform to the Town's subdivision ordinance. It was also noted that it is not necessary to refer this application to SOCPA for the same reasons. Additionally, SOCPA has previously reviewed and commented upon the overall development plan.

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 unanimously approved.

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

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

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

Ms. Wheat motioned to approve the preliminary plat for the Rusyniak Farm Subdivision, dated March 17, 2008 as prepared by D.W. Hannig L.S., P.C. Mr. Logana seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the final plat for the Rusyniak Farm Subdivision, dated March 17, 2008 as prepared by D.W. Hannig L.S., P.C. Mr. Logana seconded the motion and it was approved unanimously.

Ms. Wheat motioned to waive parkland fees for this application. Mr. Voss seconded the motion and it was approved unanimously.

Old Business

Widewaters – Home Depot Plaza Amended Site Plan

TP#017.-04-48.3

Sue Marja representing the Widewaters Group appeared before the Board to present an amended site plan for the expansion of the Hinsdale Road Plaza, to be considered the third and final phase of the Home Depot site. The property is zoned C-3.

The amended site plan presented depicts erecting three (3) additional storefronts along the existing in-line strip plaza and an outparcel building. The addition would create an additional 7,457± sq. ft. to the in-line strip plaza and 13,800± sq. ft. in the outparcel building; derived of 10,570 sq. ft. of retail space and 3,230 sq. ft. of restaurant. The parking has been reconfigured to accommodate 150 parking spaces, four being handicapped. It was also mentioned that the restaurant drive-thru had been eliminated.

When asked if the traffic would be impacted by the additional 1,900 sq. ft., Mr. Legnetto stated that it would be of insignificant amounts. He had reviewed the detailed traffic study that had been updated by the Applicant.

After review of the site plan, it was noted that the dumpster locations were not shown on the plan and that the signage represented does not conform to the C-3 zoning regulations.

As the Board reviewed the elevations, it was determined that the directional labels were labeled incorrectly and requested that they be corrected. The Board also concurred that the east elevation should be mirrored with the south elevation, as this is a sensitive area, highly visible from Milton Avenue as they are trying to accomplish a more aesthetically pleasing, softer look to the entire site.

After reviewing the elevation, Mr. Curtin commented that the south elevations included 10' x 10' overhead doors and inquired if an automotive service industry had interest in this site. Ms. Marja stated that there had been some interest but nothing has been confirmed.

Chairman Fatcheric advised the applicant that the Board would not be able to move forward with this application until receipt of the outstanding items.

Minutes of the Previous Meeting

Mr. Flaherty moved to approve the minutes of the meeting of March 24, 2008. The motion was seconded by Mr. Logana and unanimously approved.

Discussion

Chairman Fatcheric stated that Bob Trybulski of Benderson Development Company has been in contact with him pertaining to the Camillus Commons site improvements and advised that they were working on them and hoped to have them completed by early summer.

It was noted that the trees adjacent to the onramp of Route 695 have been planted by Home Depot as conditioned upon their site plan approval.

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of March 2, 2008 to March 29, 2008 for \$5,952.56, \$5,348.60 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Logana, and approved unanimously.

A voucher was received from Hummel's Office Plus for office supplies for \$15.38. Motion to approve payment was made by Mr. Voss, seconded by Mr. Flaherty, and approved unanimously.

Comments of the Town Officials

The Town Officials assembled had no comments this evening.

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Legnetto had no additional comments this evening.

Comments of the Board Members

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:53pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
April 30, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
John Trombetta
Lynda Wheat
John Williams

Not Present

Richard Flaherty
Martin Voss

Staff Present

Paul Czerwinski, P.E.
Michael Discenza, Esq.
Tom Price, Code Enforcement Officer

Members of the Public

Joy Flood, ZBA Chairperson
Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
Five others

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

New Business

**Petsmart
Amended Site Plan for Signage**

TP# 048.-01-01.1

Michael Mammano of Clinton Signs Inc. appeared before the Board to present a site plan to amend the size of the signage for the Petsmart retail store located in the Fairmount Fair plaza. The property is zoned CP.

The proposal depicts installing a larger sign, increasing the "Petsmart" lettering from 42' to 54'. The Board requested Carlie Hanson of QPK Design to review the submission. After reviewing the submission, she offered the following comment; "The sign size appears to be the same as was originally shown on the PETSMA^RT elevations. In my opinion, it looks proportionally more comfortable than the current smaller size."

As there were no additional comments, 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 SEQ^R. Mr. Williams seconded the motion and it was approved unanimously.

Mr. Trombetta made the motion to declare this application a negative declaration under SEQ^R. Mr. Logana seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the amended site plan for the PETSMA^RT signage as displayed on the submission from Kieffer & Co., Inc. dated May 22, 2007. Mr. Logana seconded the motion and it was approved unanimously.

**Rinaldi Top Soil
Amended Site Plan**

TP#010.-02-05.1

Mr. Logana recused himself from this application as he is related to the applicant.

Jamie Rinaldi-Logana and John Szczech appeared before the Board to present an amended site plan for Rinaldi Top Soil, located at 6717 Winchell Road. The property is zoned RR.

The applicants are proposing to erect a 42' x 36' x 18' wooden post, canvas tarp cover-all, which would be placed over the existing concrete crib, which stores topsoil and/or mulch. The plan depicts the structure to be located on the southwest portion of the property, 50± feet from the rear corner of the existing structure and 100± ft. from the low water mark of the creek. The applicant stated that no machinery would be stored inside the cover-all and when asked if lighting would be placed on it, she indicated there would be none.

In response to concerns raised in 2006 pertaining to the approval for the 40' x 80' coverall structure, the applicants have installed a sprinkler near the entrance of the site to mitigate dust and mud and have provided screening by installing nineteen arborvitae trees adjacent to the creek.

When asked if any other site improvements would be made to the site, other than the installation of the 42' x 36' x 18' wooden post, canvas tarp cover-all, the applicant stated there would be none. Based on the information presented, the Board determined that the existing activities being conducted on-site would be better served with the cover-all for the daily operation of the business. Mr. Curtin had spoken to Chairman Fatcherich who commented that it is his legal opinion that they are not expanding the prior non-conforming use of the business.

Mr. Fittipaldi declared the Town of Camillus Planning Board lead agency for this application. Mr. Williams 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

**Widewaters – Home Depot Plaza Phase 3
48.3
Amended Site Plan**

TP#017.-04-

Marco Marzocchi representing the Widewaters Group appeared before the Board to present an amended site plan for the expansion of the Hinsdale Road Plaza, to be considered the third and final phase of the Home Depot site. The property is zoned C-3.

The amended site plan presented depicts erecting three (3) additional storefronts along the existing in-line strip plaza and an outparcel building. The addition would create an additional 7,457± sq. ft. to the in-line strip plaza and 13,800± sq. ft. in the outparcel

building; derived of 10,570 sq. ft. of retail space and 3,230 sq. ft. of restaurant. The parking has been reconfigured to accommodate 150 parking spaces, four being handicapped. It was also mentioned that the restaurant drive-thru had been eliminated.

Mr. Marzocchi stated that they have modified the plan as requested by the Board, to include the addition of the EIFS and cornice bands to the rear of the outparcel building and the dumpster location. The Board noted that the dumpster enclosure was only three sided and asked Mr. Price if this would be acceptable, which he replied it would.

When asked about the lighting fixtures and poles, Mr. Marzocchi stated that they would provide the specifications to Mr. Czerwinski for review and approval.

After a brief discussion, Ms. Wheat requested the applicant review the area located behind the outparcel building as the Board felt that limited landscaping was proposed. The Board also encouraged the applicant to review the landscaping adjacent to the fence line along the bypass.

With no further comments, Ms. Wheat motioned to declare this application an unlisted action under SEQR. Mr. Fittipaldi seconded the motion and it was approved unanimously.

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

Mr. Fittipladi motioned to approve the amended site plan for Hinsdale Plaza – Phase III as prepared by FRA, Project No. 07-4365, dated May 22, 2007, last revised July 27, 2007 conditioned upon the Engineers review and approval of the lighting plan, fixtures and poles, and the review and approval of the dumpster screening and the elevations prepared by Lauer-Manguso dated received April 22, 2008. Mr. Williams seconded the motion and it was approved unanimously.

Wellington Planned Community
TP#027.02-02-91
Preliminary/Final Plat

John Szczech appeared before the Board to present the preliminary/final plat applications to subdivide a 3.0± parcel of land located on Hambletonian Way, zoned PUD into three commercial lots. The original PUD was approved in 1994.

The developer has proposed 3 lots, Lot 1 being 1.44 acres, Lot 2 being .93 acres, and Lot 3 being .64 acres. Public utilities will service all parcels.

Pursuant to General Municipal Law, Section 239 l, m, and n, this application was referred to the Onondaga County Planning Board, and acting as an advisory committee, the application was reviewed April 29, 2008, where the following recommendations were offered:

The applicant shall submit a report showing anticipated trip generation volumes for each proposed lot to the New York State Department of Transportation.

Mr. Szczech stated that traffic issues had been mitigated in 1995 by the installation of the traffic signal located at the entrance of the Wellington Subdivision, and therefore feels the additional request is unnecessary and requests the Board to waive the requirement.

After a brief discussion, Mr. Fittipaldi motioned to override the Onondaga County Planning Boards recommendation. Mr. Williams seconded the motion and it was approved unanimously. The Board requested counsel to draft the response for the override back to the Onondaga county Planning Board.

With no further comments, Ms. Wheat motioned to waive the public hearing for this minor subdivision, seconded by Mr. Logana and unanimously approved.

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

Mr. Williams motioned 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 for this application under SEQR. Mr. Williams seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the preliminary plat of the Wellington Planned Community Subdivision. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to approve the final plat of the Wellington Planned Community Subdivision, dated April 2, 2008 as prepared by Survey Systems. Mr. Trombetta seconded the motion and it was approved unanimously.

After a brief discussion, Chairman Fatcheric stated that the issue of park land fees would remain open for discussion.

**Wellington Office
Site Plan**

TP#027.02-02-91

John Szczech appeared before the Board to present a site plan application for property located Hambletonian Way zoned PUD. The original PUD conceptual plan was approved in 1994, which allowed for 16,000 sf of office use.

The applicant is proposing to build a 3,600± sf office building on the proposed Lot 2 of the Wellington Office Subdivision. The site plan presented shows eight parking spaces in the front of the building and ten future parking spaces in the rear. There will also be three single load garages in the rear of the building, which Mr. Szczech stated would house the tenant's vehicles. When asked the nature of the tenants business, Mr. Szczech stated it is the service/repair of medical office equipment. He added that all service/repair is done on-site as the machinery is picked up and delivered by the tenant.

The proposal depicts the texture and colors to be an American walnut vinyl cedar like siding. As the Board had requested additional architectural detail, the applicant added a covered porch with columns, windows to the front entry doors and shutters to the building while adding brick along the bottom of the building to keep it more in line with existing neighborhood characteristics.

Pursuant to General Municipal Law, Section 239 l, m, and n, this application was referred to the Onondaga County Planning Board, and acting as an advisory committee, the application was reviewed April 29, 2008, where the following recommendations were offered:

1. The applicant shall submit a report showing anticipated trip generation volumes for each proposed lot to the New York State Department of Transportation.
2. The site plan must show how stormwater runoff will be managed on site.

Mr. Szczech stated that traffic issues had been mitigated in 1995 by the installation of the traffic signal located at the entrance of the Wellington Subdivision, and therefore feels the additional request is unnecessary and requests the Board to waive the requirement. Mr. Czerwinski discussed the drainage flow on site and stated that the drainage would flow to the catch basin.

As there were no additional comments, Ms. Wheat motioned to override the Onondaga County Planning Boards recommendation. Mr. Logana seconded the motion and it was approved unanimously. The Board requested counsel to draft the response for the override back to the Onondaga county Planning Board.

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

Mr. Fittipaldi motioned to declare this application a negative declaration under SEQR. Mr. Williams seconded the motion and it was approved unanimously.

Mr. Logana motioned to approve the site plan for the Wellington Planned Community Office Building as shown on the plan dated April 4, 2008, prepared by L.J.R. Engineering, P.C. and the elevations dated received April 30, 2008. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Ms. Wheat motioned to set the professional fees for this application for \$375.00. Mr. Trombetta seconded the motion and it was approved unanimously.

**Pine Grove Country Club
Preliminary/Final Plat**

**TP#020.-04-07
TP#020.-04-05
TP#020.-04-08.2**

John Szczech appeared before the Board to present a sketch plan for the reconfiguration for the Pine Grove Country Club to reduce the number of lots from three to two. The property is zoned both R-3 and C-3.

The application has been submitted in an effort to correct boundary locations for the existing tax map parcels. Currently, two tax parcels share the property, which houses the health club and tennis courts, as the demarcation line runs directly through the building. Based on the submittal, the property would be re-subdivided into two parcels; separating the health club and tennis courts from the golf course. When asked if the revised configuration meets the current parking requirements, Mr. Czerwinski stated that Mr. Legnetto reviewed the plan and advised that it did meet the requirements and allowed for additional parking.

As there were no additional questions or comments, Ms. Wheat made the motion to declare this application an unlisted action under SEQR. Mr. Fittipaldi seconded the motion and it was approved unanimously.

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

Ms. Wheat motioned to approve the preliminary plat for the Pine Grove Subdivision as prepared by Ianuzi & Romans Land Surveying P.C., dated April 23, 2008. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to approve the final plat for the Pine Grove Subdivision as prepared by Ianuzi & Romans Land Surveying P.C., dated April 23, 2008. Ms. Wheat seconded the motion and it was approved unanimously.

Township 5 Site Plan

Chairman Fatcheric stated that the Cameron Group has received the marked up curbing plan from Mr. Legnetto and are reviewing the Board's comments. Mr. Eldred contacted him directly and requested that the Board refer the application to the county for their review.

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

Mr. Fittipaldi motioned to refer this site plan application to SOCPA for their review. Ms. Wheat seconded the motion and it was approved unanimously.

Ms. Wheat motioned to schedule the public hearing for this application for May 12, 2008 at 7:00 pm. Mr. Williams seconded the motion and it was approved unanimously. Chairman Fatcheric requested the clerk contact John Drury, the public stenographer for his services for the public hearing.

Minutes of the Previous Meeting

Mr. Fittipaldi moved to approve the minutes of the meeting of April 14, 2008. The motion was seconded by Mr. Logana and unanimously approved.

Correspondence

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the month of March 2008 for \$2,483.07, \$812.50 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.

Comments of the Town Officials

Joy Flood, ZBA Chairperson informed those assembled of the passing of ZBA member Don Borsky.

Comments of the Attorney

Mr. Discenza had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski stated that Paul Legnetto, John Williams, and Jeff Till from the Onondaga County Health Department visited the Aupperle property last week and according to Mr. Legnetto; the Onondaga County Health Department has similar concerns and will be submitting a letter stating such, which will be forwarded to this Board.

Mr. Czerwinski continued that he had been contacted by Bob Trybulski of Benderson Development, who stated they would be forwarding a copy of a sketch for the remedy for the Camillus Commons entryway in front of Applebee's. Mr. Trybulski also informed him of a few issues with the sidewalk in front of the Dick's Sporting Goods store in the Fairmount Fair Plaza.

Lastly, Mr. Czerwinski informed the Board that he had been contacted by Jim Tarolli who stated that they have consulted with a wetland specialist to review the Greenfield Village Subdivision submission and after an initial consultation; it appears there will be a reduction in the proposal. As the estimated turnaround for the revisions will be 6 – 9 months, Mr. Tarolli stated that they would move forward with the approved lots on Briarhurst Lane.

Comments of the Board Members

The Board had no additional comments this evening.

With no further business before the Board, Mr. Trombetta motioned to adjourn the meeting at 7:53 pm, seconded by Mr. Logana and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
May 12, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams
Martin Voss

Staff Present

Paul J. Curtin, Esq.
Paul Czerwinski, PE

Members of the Public

Mary Ann Coogan, Town Supervisor
Bill Davern, 3rd Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
Fifty± others

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

Public Hearing

Township 5

**TP#'s 017.-05-65.1, 017.-05-66.1, 017.-05-03, 017.-05-67.1,
017.-05-70, 017.-05-22, 017.-05-71, 017.-05-42, 017.-05-43,
017.-05-44, 017.-05-46, 017.-05-49, 017.-05-50, 017.-05-51,
017.-05-52, 017.-05-53, 017.-05-54, 017.-05-55, 017.-05-56,
017.-05-57, 017.-05-59, 017.-05-60**

This public hearing is to consider the conceptual site plan for Township 5, which is located west of Hinsdale Road, east of Bennett Road and North of NYS Route 5. Ms. Wheat motioned to waive the reading of the notification of publication and legal description as advertised for the Township 5 site plan. 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 motioned to hold this public hearing open until the May 28, 2008 regularly scheduled meeting. Mr. Fittipaldi seconded the motion and it was approved unanimously.

New Business

**Buranich Funeral Home – 5425 W. Genesee St
Amended Site Plan**

TP#065.-04-01.0

Gregory Kenna, representing the Buranich Funeral Home appeared before the Board to present an amended site plan for the property located at 5425 West Genesee Street, zoned LBO.

The plan as presented depicts the addition of five parking spaces to be located on the southwest side of the property adjacent to Sharon Lane, being parallel to West Genesee Street. When asked the necessity for the additional parking spaces, Mr. Kenna commented that the property is used for ancillary parking for the Buranich Funeral Home and in an effort to alleviate street parking they feel it is necessary, as numerous times Sharon Lane has been lined with parked cars. As one of the parking spaces appears to be in close proximity to Sharon Lane, the Board inquired if the proposed parking configuration could be reconfigured or if that one space could be eliminated. Mr. Kenna stated that the parking space in question is 20' from Sharon Lane and when the ancillary parking lot is used, the funeral home has parking attendants directing the vehicles. He stated that the parking area could not be relocated to the east due to a large incline, as there is a garage located under the main house.

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

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

**Thankavel, Krishnan for Kumon Learning Center
Site Plan**

TP#037.-01-05

Krishnan Thankavel and Tim Tupper appeared before the Board to present a site plan for property located on Hinsdale Road, between Elm Hill Plaza and Elm Hill Way, zoned LBO.

The applicant is proposing to erect a 2,000 sf. professional/office building, which will house two tenants. The site plan presented portrays fourteen parking spaces located in the front of the building. When asked who the tenant's would be, Mr. Thankavel stated that one tenant would be the Kumon Math and Reading Center, which is currently located in the Home Depot Plaza and the other tenant is undetermined. When asked the nature of the business for the Kumon Math and Reading Center, Mr. Thankavel stated that the Kumon reading and math programs help children master fundamental skills important to their overall academic performance. When asked the number of employees, the number of students and the hours of operation, Mr. Thankavel responded that there are four employees, a maximum of twenty students and the hours of operation are just two days a week, Monday and Thursday, from 4 pm to 7 pm.

As the Board questioned if the plan provided adequate parking due to the number of students, the applicant responded that it would as most parents do not stay as they drop off/pick up the children and although there is a waiting room, it seats only six.

After reviewing the proposed site plan, the Board commented that the site requires a 15' side yard buffer area, which could not include parking spaces and a 35' front yard setback. As numerous other issues were addressed by a marked up site plan that the Code Enforcement Officer supplied, the Board provided it to the applicant.

As the property is located on Hinsdale Road, a County road, the Board requested the applicant obtain a letter from the Onondaga County Department of Transportation authorizing the curb cut along Hinsdale Road as the letter provided authorized only a residential or farm driveway.

After a brief discussion, the Board requested the applicant review the Abstract of Title to the property as questions pertaining to restrictive covenants being attached to the property have arisen.

Old Business

There was no old business before the Board this evening.

Minutes of the Previous Meeting

Mr. Fittipaldi moved to approve the minutes of the meeting of April 30, 2008. The motion was seconded by Mr. Logana and unanimously approved.

Discussion

Moes Southwestern Grill Site Review

TP#035.-05-23.1

The resolution approving the amended site plan dated February 16, 2007 conditioned upon the further review and recommendations of the Engineer and Police Chief to be conducted in the spring of 2008. Chairman Fatcheric stated that the property does present some concerns; specifically the parking area adjacent to the Dunkin Donut storefront between both buildings. After a brief discussion, it was mentioned that there was the potential for the adjoining property to the west to be developed within the near future. As such, Mr. Czerwinski and Mr. Curtin concurred that the elimination of the parking spaces along the storefront between the buildings would be in the best interest and suggested the Board take a comprehensive look at the entire site when that neighboring property appears before the Board.

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of March 30, 2008 to April 26, 2008 for \$8,957.05, \$8,832.05 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Logana, and approved unanimously.

Comments of the Town Officials

The Town Officials assembled had no comments this evening.

Comments of the Attorney

Mr. Curtin stated, in his opinion the public hearing went well and as no new issues were presented, does not feel additional review would be necessary. He commented that the development and its infrastructure should improve drainage to surrounding properties.

He commented that the Cameron Group is working diligently with the Department of Transportation to obtain the authorization to begin building the roadways.

Comments of the Engineer

Mr. Czerwinski stated that they received a letter from the Onondaga County Health Department Division of Environmental Health pertaining to Matthew Aupperle's Subdivision located at 3534 Warners Road. The letter offered the following comments with regard to this proposal:

1. During our visit on April 18, 2008, it was noted that there was a significant area of ponded water covering the site. The previous soil investigation performed on the 0.45 and 1.17 acre Warners Road parcels should be considered null as these areas were surrounded by standing water.
2. The proposed septic system area for the existing house is crowded between the structure and Bennett Road. It appears that minimum separation distances will not be met.
3. This property seems to be a collection point for a significant drainage area upslope of the site. The outfall layout could impact the design of the 0.35 acre Bennett Road parcel.

The letter concluded that in order to properly evaluate this site for onsite sewage disposal, further drainage work would need to be performed to drain the site and surrounding areas. A lengthy assessment of the efficacy of this work would need to be conducted prior to considering the proposal as shown. Additional soil investigation would need to be performed during a period of seasonal wetness as part of this assessment.

The Board requested the clerk forward a copy of the letter to Mr. Aupperle.

Comments of the Board Members

Mr. Trombetta inquired if there was a way that the Board could require an applicant to disclose the name of a tenant during the site plan review. Mr. Curtin replied that they can definitely ask the question, but generally will not receive a response as they are under no obligation to disclose the information.

Mr. Flaherty inquired about the Camillus Commons improvements and if there had been any notification of when they may take place. He also asked Mr. Czerwinski to visit and review the detention pond located at the Vanida Drive entrance to the Camillus Commons, as it appears to have eroded extensively.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 9:21 pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

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STATE OF NEW YORK COUNTY OF ONONDAGA
PLANNING BOARD TOWN OF CAMILLUS

In the Matter of

HINSDALE ROAD GROUP, LLC - Township 5

PUBLIC HEARING in the above matter conducted at
the Camillus Town Hall, 4600 West Genesee Street on
May 12, 2008 at 7:00 p.m.

12

PRESENT:

13

Chairman JOHN A. FATCHERIC

PB Member MARTIN VOSS
PB Member DON FITTIPALDI
PB Member JAY LOGANA
PB Member RICHARD FLAHERTY
PB Member JOHN TROMBETTA
PB Member LYNDA WHEAT
PB Alternate JOHN WILLIAMS

18

Paul Curtin, Esq. Board Attorney
Paul Czerwinski, Board Engineer
Ann Clancy Board Clerk

20

FOR THE APPLICANT (Cameron Group):

Kevin Eldred, Partner
Joe Goethe, Partner
Greg Sgromo from Dunn & Sgromo Engineers

24

Reported By:

25

JOHN F. DRURY, CSR, RPR
Court Reporter 471-7397

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25

1 Chairman

2 CHAIRMAN FATCHERIC: Good evening

3 and welcome to the Town of Camillus

4 Planning Board this evening. The first

5 item on the agenda is a public hearing.

6 It's a public hearing for the Hinsdale

7 Road Group for Township Number 5.

8 Is there a motion to waive the

9 reading of the notice of publication

10 and legal description as advertised?

11 PB MEMBER WHEAT: So moved.

12 PB MEMBER FLAHERTY: Second.

13 CHAIRMAN FATCHERIC: All in favor?

14 Opposed. So carried. There is quite a

15 few people in the room this evening, so

16 we will ask the applicant and the board

17 members to speak up so that everybody

18 can hearer clearly.

19 The format we're going to use, the

20 applicant will come forward and do his

21 entire presentation for the benefit of

22 this board and any interested public.

23 When he's through I will go down

24 through the board members and staff for

25 any additional questions or comments

1 Board Attorney
2 and then we will go to you the public.
3 When I get to the public I will ask
4 that you give your name and address for
5 the record and that you keep your
6 comments to three minutes or less.

7 Before I ask the applicant to come
8 up and give his name and address for
9 the record, Mr. Curtain, our attorney,
10 you have a few comments?

11 MR. CURTIN: Yes, thank you, Mr.
12 Fatcheric. The Chair has laid out the
13 procedure we're going to be following
14 this evening. So when the Chair
15 recognizes each one to speak, you're
16 entitled to speak up to three minutes
17 apiece. You can speak more than once
18 but only after everyone else has had an
19 opportunity to speak on the issues.

20 We have a record, we have a court
21 reporter here this evening who will be
22 keeping minutes of this meeting. We
23 would like to receive all public
24 comment and we'll take it all under
25 advisement as we are required to do.

1 Board Attorney
2 You of course are familiar with the
3 property and its location. It's a multi-
4 purpose facility. It is called a
5 lifestyle center because of the nature
6 and scope of it. It incorporates a
7 variety of different uses, it includes
8 some residential components, commercial
9 and retail. It's a very exciting
10 project and we invite your comments
11 this evening. Please address your
12 comments directly to the board and not
13 the applicant. And in that way we can
14 properly respond as is required.

15 For any of you who have not
16 participated in a public hearing of
17 this type before, it really isn't a
18 debate, it's an opportunity to receive
19 public comment and make a record of
20 that for the benefit of the town and
21 the applicant. So thank you very much
22 for attending and enjoy yourselves.

23 CHAIRMAN FATCHERIC: If the
24 applicant is ready, proceed.

25 MR. ELDRED: Thank you. Thank you

1 Eldred
2 for coming out tonight. What you're
3 seeing here is a lot of hard work on
4 behalf of the Planning Board, the
5 Planning Board attorney, the engineers;
6 and we've had numerous meetings over
7 the last I would say six, seven months.
8 We first came in front of the Town and
9 the Planning Board to take this land
10 and identify and change its zoning. So
11 we had a concept as to what we were
12 going to accomplish back last fall.
13 What we see now is the result of, I
14 don't know how many meetings and
15 special work sessions that have gone
16 on. I'm going to turn this over to
17 Greg Sgromo who will take us through
18 the rendered site plan here and share
19 with you the various elements of it.
20 I see a lot of familiar faces here
21 that have come to different meetings
22 and have learned about it that way or
23 come to a Rotary or come to a Chamber
24 meeting where myself and Joe have
25 spoken about this project. So without

1 Sgromo
2 further adieu I'm going to turn it over
3 to Greg Sgromo, who will take it from
4 here.

5 MR. SGROMO: Good evening. As
6 Kevin said my name is Greg Sgromo from
7 Dunn & Sgromo Engineers, and we are the
8 site planners and civil engineers for
9 the site design work. We've been
10 working on this for well over a year
11 now, and some of the people in the
12 audience were here at some of the
13 previous meetings. It's evolved a
14 little bit over time as we have gotten
15 comments back from planning boards and
16 engineers and we're trying to bring the
17 plan into something that functions
18 well, looks nice and will have minimal
19 impacts on the adjacent areas.

20 I'm going to go through really
21 quickly some of the elements of the
22 plan where things like utilities, road
23 entrances, parking layout, those types
24 of things are shown in the plan, how
25 they function.

1 Sgromo

2 Let me begin by saying the site has
3 seven entry points, four of which will
4 be on the newly constructed connector
5 road that will run parallel to Route 5.
6 And that will be a road that will
7 function not only as an entrance to the
8 site but also as a means of alleviating
9 a lot of currently existing traffic
10 congestion problems along Hinsdale and
11 around the back side of the south side
12 of Route 5. As part of that plan and
13 if you can switch back to the aerial.
14 Go back one.

15 DONNA OWENS: Can you speak up,
16 please.

17 MR. SGROMO: Sure, I'm sorry, I
18 have a low voice, I apologize for that.
19 As part of that plan there will be
20 modifications which will take place
21 along Hinsdale Ave. in this area to
22 alleviate again, current congestion
23 problems. But also to accommodate the
24 connection to the connector road which
25 will run parallel to Route 5. There

1 Sgromo
2 will be some minor modifications at the
3 signals at Milton Avenue and a new
4 signal installed at Knowell, Bennett
5 and Milton Avenue intersections, at
6 this location. Also a new signal will
7 be installed as the connector road will
8 tie into Bennett Road adjacent to or
9 directly across from the on-ramp to
10 Route 5.

11 As far as the site entrances go,
12 again, there is four on the proposed
13 connector road with the main entrance
14 being located approximately a third of
15 the way from Hinsdale with the new
16 traffic signal installed there. And
17 various roads which will tie into the
18 site, and a road which will connect to
19 the residential development.

20 Also there will be two connector,
21 or two driveways on Hinsdale. One full
22 access and one which will be a minor
23 road entrance which will only be
24 allowed to either enter from Hinsdale
25 heading south or exit and head south.

1 Sgromo

2 As part of this plan, some of the
3 major features relative to drainage,
4 there will be three large detention
5 ponds, one located in this location,
6 one in this location and one more in
7 this location. These are, I'm sorry,
8 there is a smaller one here. These
9 ponds will be wet ponds, they will have
10 water in them, they're going to be used
11 both as a mechanism to alleviate any
12 additional runoff that might come on
13 the site - from the site, so that runoff
14 levels are maintained at existing peak
15 levels. And they would also be
16 landscaped so that there will be site
17 amenities and visual aspect that will
18 look very nice.

19 The project consists of a series of
20 buildings, movie theater, hotel, retail
21 shops and a larger box development here,
22 with associated parking that's wrapped
23 around those buildings so that the
24 parking field is not very large in each
25 of them but they are spread out to

1 Sgromo
2 balance the parking for the site.
3 There is a variety of site
4 amenities relative to both aesthetic
5 and visual mitigation for adjacent
6 properties including very dense plantings
7 along Hinsdale Road on top of an
8 additional berm there to help mitigate
9 any visual impact that will be visible
10 from the street. Also you'll see
11 hedges planted around adjacent property
12 for the visual impact there.
13 Sewer for - sewage for the property
14 will flow, a part of it will flow
15 towards Bennett Road, a majority of it
16 will come out towards Hinsdale where
17 there will be a new sewage pump station,
18 a below ground pump station and a
19 forced main which will connect to the
20 existing sanitary sewer by Hinsdale, by
21 Home Depot.
22 Water will come in from different
23 or various directions to serve the site.
24 So there will be sufficient water for
25 the site. No impact for adjacent

1 Sgromo
2 property owners for that.
3 As part of the project there will
4 be a parking lot facility located on
5 the site to accommodate primarily
6 travelers going to and from downtown
7 for work purposes, which currently is
8 planned for this area here.

9 Now the site is designed to
10 accommodate fire apparatus vehicles and
11 also delivery trucks throughout the
12 site. There is a series of plans
13 provided to the Planning Board with
14 that showing how those movements will
15 take place, and they'll be safe and
16 easily accommodated by site road
17 characteristics.

18 The lighting plan was presented to
19 the Planning Board also which showed
20 the lighting for the parking areas; did
21 not show lighting for this area but
22 this is going to be more low key and
23 decorative type lighting.

24 MS. RICHER: Lighting? Lighting
25 you're saying?

1 Sgromo

2 CHAIRMAN FATCHERIC: Excuse me,
3 ma'am, we can't interact here.

4 MS. RICHER: Can't hear.

5 DONNA OWENS: Still can't hear.

6 CHAIRMAN FATCHERIC: I think you
7 need to face them Greg, and you can
8 have your back to the board.

9 MR. SGROMO: The lighting plan
10 presented to the Planning Board which
11 showed how the parking lots will be
12 illuminated with the light fixtures for
13 the parking lot, those are designed to
14 be relatively low lighting district
15 standards and also so there is no light
16 coming off the site onto adjacent
17 property.

18 The site will have pedestrian acces
19 to the site from Hinsdale, the connector
20 road and Bennett. The sidewalks are so
21 that the pedestrians can utilize the
22 sidewalks or for bicycle riders, that
23 sort of thing. And that's it.

24 CHAIRMAN FATCHERIC: We'll go down
25 through the board for any additional

1 Sgromo - Wheat

2 questions or comments. Ms. Wheat.

3 QUESTIONS BY PB MEMBER WHEAT:

4 Q. Greg could you explain a little
5 bit about the flavor? You did a
6 wonderful job on how all the mechanics
7 are but the way this is going to change
8 and help improve our lives is the feel
9 of the whole place, the downtown feel
10 through the center, the movies, the
11 restaurants. If you could just give
12 our wonderful audience what we're going
13 to have here that's different than
14 anything that we've had, that we've
15 created, you have I mean the three of
16 you.

17 A. (Sgromo) Sure. It's been referred
18 to as a lifestyle center. A lifestyle
19 center has certain characteristics
20 which make it an area where people can
21 live, work and also you know, stay
22 there for entertainment, whether it's
23 going to restaurants, movie theater,
24 those types of things.

25 And this particular development has

1 Sgromo - Wheat
2 a hotel, which is located here, a large
3 stadium style movie theater complex.
4 It has restaurants which are located in
5 this area primarily but also some
6 throughout this corridor which is kind
7 of a main street corridor. And it's a
8 two lane road, two lane roadway with
9 parallel parking facilities on it,
10 similar to a downtown concept. We'll
11 have the streets landscaped with trees
12 and sidewalks, benches, that sort of
13 thing, very wide sidewalks, so it's to
14 encourage people to park the car, walk
15 around down there. There is going to
16 be outdoor seating in this area for
17 some of the restaurants so in the
18 summertime you can sit out there.

19 This area here is configured a way
20 that you can have outdoor concerts in
21 the summertime. I was just down in
22 Miami and there they had like jugglers
23 and things like that in one of these
24 little square areas. And it's just a
25 very appealing area for people to sit

1 Sgromo - Wheat
2 down and hang out in the summertime
3 that sort of thing and be entertained.
4 There is a, these are taller
5 buildings, typically two-story rise.
6 There are residential areas, there is
7 offices, that sort of thing. So with
8 the intention there being that
9 travelers who are staying in the hotel
10 here are able to walk to this area, go
11 shopping, eat, you know, be entertained
12 at the movie theater, that sort of
13 thing.
14 People that work at the offices
15 that are located on site will be able
16 to come down and eat lunch, stay there
17 for dinner, stay there for movies, that
18 sort of thing or live right there on
19 the site.
20 So it's not your typical shopping
21 center per se, it's more of an area
22 where you're allowed, you're able to
23 work and live and be entertained there
24 at night.
25 Q. Greg, could you also explain

1 Sgromo - Wheat
2 the parking and the driving fields, how
3 you worked on it to make sure of that
4 safety, we have the trees and that to
5 break it up to again create that
6 feeling of community and yet safety
7 was, you know, utmost importance. And
8 kind of a walking flow so we can all be
9 a part of that, because I know you all
10 worked hard on that.
11 A. Sure. As part of the site
12 layout there are access roads which are
13 highlighted as I'm traveling around
14 through here. So that people can
15 traverse the site without having to
16 come down the main street corridor.
17 There is a round-about here, which will
18 allow you to go in any direction but
19 also will slow you down and make sure
20 you're not speeding through the area.
21 There is a variety of drop-off
22 areas, so if you're picking up somebody
23 or dropping them off at a restaurant
24 area you can drop them off here; large
25 drop off area here in front of the

1 Sgromo - Wheat
2 movie theater. Also drop off areas
3 adjacent to the office buildings, these
4 are slated to be offices on the second
5 floor there. And also another drop off
6 area here. So if you want to drop
7 somebody off you can drop them off, go
8 park.

9 And it took a lot of effort to
10 balance the site relative to the parking
11 field, so that if you want to primarily
12 stay in this area here you've got a
13 parking area here. If you're going to
14 go to these shops you don't have to
15 park here you can park in this area and
16 walk the rest of the way.

17 The housing units will be tied in
18 with walking trails through the area
19 between our site. This is not owned by
20 us, it's Niagara Mohawk power lines.
21 But that will be areas there maintained
22 and also have walking trails through
23 them.

24 PB MEMBER WHEAT: Thank you.

25 CHAIRMAN FATCHERIC: Mr. Trombetta.

1 Sgromo - Trombetta

2 QUESTIONS BY PB MEMBER TROMBETTA:

3 Q. Yes, Greg, could you just
4 elaborate a little bit more, I know I
5 see some questions about these
6 apartments that we're talking about,
7 can you just elaborate a little bit
8 more, what kind of apartments that
9 we're looking at?

10 A. Currently these are in a very
11 preliminary stage of being called --

12 DONNA OWENS: Please speak up.

13 UNIDENTIFIED MALE: We can't hear
14 you. Don't we have a mike?

15 CHAIRMAN FATCHERIC: No, sir. Ladies
16 and gentlemen please be patient we will
17 ask them to speak up and let's all be
18 respectful we'll be patient. And Greg
19 if you can a speak up louder,
20 appreciate it.

21 MR. SGROMO: Sure, the residential
22 units are in a preliminary stage of
23 being designed. We are showing a
24 typical unit which would have twelve
25 apartments in there. The units that

1 Sgromo - Trombetta
2 are shown in this area are two bedroom
3 units with, they'll have - the facilities
4 will be three stories, they're
5 typically like a clapboard and brick
6 and that sort of thing. They're very
7 residential looking in nature. They do
8 have garages. And there is I believe
9 about a hundred units located in this
10 area here.

11 There is other units that are
12 slated to be on the second and third
13 floors of these buildings which are
14 going to be a variety of at this point
15 one and two bedroom units, with self-
16 contained parking under the buildings.

17 Q. And you mentioned office space,
18 can you just elaborate a little bit on
19 that also?

20 A. Currently we have about 65,
21 66,000 feet of office space, which is
22 currently shown on this, over these
23 buildings here. And those can be a
24 variety of offices, there is no slated
25 use for them right now. You know, it's

1 Sgromo - Trombetta
2 not like one company that's anticipated
3 to move in there or something like that
4 but you know, those could be anything
5 from medical offices to law offices,
6 that sort of the thing depending on
7 what the market demand is for them.

8 Q. And I know we talked about
9 certainly this area is going to be
10 covered by public transportation, can
11 you just mention that a little bit?

12 A. Correct. We have not had any
13 feedback yet from Centro, although they
14 are involved in the project, through
15 New York State DOT. And currently we
16 are anticipating that there will be
17 some bus routes through the project,
18 probably, you know, utilizing these
19 turn-arounds as areas of drop off. But
20 also Centro park-and-ride adjacent to
21 the hotel.

22 There is also facilities there
23 again for things like bicycle riders
24 and that sort of thing so that they
25 can, you know, put their bikes on the

1 Flaherty
2 racks and lock them and that sort of
3 thing, and again sidewalks everywhere
4 for pedestrians.

5 PB MEMBER TROMBETTA: Those are all
6 the questions I have thank you.

7 CHAIRMAN FATCHERIC: Mr. Flaherty.

8 PB MEMBER FLAHERTY: Thank you,
9 John. I will I think I'll reserve any
10 questions, I'll wait for public comment
11 and questions. But I would like to
12 just say that I recall back when we
13 were going through the approvals for
14 the Camillus Commons we had so many
15 negative comments regarding the scope
16 of that project being an ultra super
17 Wal-Mart store and complemented only by
18 a very large home improvement store.

19 And many people wondered why we had
20 to accept that in our town when a
21 project such as what we may be seeing
22 here would be more appropriate for that
23 site up there. And I think this may be
24 the answer to those negative comments.
25 As long as it's done in a very positive

1 Flaherty
2 manner and it's done right which I
3 think we're going to do because we've
4 been in this process for many many
5 weeks now and we're not finished yet.

6 So I think that in the end this
7 will certainly be an asset to the town
8 for lack of a better word. I think it's
9 going to bring attention to the town,
10 and I think that's good as well as
11 bringing additional tax base.

12 And I know it's difficult for long
13 time residents out in the Hinsdale Road
14 and Bennett Road neighborhoods, I know
15 it's very difficult to see that happen-
16 ing to land that they have lived around
17 for so many years now becoming a busy
18 center. And I understand it's going to
19 be a different lifestyle for them
20 probably. But in the end I think it's
21 going to be the right thing for the
22 town as long as it's planned and done
23 properly. With that I'll pass on.

24 CHAIRMAN FATCHERIC: Mr. Logana.

25 QUESTIONS BY PB MEMBER LOGANA:

1 Sgromo - Logana

2 Q. Greg, the site plan map showing
3 sanitary sewers and stormwater, this
4 detention pond and this detention pond.

5 This detention pond isn't showing any
6 type of discharge. I know this is very
7 preliminary, I didn't know if there was
8 any ideas for that one. And this one
9 showing a discharge here. Is that
10 running to daylight or would that be
11 happening into the roads current
12 configuration?

13 A. This detention basin, one of
14 the things we tried to do is balance if
15 water was going in a certain direction
16 today that we would try to send that
17 water or some portion of that water in
18 that same direction. This basin here
19 is going to be - it's probably going to
20 release less water in this direction
21 where it currently goes than it's doing
22 today. And that's only because of the
23 size of it. But we do need to treat
24 that water for water quality.

25 So this one here, it's not a

1 Sgromo - Fittipaldi
2 hundred percent determined whether this
3 will be some sort of an overland outfall
4 above the existing utilities that are
5 in the Niagara Mohawk property, because
6 there is some fiberoptics in there.
7 We're not sure whether we can get
8 underneath them or whether we need to
9 design like a concrete sluiceway which
10 will just drain that water above land
11 to where it currently goes, which is in
12 this area here.

13 This pond will be outletted through
14 a structure, which will go into an
15 existing wet area here and it goes up
16 to Bennett Road. It will not impact
17 Warners Road. But there is a current
18 large drainage pattern that goes
19 through this area.

20 PB MEMBER LOGANA: Thank you, John.

21 CHAIRMAN FATCHERIC: Mr. Fittipaldi.

22 QUESTIONS BY PB MEMBER FITTIPALDI:

23 Q. You have a pedestrian walkway
24 planned here which is pretty exciting
25 because in addition to a walkway

1 Sgromo - Fittipaldi
2 throughout this area here with the
3 shopping and the entertainment and
4 everything is, I see you have access
5 off of Bennett Road, off of the
6 connector road and you have a walkway
7 off, several walkways off Hinsdale
8 Road; going to allow people to access
9 this facility on foot.

10 Now, is that going to be a twelve
11 month a year walkway or I would like to
12 know how the maintenance is going to be
13 taken care of to keep those walkways
14 open or is there plans that they won't
15 be opened twelve months out of the year?

16 A. The walkways that are within
17 our site would be maintained by the
18 owner of the site, the developers. The
19 walkways on the bypass I'm not a
20 hundred percent sure. I don't think
21 I've thought about it or I don't think
22 the question has come up before.

23 Q. Because I mean you're going to
24 have public transportation coming in
25 here and I know it's going to get

1 Sgromo - Fittipaldi
2 inside, but if someone wanted to access
3 that from Hinsdale Road or Bennett Road
4 on foot, we'd like to see it
5 accessible, you know, rather than just
6 on paper.

7 A. Yes, and I think the only one I
8 have a question about is the ones that
9 are in the town's right-of-way, which
10 is in this area, as to how that will be
11 maintained just because it's off of our
12 property. The rest of the access,
13 pedestrian accesses through this area
14 here from Bennett Road and within our
15 property or on our property, those will
16 maintained 24 - or twelve months a year.

17 PB MEMBER FITTIPALDI: Thank you,
18 that's all I have now.

19 CHAIRMAN FATCHERIC: Mr. Voss.

20 QUESTIONS BY PB MEMBER VOSS:

21 Q. Greg, I know everyone is
22 anxious to move on to the public part
23 so I'll be brief. Could you maybe want
24 to talk a little bit about the use of
25 materials since we had such a long

1 Sgromo - Voss
2 discussion with you and your group on
3 the concrete versus granite curbing.
4 It may be where you made some changes
5 based on our input to make the project
6 better and use some better materials
7 that we had asked for?
8 A. I think the short of it is that
9 we have acquiesced to the Planning
10 Board's desires for location of granite
11 curbs. And we're going kind of by
12 memory but essentially everything in
13 the core area here will be granite.
14 Also areas where there is potential for
15 snowplow impact to those curbs so that
16 they will be more durable, those are
17 switched to granite. Some of these
18 highland areas have a potential to have
19 much more wear and tear on them from
20 snow plowing and trucks and that sort
21 of thing, those have been made granite
22 also.
23 Also there is a series of locations
24 where there is mountable curbs so fire
25 engines will be able to traverse the

1 Sgromo - Voss
2 site and get in and out and not having
3 to worry about riding over sharp
4 granite curbs. We went over with the
5 fire department on things like location
6 of hydrants, travel areas, the staging
7 areas for fire engines so that, you
8 know, if there is a fire they can get
9 on lawn areas and properly protect all
10 the buildings. That sort of things.
11 And those have been incorporated within
12 the plans in more detail than this but
13 in the other set of plans. But there
14 is quite a bit of granite curbing put
15 in the site.

16 CHAIRMAN FATCHERIC: Mr. Williams.

17 ALTERNATE WILLIAMS: I'm fine,
18 John, thank you.

19 CHAIRMAN FATCHERIC: Mr. Czerwinski.

20 ENGR CZERWINSKI: I just would like
21 to remind the board, that Greg brought
22 up a couple points on the drainage and
23 the sewers and they're still in the
24 design phase a lot of those and they do
25 need to be designed in accordance with

1 Czerwinski
2 all the local town laws, all the local
3 county laws and all the state laws.
4 All the drainage will be reviewed by us
5 and the county and the state DOT. So
6 there is still some of those hurdles to
7 get over but they will make sure all
8 those design features meet all the
9 applicable standards.

10 CHAIRMAN FATCHERIC: Mr. Czerwinski
11 and Mr. Sgromo earlier there was some
12 discussions about the breaking access
13 road, could you both or one or the
14 other give us the status on where we
15 stand with the DOT.

16 ENGR CZERWINSKI: Well, the
17 developer and his engineers have come
18 up with a preliminary design for the
19 road. And actually it's probably about
20 an 80 percent design detail. We've
21 reviewed that and submitted to the
22 state DOT with our comments. And we
23 are waiting to hear back from them on
24 their review. They are reviewing that
25 in conjunction with the break and

1 Beacon
2 access report that the town prepared, a
3 little over a year ago when they
4 approved so we're waiting to hear back
5 from them on the acceptable or see what
6 their comments are on that design.

7 CHAIRMAN FATCHERIC: Thank you.
8 Mr. Curtin?

9 MR. CURTIN: No comments at this
10 time, thank you.

11 CHAIRMAN FATCHERIC: At this time
12 I'll go to the audience. I'll ask that
13 you give your name and address for the
14 record and limit your comments to three
15 minutes if you can. And we'll go
16 ahead. Is there anyone in the audience
17 wishes to speak on this application?

18 JOHN BEACON, 551 Hinsdale Road,
19 Camillus: I live up on the fourth
20 house from the Warners Road there. It
21 looks like it's going to be a very well
22 used entrance and exit there. I was
23 wondering if they can put some berm or
24 raised hills or something in there with
25 trees in it to block noise from

1 Paterniti
2 deliveries and all kinds of, you know,
3 trucks and buses and everything coming
4 in and out of there, along with the
5 people coming in to use it for
6 transportation to the city.

7 CHAIRMAN FATCHERIC: Okay. Is
8 there anyone else? Yes, ma'am?

9 LINDA PATERNITI, 144 Bennett Road:
10 I'm a couple houses away from the, I
11 don't know whether it's a walkway or a
12 roadway that's going out onto Bennett
13 Road. I have a couple of questions
14 that might affect the quality of life
15 of the people on Bennett Road.

16 Drainage ponds, don't look like
17 there is any near the apartments.
18 Houses on Bennett Road already have
19 water problems. We have had for years.
20 Is there going to be something done to
21 address that?

22 And Number 2, you've got dense
23 plantings along Hinsdale Road, is there
24 any opportunity for us to have dense
25 plantings between the apartments and

1 Paterniti
2 Bennett Road property?
3 CHAIRMAN FATCHERIC: You're talking
4 in this area here?
5 LINDA PATERNITI: Yes.
6 CHAIRMAN FATCHERIC: At this point
7 in time the entire complex of apartments
8 is strictly conceptual. Before the
9 applicant can come forward for any kind
10 of a permit he's got to bring in plans
11 and this board will review this whole
12 area the same as we have done this.
13 LINDA PATERNITI: Thank you.
14 MR. SGROMO: As part of the design
15 for these here, what we are looking at
16 doing is to basically take everything
17 that I'm circling with the pointer here
18 that drainage will all come towards
19 this pond, which will reduce the amount
20 of drainage, will negate. There will
21 be zero drainage from this piece coming
22 off of the back yards of any of the
23 residences.
24 The only drainage going to Bennett
25 Road is a portion of this road here

1 Thomas - Sgromo
2 just because we can't get this to drain
3 all the way to here. You know, consid-
4 ering how flat it is. But it's a very
5 small piece, it's nothing more than
6 currently is going towards Bennett
7 Road. And it won't be much more than a
8 house or driveway, that was on that
9 property would, you know, shed towards
10 Bennett Road.

11 So we're taking quit a bit of
12 effort to bring all of this over to the
13 pond and bring in fill and that sort of
14 thing to raise it up and keep it dry.

15 JEAN THOMAS, 150 Bennett Road: I'm
16 right beside that road; is it
17 definitely going to be a road or is it
18 going to be a walkway?

19 GREG SGROMO: It is a walkway and a
20 driveway for the site. It's not a
21 public road it's a private road just
22 for the apartments.

23 JEAN THOMAS: Well, that property
24 goes uphill from Bennett Road up to the
25 development in the back. And I already

1 Ms. Richer
2 have water standing in my back yard.
3 And so if you have a road there where
4 is that water going to go? It's going
5 to go even more into my back yard
6 obviously.

7 GREG SGROMO: That road would have
8 curbing so it wouldn't shed off the
9 road. It would travel down.

10 JEAN THOMAS: That much
11 blacktop is going to mean that there is
12 going to be a lot more water going into
13 yards off of that direction.

14 CHAIRMAN FATCHERIC: Yes, ma'am?

15 REBEKAH RICHER: I live at 122
16 Bennett Road, which is six houses, the
17 seventh house from the one that your
18 company has already purchased. I'm
19 looking, and I apologize for missing
20 previous meetings I normally work noon
21 to nine, I came to this one this evening.
22 Sounds like it doesn't matter what we
23 want you're going to do it anyway.
24 Like you're selling us on this. Come
25 rent here. Come shop here, you can

1 Ms. Richer
2 live where you shop. For us it's not
3 what you want to do. It's a quality of
4 life issue for all the people on Bennett.
5 My mom lives in the cobblestone,
6 we've been there since 1970. I bought
7 my house here in 1995, never expected
8 in a million years that with high
9 voltage power lines you would even
10 conceive of an idea to bring in what
11 Camillus Mall couldn't even hold.
12 We had movie theaters, we had a
13 huge mall, our population couldn't
14 sustain it. We've got a store on Milton
15 Avenue that's been vacant what, 15 years,
16 "suit to your needs," it's still
17 sitting there.
18 What's going to happen to all of
19 the stuff that's on Milton Avenue that
20 hasn't had any tenants take it or the
21 apartments that have vacancies? Even
22 the places on Warners Road, family
23 downsizing, I couldn't even think of
24 buying the ones over here. What kind
25 of prices are all these going to commit

1 Ms. Richer
2 to when they can't even keep these on
3 Milton.

4 And these drainage ponds, they're
5 mosquito havens. We have such a
6 problem with mosquitos in the back and
7 the constant noise of Route 5 it's a
8 quality of life, it's going to mean no
9 dark skies, no stars, you're not going
10 to see any stars. You're going to hear
11 the traffic on Route 5, you're going to
12 here people in the complex, you're
13 going to hear buses coming in and out.
14 To me this is just an abom -- I can't
15 believe I'm standing here listening to
16 stuff you want to do.

17 It sounds great to everybody that
18 it doesn't affect. Have a house on
19 this road and see if you can buy what
20 you're trying to sell all of us. I
21 don't know how anyone else feels. It
22 doesn't matter what we say or what we
23 do, money talks, you're going to do
24 what you want. It's going to get done.
25 Why the meeting? This is absolutely -

1 Ms. Richer
2 you can say preliminary stages and
3 they're going to work on stuff. I see
4 four drainage ponds, mosquito havens.
5 We couldn't even get anybody to take
6 care of the mosquitos back here now.
7 You're going to have all of this
8 here and Camillus, as gorgeous and
9 wonderful as it is, couldn't maintain
10 it on the busiest street in Camillus
11 with bus service. What do you think is
12 really going to be accomplished with
13 this?
14 I can't fathom all that room taken
15 for Lowe's and for Wal-Mart which is
16 great for everybody that had to travel
17 to East Syracuse or Auburn, it's
18 wonderful. And look at all of the room
19 those two buildings and the parking lot
20 took, you could have had that up there.
21 To me it's an abomination.
22 This road here, you don't think
23 there is going to be a drainage problem
24 because you got curbs? It's not going
25 to matter, sir. We have drainage

1 Conway
2 problems now without any of this here.
3 We couldn't get somebody to come and do
4 a board study on the speed limit on
5 this road. We couldn't get a stop sign
6 put there when they put that development
7 in. And now you're talking an access
8 road private for the apartments. It
9 all connects. Do you really think that
10 people coming in here aren't going to
11 take shortcuts?

12 CHAIRMAN FATCHERIC: Ma'am, you're
13 three minutes is up.

14 REBEKAH RICHER: Thank you.

15 CHAIRMAN FATCHERIC: Is there
16 anyone else wishes to comment on the
17 application? Gentleman in the back.

18 MIKE CONWAY 534 Hinsdale Road: We
19 live immediately across from the exit
20 on - exit and entrance on Hinsdale Road,
21 this limited access and exit. Our
22 understanding is that that was designed
23 in as a result of the state DOT limiting
24 the nature of the main intersection,
25 whether it was a full intersection, the

1 Conway
2 terminology I'm not familiar with. But
3 I'm questioning whether the DOT has
4 responded to our requests in terms of
5 making that a full access intersection
6 and avoiding the need to have this exit
7 immediately across my driveway which
8 causes us concern about getting out of
9 our driveway.

10 CHAIRMAN FATCHERIC: Mr. Sgromo.

11 MR. SGROMO: New York State DOT is
12 still evaluating this entrance and in
13 conjunction with this entrance. So
14 this is the entrance here which is a
15 limited, it's a right in/right out.
16 You're only allowed to enter it from
17 Hinsdale heading south and come out
18 from Hinsdale heading south again.
19 This entrance here will not allow you
20 to basically get back onto Hinsdale,
21 you have to come out to Bennett.

22 MIKE CONWAY: We're aware of that.
23 I don't know if I wasn't clear in terms
24 of my question.

25 MR. SGROMO: They're still

1 Conway

2 reviewing it.

3 MIKE CONWAY: Is this county or
4 state DOT?

5 ENGR CZERWINSKI: Both.

6 MR. SGROMO: Both. Part of the
7 off-site mitigation plan. So they're
8 both reviewing it together.

9 MIKE CONWAY: The plan that's been
10 submitted, can I ask has it been
11 submitted with or without this exit and
12 entrance?

13 MR. SGROMO: With the exit as it's
14 shown here.

15 MIKE CONWAY: So I guess it begs
16 the question, how are they going to
17 respond to my question?

18 CHAIRMAN FATCHERIC: Your original
19 question is, is that absolutely
20 necessary?

21 MIKE CONWAY: Yes. And if we don't
22 ask DOT how do we get it changed?

23 MR. SGROMO: It's necessary for
24 internal site circulation. As far as
25 what we don't want is people coming

1 Conway - Sgromo
2 down here trying to get to Hinsdale and
3 realizing they can't get to Hinsdale and
4 then trying to do a dangerous and
5 illegal maneuver to come out of this
6 exit and do kind of a U-turn and come
7 back out. Although it's not a lot of
8 traffic it is there for site circulation.
9 So that, you know, people are able to
10 leave the site and get to Hinsdale
11 without having to go all the way down
12 to Bennett if they come out of this
13 driveway or to have to, you know, if
14 they're at the movie theater here they
15 would cut across this and come out to
16 the main entrance.
17 So it really primarily is going to
18 be used by people that are in this area
19 here that need to come out of Hinsdale
20 and head south. Does that answer your
21 question, sir? Is it actually necessary?
22 No, but is it there for more of safety
23 purposes and to maintain traffic so
24 they can enter and exit the site safely?
25 That's the reason why it's really there.

1 Owens

2 MIKE CONWAY: Well, if it's so
3 limited I don't know why it's so
4 necessary.

5 CHAIRMAN FATCHERIC: Is there
6 anyone else in the audience wishes to
7 comment? Yes, ma'am.

8 DONNA OWENS, 128 Bennett Road:
9 Sorry to keep asking you to speak up,
10 there just was a number of us who could
11 not hear you.

12 MR. SGROMO: That's fine, I
13 apologize, I have a very low voice.

14 DONNA OWENS: And I appreciate the
15 gentleman in the white shirt up there
16 who did acknowledge the fact that for
17 the people who live in the area it is
18 going to change our life style, what
19 our expectations were of the land that
20 we purchased. I have a few questions
21 dealing a lot with safety.

22 Number 1, where is all the trucks
23 going to come and go? Is there going
24 to be a limit on Bennett Road with the
25 number of trucks that are going to go

1 Owens
2 on there? Is there going to be a
3 desired path for them to take? Nr. 1.
4 Number 2, the mosquito concern was
5 one that I was going to bring up as
6 well. Has there been any talk about
7 what you're going to do to help
8 maintain the mosquito population given
9 those pools of water?
10 Has the Planning Board done the
11 research? I know that I'd asked at one
12 of the other public hearings regarding
13 the need for such a number of apartments.
14 I know there is a number of luxury
15 apartments up on Warners Road, are they
16 being rented? Is there a need for
17 them? Especially in this economy.
18 Sorry, we're not having a great economy
19 right now. Can we really support the
20 scope of this program? It sounds good,
21 it looks good but can we really support
22 it? It's a question.
23 Also for safety, being that my
24 house is right in back of the apartments
25 I'd love to see more dense buffer as

1 Owens
2 well as some hills and a fence. I mean
3 the noise back there is going to be
4 tremendous. Think about three or four
5 o'clock in the morning hearing the snow
6 plows in all that retail area. We can
7 hear Route 5 easily especially since
8 the trees were cleared out. There is
9 definitely a concern there. And as the
10 gentleman said, it's a concern.

11 There is a change in our life style.
12 And I would appreciate the Planning
13 Board, I appreciate the acknowledgment
14 of that, and assisting with the people
15 who live there to accommodate as much
16 and make it as homey as it was before,
17 which was why the people moved there.

18 And also what is the -- when is the
19 projected time of building, what's the
20 order of things going to be built? Is
21 that known?

22 CHAIRMAN FATCHERIC: It is.
23 Actually I'm writing down your
24 questions and Mr. Sgromo may be able to
25 several of them tonight, if you have got

1 Owens

2 more keep going.

3 DONNA OWENS: I think that's it.

4 But I mean a lot, some of the concerns

5 I know a lot of the people have just

6 weren't specifically addressed.

7 CHAIRMAN FATCHERIC: Many of these

8 issue will be addressed and hopefully

9 Mr. Sgromo and his colleagues can

10 answer them.

11 DONNA OWENS: We also would like to

12 know how many feet from our property

13 line are the buildings going to be

14 built? Where is that? And I have a

15 concern for safety, if there is only

16 little trees to buffer and I have a

17 young kid playing outside and whoever

18 is renting, either a careless driver,

19 is someone who has a medical condition

20 that may drive through the back yard,

21 what is going to protect that back yard

22 from something like that?

23 CHAIRMAN FATCHERIC: The Planning

24 Board is very aware of the need for

25 screening and buffering for your

1 Owens
2 properties and it is and will be
3 addressed. Mr. Sgromo, the first
4 question was the truck routes. There
5 are designated truck routes on-site?

6 MR. SGROMO: The primary truck
7 routes for the site are off of the
8 connector road either to - like the
9 typical truck route to service this
10 building here would be truck entering,
11 coming off the highway entering the
12 site, coming into here, interior
13 loading dock area we're building in
14 this location. And then it would come
15 out and exit the same way and come out
16 to go on the highway or Bennett or
17 whatever way.

18 DONNA OWENS: Is there going to be
19 a limit on Bennett Road.

20 GREG SGROMO: When I say Bennett
21 Road there is nothing for, let's say
22 that McLane Trucking comes over here,
23 drops off something and then leaves the
24 site. The truck route will be towards
25 the highway here or back around and

1 Owens
2 come back out and get on the highway
3 and go that way. There is absolutely,
4 I can't imagine why any delivery truck
5 would want to come there.

6 DONNA OWENS: They do now.

7 CHAIRMAN FATCHERIC: Folks, we can
8 only have one at a time.

9 MR. SGROMO: What I'm saying,
10 talking about this site specific. I
11 know there is truck traffic on Bennett
12 Road.

13 DONNA OWENS: Is there going to be
14 a limit though? Are we going - can
15 there be no trucks on Bennett Road?
16 Can we limit the trucks on Bennett?

17 CHAIRMAN FATCHERIC: That's
18 something that this Board cannot make
19 the decision on. That would be
20 something that the town board in
21 conjunction with the DOT I believe can
22 post roads. That would be a town board
23 issue. There are designated truck
24 routes as well as what we tried to do
25 at the Camillus Commons, there was

1 Owens - Sgromo
2 major concern about where the trucks
3 were going to come. And between
4 Wal-Mart and Lowe's those trucks were
5 instructed to use the highways and West
6 Genesee Street and none of the local
7 roads. I believe they have been
8 adhering to that. I'm sorry, Greg, go
9 ahead.

10 MR. SGROMO: That's okay. Yes,
11 there will be some minor truck traffic
12 at this driveway to service the hotel.
13 So it doesn't have to go through the
14 entire site and travel through parking
15 areas and that sort of thing, you know,
16 to bring, you know, food or something
17 to the hotel or to take away the trash.
18 So you know, that's why there is some
19 truck traffic in here. There is a loop
20 around like we said before, around the
21 site to help facilitate things like
22 truck delivery and Fed Ex trucks and
23 that type of thing.

24 So by far and away the majority of
25 truck traffic, it's designed and makes

1 Owens - Sgromo
2 sense and they will be instructed to
3 stay on these driveways for these
4 buildings that are going to be serviced
5 by trucks in this area.

6 I think one of the other comments
7 was mosquitos. These ponds are - they're
8 deep ponds, they're not like three feet
9 deep, swampy areas, they're meant to be
10 deep, which are low generators of
11 mosquitos. If they start getting to
12 look, you know, with algae and that
13 sort of thing probably have aerators in
14 them.

15 Typical developments like this
16 they're not going to want this pond
17 here, which is one of their main
18 entrances to end up looking like a
19 swamp, to have things like cattails and
20 that sort of thing. But it won't have
21 low lying water and it's not going to
22 generate mosquitos like some of the
23 areas that are like back here in this
24 area, existing wetland areas, can't
25 touch them, they're going to generate

1 Owens - Sgromo
2 mosquitos. This here is a very wet
3 area, nothing you can do about it. If
4 you've got low level ponds they will
5 generate mosquitos. These, you know,
6 are not designed that way. They're
7 designed to be deep so they stay clear
8 and be free of algae.

9 There is an awful lot of questions
10 relative to the composition of the
11 apartments here. And as was stated
12 earlier in the meeting this is really,
13 we're not getting any approvals for
14 this tonight or any night soon. There
15 has to be a much more detailed plan
16 present for those.

17 We have to show as part of SEQR and
18 you know, coming in front of this board
19 our full intent of what we propose to
20 do. Not that we're getting approval
21 for this but you know, we've got to
22 come back here, we've got to say we're
23 looking at down the road coming back in
24 front of this board with a detailed
25 plan for apartments in this location.

1 Owens - Sgromo
2 And this is just a, you know, let's
3 throw something on there to kind of
4 give you a feel for it. We're going to
5 come back, we've been working with the
6 board, I think we have been here almost
7 every meeting since October, you know,
8 comments from back and forth, tweaking
9 things, changing things, you know,
10 trying to get, you know, one person
11 said, you know you're just going to
12 approve this.
13 Well, it's been six or seven or
14 eight months or more actually just
15 going through iterations and trying to
16 modify things and reduce impacts and
17 come up with a plan that works for
18 everybody, to some extent anyway.
19 Noise from Route 5. I'm not a
20 noise expert, other than I do live near
21 a highway, I know what road noise is, I
22 know what you're experiencing there.
23 Typically trees do not mitigate noise
24 to any great extent. What will mitigate
25 a lot of this noise are tall buildings

1 Owens - Sgromo
2 in this area, taller buildings, which
3 will deflect noise. Again, take it for
4 what it's worth, I'm not a noise expert
5 I can tell you that much. But I've
6 been involved in projects that do have
7 noise studies and have got some
8 familiarity with it.

9 And again, you know, things like
10 distance to property lines, we're going
11 to be back here with much more detailed
12 plans and, you know, have a lot more
13 comments by I'm sure the public and
14 definitely the Planning Board on those
15 apartments.

16 DONNA OWENS: You didn't talk about
17 like the building schedule that I'm
18 talking about.

19 CHAIRMAN FATCHERIC: Time line.

20 MR. SGROMO: One of the things we
21 are looking at, we're trying to get in
22 the ground, as you know living in
23 Syracuse there is certain seasons that
24 you can do certain things and seasons
25 you can't do certain things. And right

1 Owens - Sgromo
2 now one of the things we're trying to
3 do is get this thing to a point where
4 we can start doing some work here as
5 soon as possible.

6 A lot of these buildings have
7 committed tenants to them so that, you
8 know, the sooner we get in the ground
9 the sooner they can move in, that sort
10 of thing. There are some elements of
11 the development that are still up in
12 the air; they have been shown on here
13 like a worst case scenario as far as
14 impacts go, as far as the drainage, the
15 lighting, the noise and that sort of
16 thing. And those impacts may be
17 smaller. If they're greater we are
18 going to have to come back before the
19 board and address those concerns and
20 open this process up again to some
21 extent.

22 So the question is, depending on
23 when we get approvals, could be very
24 very soon. If it drags too long, you
25 know, it may drag in to another season.

1 Vales

2 Is that adequate or accurate, Kevin?

3 MR. ELDRED: Fall of 2009 is our -
4 we would like to open up our first
5 building.

6 CHAIRMAN FATCHERIC: Is there
7 anyone else in the audience like to
8 comment?

9 JAMES VALES, 553 Hinsdale Road:
10 Just have two questions. One, Hinsdale
11 Road, is that going to need to be
12 widened? The second one, what about
13 the intersection at Warners Road and
14 Hinsdale?

15 CHAIRMAN FATCHERIC: Go ahead, Greg.

16 GREG SGROMO: The county has plans
17 on the table for doing some road work.
18 I'm not exactly sure what the extent of
19 that widening is or modifications to
20 that road. It is not part of this
21 project per se. In the areas of
22 Warners Road, which I think they're
23 doing some work on that intersection
24 and down the project limits to about,
25 Hinsdale Road up to about this point,

1 Mr. Richer
2 where we are doing some widening for an
3 additional turn lane. Which again, is
4 partly to mitigate some of the traffic
5 this development is generating but it's
6 really something that's being driven
7 also and primarily by existing condi-
8 tions where there is insufficient
9 capacity in some of those intersections.

10 CHAIRMAN FATCHERIC: Is there
11 anyone else would like to comment?

12 Yes, sir, up front.

13 MAURICE RICHER, 122 Bennett Road:
14 What do you estimate the concentration
15 of people to be in this new development
16 roughly?

17 GREG SGROMO: By people?

18 MAURICE RICHER: By people living
19 in there, by people shopping in there,
20 by people occupying temporary or
21 permanent. Do you have any estimate as
22 to how many people should be or would
23 be in there?

24 GREG SGROMO: I guess it really
25 depends on what time of day or what day

1 Mr. Richer - Eldred
2 of the week you're talking about.

3 MAURICE RICHER: That's what I'm
4 saying, do you have any estimate how
5 many people it would hold?

6 GREG SGROMO: I don't.

7 REBEKAH RICHER: Residents.

8 MAURICE RICHER: Residents, I'm
9 talking about walk-thrus, shoppers.

10 MR. ELDRED: Hotels, a hundred
11 percent occupied, 120 rooms. So it
12 could be one person to a room, one
13 and-a-half people, two people to a
14 room. In approximately a hundred
15 apartments here, so approximately a
16 hundred apartments over here, so I
17 think there is 180 something apartments.

18 MAURICE RICHER: And stores draw
19 how much?

20 MR. ELDRED: Best way to do it is
21 packed season, it's Christmas time, how
22 many parking spaces do we figure that
23 would be all out max?

24 MR. SGROMO: 1,900.

25 MR. ELDRED: 1,900 parking spots.

1 Guzikowski

2 CHAIRMAN FATCHERIC: Yes, sir?

3 MR. GUZIKOWSKI, 164 Bennett Road:

4 I've got a question, I've got to show
5 it. This property right here, this
6 stretch here, is there any buffer,
7 going to be any buffers? Because you
8 know there is empty land here. And
9 this property here that NiMo owns or
10 whoever owns it now, I understood you
11 people are going to maintain it for,
12 you know, it's going to be like a
13 walkway?

14 MR. SGROMO: Certain areas, we have
15 like the walkways connecting to the
16 project site.

17 Q. (Guzikowski) How about the rest of
18 it?

19 A. (Sgromo) It's not - that's Niagara
20 Mohawk's property, you can't plant trees
21 in there because of the power lines.

22 Q. Where is the buffer going to be for
23 the property back here?

24 A. (Eldred) On our property.

25 Q. Back here?

1 Guzikowski

2 A. (Eldred) Yes.

3 MR. GUZIKOWSKI: As far as the size
4 of this drainage I'm sure that the
5 engineers took into consideration that
6 that's going all downhill. Because I
7 own over here, I can't get in there
8 until the 4th of July to mow some of
9 that land. So I hope this is certainly
10 going to be adequate and some
11 provisions are going to be made if we
12 do have water problems that we've got
13 some way to get to somebody.

14 MR. ELDRED: This project cannot
15 impact existing conditions. And it is
16 up to the town engineer who is here
17 tonight who will be reviewing the final
18 drainage studies as, you know, as
19 they're produced and brought forward
20 here. So we're taking that all into
21 account.

22 GREG SGROMO: There is swift and
23 speed guidelines that are governed by
24 the DEC in addition to this town
25 regulations regulating how much water

1 Guzikowski
2 we can release to the site, which has
3 to be no more than existing conditions.
4 But also the quality of the water, you
5 know, this is primarily going to be to
6 make sure whatever comes off of here,
7 the oils and stuff off the parking lots
8 are captured and given a chance to be
9 treated and sediment falls out and
10 doesn't, you know, leave the site.

11 But whatever water, during a major
12 storm that's currently leaving the site
13 we're not going to be able to release a
14 higher rate of water after this is
15 built on to your property.

16 MR. GUZIKOWSKI: But there will be
17 more water released from as somebody
18 brought up, when you get all the
19 driveways and macadams and the roofs,
20 right now the land absorbs it where you
21 have buildings and driveways and roads.

22 MR. SGROMO: That's why there will
23 be ponds. Where there currently aren't
24 any ponds on the entire site we are
25 building these large ponds.

1 Law

2 MR. ELDRED: What you don't see on
3 the plan, the drainage, everything is
4 collected in the drains and under water
5 there is piping that's sending it to
6 various ponds underwater, underground.

7 MR. GUZIKOWSKI: Thank you.

8 CHAIRMAN FATCHERIC: Anyone else in
9 the audience wishes to speak? Yes,
10 ma'am, way in the back.

11 CAROL LAW, Woodmont Drive. I just
12 want to clarify, you're going to - the
13 next step will be you accepting this
14 proposal?

15 CHAIRMAN FATCHERIC: Next step?
16 Actually this public hearing is going
17 to be continued because this is the
18 first time that we have gotten to the
19 point where we wanted your input.
20 We're getting to the point where it is
21 becoming more refined.

22 CAROL LAW: But basically it's
23 leading to accepting the proposed site?

24 CHAIRMAN FATCHERIC: Correct.

25 CAROL LAW: But am I correct that -

1 Law

2 I hadn't heard this before, it's going
3 to exclude anything to do with the
4 apartments. That will be a separate
5 thing just like the rest of this plan?

6 CHAIRMAN FATCHERIC: That's true.
7 And each individual component that you
8 see inside the major site will have to
9 come back before this board for
10 individual review. So the hotel will
11 come in, so that we can be assured that
12 there is a proper amount of buffering,
13 the drainage is properly done, the
14 parking, right down through an
15 extensive checklist.

16 CAROL LAW: How does the apartment
17 area that comes back in, will that have
18 been like approved as an apartment area
19 or does that come back in as a whole
20 site to be reviewed as an apartment site?

21 CHAIRMAN FATCHERIC: Mr. Curtin.

22 MR. CURTIN: Let me try to help
23 you. What the board has been working
24 with primarily on this plan with the
25 developer is the infrastructure of this

1 Curtin
2 area. Everything that affects this,
3 this is the commercial, retail and
4 residential piece, that's the primary
5 piece. What you see here, residential
6 apartment area is conceptual only,
7 conceptual only.

8 CAROL LAW: So it's a possibility
9 not a definite.

10 MR. CURTIN: Let me finish. It's a
11 possibility. This is what's being pro-
12 posed for that site with that density.
13 We have not reviewed any of the infra-
14 structure. We have not reviewed the
15 road network. We have not reviewed
16 buffering, berming, landscaping,
17 elevation, anything. It's concept
18 only.

19 So if it is to be built there may
20 be something that's of residential
21 character in this area. What we are
22 saying to you there will be nothing
23 here that will be a commercial or
24 retail. This is a buffer area. That's
25 what the developer has designated that

1 Law - Curtin

2 for.

3 So when he comes back in he will
4 come back in with a density plan, an
5 elevation plan, a road plan, a drainage
6 plan, grading plans, all of that will
7 be reviewed by the board under what I
8 call controlled site, i.e., we will
9 look at the entire site at that time.

10 CAROL LAW: Does it have to be even
11 an apartment area?

12 MR. CURTIN: This is what the
13 developer is showing forth. Apartments
14 can be used under the zoning ordinance
15 that affects this property. So the
16 developer has the right and the
17 discretion to develop it as it's being
18 shown conceptually, but he may not. He
19 may not. We can't speak to that. But
20 that we don't know.

21 But as well what you're also seeing
22 here is a footprint of Township Number
23 5, at least in this particular area.
24 What the Planning Board has been doing
25 with a great deal of deliberation,

1 Law - Curtin
2 working with Mr. Sgromo, our engineer
3 and the Planning Board members to lay
4 out the infrastructure or the footprint
5 of this development. What you're not
6 seeing, and some of you I recognize
7 your faces, some of you were here
8 before when the informational hearing
9 was conducted, you saw conceptual
10 elevations, i.e., what's the building
11 going to look like? That's not before
12 us.

13 So when the movie theater comes in,
14 that's controlled site as well.
15 Conceptually we know what the parking
16 area looks like, we know what the
17 landscaping looks like, we know how the
18 drainage works throughout the site, we
19 know how the traffic works throughout
20 the site. But each component part of
21 this project comes back to the Planning
22 Board for the intimate details that
23 need to be addressed. Okay?

24 CAROL LAW: I understand what you're
25 doing now. I just didn't know if that

1 Law - Curtin
2 other portion, if it's definite that
3 you're not - you're not approving it
4 now. If it comes back I want to know
5 what it had to be, if it had to be
6 apartments. And so it could be
7 anything as long as it fit into the
8 zoning. But all the talk about the
9 apartments, the access road, really
10 doesn't mean anything quite as serious
11 now.

12 MR. CURTIN: Absolutely.

13 CAROL LAW: Because we're going to
14 return to it?

15 MR. CURTIN: You're absolutely
16 correct, it's very premature, very pre-
17 mature. So when I say it's conceptual,
18 that's as far as we can get. Because
19 the real plan of development for that
20 is yet to be formulated. So in the
21 interest of full disclosure we see the
22 plan here but it is again conceptual.
23 It's an idea, it's a concept. When we
24 get into the real heavy lifting, if in
25 fact the Cameron Group elects to build

1 Curtin - Owens
2 apartments there, the nature and scope of
3 that development will be fully vetted,
4 fully disclosed and we'll have
5 additional input from you of course.
6 Because the folks who live along this
7 area will be the most affected, okay?
8 So the process continues. Hopefully I
9 answered your question.

10 CAROL LAW: Yes, thank you.

11 DONNA OWENS: I'm sorry to
12 interrupt but could that - so they
13 could come back and maybe it would be
14 retail instead of apartments, would
15 that be a possibility?

16 MR. CURTIN: Let me answer that
17 question. I think anything is a
18 possibility within the concept of
19 zoning. But this abuts a single family
20 residential area. That is why, in our
21 judgment in working with the applicant,
22 what they want to put as a buffer is
23 residential to residential.

24 The likelihood this Planning Board
25 would approve retail or commercial next

1 Klock
2 to a residential district is extremely
3 remote, let me put it that way, in my
4 judgment, in my judgment. Okay?

5 CHAIRMAN FATCHERIC: Anyone else?

6 MS. KLOCK: I live at 141 Forrest
7 Way now, I used to live at 549 Hinsdale
8 Road, which is, I think that access
9 road is going right through my house.

10 My question is about drainage again.
11 The 10 years that I lived there there
12 was a problem with the drainage on
13 Hinsdale with the ditch on the other
14 side of the street that used to send a
15 lot of water down my driveway. So it
16 looks like it would be sending a lot of
17 water down your access road. Is that
18 something that your drainage plan dealt
19 with or is that part of the DOT fix on
20 Hinsdale Road?

21 MR. SGROMO: I think it's one of
22 those things. We just received the
23 plans a couple weeks ago from County
24 DOT showing what they're intending to
25 do with improvements. To be perfectly

1 Klock
2 honest with you I have not had a chance
3 to really look at these. My understand-
4 ing they're really more of improvements
5 than widening. And that's probably
6 something that's going to be, has to be
7 taken care of by us if there is water
8 coming out of our site or by County DOT
9 as far as the improvements they make on
10 that road.

11 MS. KLOCK: Because that could help
12 some of the other houses on the other
13 side of the street if they fixed that
14 drainage problem.

15 CHAIRMAN FATCHERIC: Mr. Czerwinski.

16 ENGR CZERWINSKI: If I could add to
17 that just a little bit, John. We have
18 had some conversation with the county
19 about draining. And the county had a
20 plan about two years ago to come in and
21 go in and they were going to repave
22 Hinsdale Road between Route 5 and
23 Warners Road and go and clean out the
24 ditches. There is a variety of
25 different size culverts in there, some

1 Czerwinski
2 of them were put in by some of the
3 property owners, some of them were put
4 in by the county. It's kind of a
5 mish-mash of a closed and open drainage
6 system.

7 And it was their intention to go
8 through and fix all those woes that are
9 out there today. When this project
10 first came forward they decided to just
11 take a step back and not make any
12 improvements on Hinsdale Road until
13 they saw how this traffic or this
14 project would impact those.

15 So we've had some conversations,
16 Greg is now involved with that. So
17 that any of the county's plans will be
18 incorporated into this plan. Now, when
19 they do the overall drainage design for
20 all those systems they're required by
21 the regulations to look at the overall
22 drainage basins, not just within the
23 limits of that triangular piece of
24 property. But if, based on the
25 topography if the drainage areas go up

1 Graham
2 into the back yards on the houses on
3 Bennett Road or Hinsdale Road, down
4 into the right-of-way for Route 5, they
5 are required to evaluate that entire
6 drainage area and mitigate it. So they
7 are not allowed to take any water off
8 the site more than what goes there now.

9 So if there is areas in the back of
10 the yards today that are negatively
11 impacted by this site, the actual
12 development of this site should improve
13 those situations.

14 CHAIRMAN FATCHERIC: Thank you,
15 Paul. Yes, sir?

16 JOHN GRAHAM, 160 Bennett Road: Can
17 I just ask for a clarification. The
18 people are coming from Baldwinsville,
19 Warners, anywhere on the northern
20 section of the area and they wanted to
21 come into Township 5. Obviously they
22 could come right down Hinsdale and you
23 said they could enter if they're
24 heading south, and they could leave
25 going south. The access road parallel

1 Graham - Sgromo

2 to Route 5 is it a one way or is it a
3 two way road?

4 MR. SGROMO: Two way road.

5 Q. (Graham) So you will be able to
6 exit back onto Hinsdale?

7 A. (Sgromo) If you wanted to exit on
8 to Hinsdale, yes. This here is, you
9 can go left or right out of this

10 driveway onto Hinsdale. This driveway
11 here though you can only take a right.

12 Q. How about the access road down below?

13 A. Coming out of here you can only
14 take a left going this way -- a right,
15 sorry.

16 Q. So you can't go back to Warners or
17 Baldwinsville on Hinsdale Road. I'm
18 talking access road?

19 A. From the access road --

20 Q. Only from the hotel area, correct?

21 A. Correct, unless you were to come
22 out and take a long route and do this.

23 Q. That's part of my question I guess,
24 is that anyone going to Baldwinsville
25 or to Warners or anywhere north would

1 Graham - Sgromo
2 either have to go out by the hotel and
3 go to Warners Road that way or they
4 would have to take the access road and
5 go to Bennett and all the way out?
6 A. Correct.
7 Q. That's the current structure. I
8 know currently there is a counter on
9 Bennett Road to figure traffic that's
10 flowing back and forth. Is that part
11 of your study or is it part of the
12 county study?
13 A. Not our study. Let's say you're in
14 this parking lot and you want to go
15 towards Baldwinsville and you're not
16 going to take 690. You can get there
17 by either coming out of here and doing
18 this. You can get there by coming out
19 of this, taking around the circle road
20 going that way or you can come out this
21 exit and do this.
22 Q. Okay. My concern was the traffic
23 lights that you were talking about, one
24 at Hinsdale, one at Bennett, and then
25 you're not talking about anything at

1 Graham - Sgromo

2 Warners and Hinsdale?

3 A. No.

4 Q. That's currently a very difficult

5 intersection for people going onto

6 Warners Road from Hinsdale. You can

7 ask any of the folks that are here.

8 CHAIRMAN FATCHERIC: Ladies and
9 gentlemen, please.

10 JOHN GRAHAM: And I think a number

11 of people are taking Bennett because

12 it's easier to get onto Warners Road

13 than it is to go on Hinsdale and get

14 onto Warners Road. So I guess my

15 concern obviously down the road, but

16 the traffic pattern that you've

17 developed in this plan could impact

18 dramatically on the folks on Bennett

19 Road.

20 MR. ELDRED: And that was taken

21 into account when the town worked with

22 New York State DOT on the access

23 modification report, that they found

24 that the intersections down here were

25 so congested that that's where the

1 Graham - Eldred
2 connector road and all the off-site
3 improvements were. As a result of that
4 traffic study it took into account this
5 at full build and then projected out a
6 growth rate out looking 20 years out
7 and taking into account all those new
8 home sites that are being planned, the
9 paper lots right now, but at some point
10 over the next 20 years you're going to
11 see growth.

12 And even with all that projected in
13 it still showed that the modifications
14 in that access report were more than
15 sufficient to meet the growing needs.
16 I know that working with County DOT on
17 this we are giving them certain
18 abilities with them having the ability
19 to come on our property somewhere down
20 the road to widen it.

21 We own some property up here. If
22 some day they wanted to try to reangle,
23 if there is money, if they have money
24 they may try and modify that out in
25 time. Jim Seltzer with County DOT has

1 Graham
2 been working with us and with the state
3 trying to look twenty years out in the
4 future.

5 JOHN GRAHAM: I guess my concern
6 being on Bennett Road is that the
7 traffic currently travels very fast on
8 Bennett Road. And the issue that we
9 have with kids on the street, it's a
10 very dangerous situation. And if the
11 modifications on that road --

12 CHAIRMAN FATCHERIC: Excuse me, we
13 can only have one person speaking at a
14 time, thank you.

15 JOHN GRAHAM: I'm just concerned
16 about the number of vehicles that will
17 be on that and the speed on Bennett
18 Road. So those two considerations will
19 be very much appreciated.

20 CHAIRMAN FATCHERIC: Thank you.
21 Anyone else? Yes, ma'am?

22 JEAN THOMAS, 150 Bennett Road: I
23 already spoke. When I was at a former
24 meeting it was suggested that that
25 access road to the apartments might

1 Thomas
2 only be a walking path. It sounds like
3 now it's definitely going to be a road.
4 I still have the question, which I
5 presented at that time --
6 CHAIRMAN FATCHERIC: You may have
7 misunderstood that that was always
8 proposed to be a private drive.
9 JEAN THOMAS: Well it's still a
10 roadway for vehicular traffic, right?
11 CHAIRMAN FATCHERIC: Correct.
12 JEAN THOMAS: When they said maybe
13 it's only going to be a walkway I would
14 still like to express my concern it's
15 going to dump a lot of cars onto
16 Bennett Road. He's already talking
17 about how much traffic we have. And if
18 you have a hundred apartments with two
19 bedrooms, that's two people at least in
20 an apartment, you're going to have two
21 or three hundred cars coming right out
22 of there, how are we going to get out
23 of our driveway?
24 CHAIRMAN FATCHERIC: Thank you.
25 JEAN THOMAS: Especially my driveway

1 Sims - Sgromo
2 right next to it. And Margaret across.

3 CHAIRMAN FATCHERIC: Is there
4 anyone else who would like to comment?

5 BOB SIMS, 538 Hinsdale Road. There
6 is no sewers from the Bypass down to
7 Warners Road. Did I understand you to
8 say that sewers are coming down
9 Hinsdale Road?

10 MR. SGROMO: No, but they're getting
11 close. As part of the project there
12 will be a sewage pump station located
13 here.

14 Q. (Sims) It will be what?

15 A. (Sgromo) Sewage pump station. What
16 happens, all the sewage from the site,
17 from a large portion of the site, all
18 this area here will all go to this
19 point here which is going to go into a
20 pump station. From there it will be
21 pumped to the sewers on the other side
22 of Route 5.

23 Now as part of that that can be a
24 public pump station where if someone
25 put in sewer lines along Hinsdale they

1 O'Keefe
2 would only have to run them to this
3 point, and then that would make it much
4 more economical for sewers to be
5 available on Hinsdale Road. So it's
6 getting to the point where it can be
7 much more economical.

8 I know that there was a lot of talk
9 over the years about putting sewers
10 down Hinsdale Road, this would make it
11 much more economical and could possibly
12 be done. The biggest or one of the
13 biggest expenses would be put in place
14 by the developer.

15 BOB SIMS: Very good, thank you.

16 CHAIRMAN FATCHERIC: We'll take one
17 more comment this evening, we still
18 have an agenda.

19 KEVIN O'KEEFE, 540 Hinsdale Road:
20 Could you please point out all of the
21 entrances and if there is going to be
22 traffic lights to those entrances where
23 those are?

24 MR. SGROMO: One here, one there at
25 Hinsdale, there is these four here.

1 O'Keefe - Eldred
2 This one here would have a light. And
3 one on Bennett.
4 KEVIN O'KEEFE: Are you planning on
5 buying anymore houses on Hinsdale Road?
6 MR. ELDRED: We don't have any
7 plans today, no.
8 KEVIN O'KEEFE: The houses that
9 have been purchased on Hinsdale how
10 many of those are being rented right
11 now, the odd number houses?
12 MR. ELDRED: All but two that are
13 being - right now we've turned them
14 over for use for fire practice for the
15 fire department.
16 Q. (O'Keefe) At what point will those
17 become vacant or what are you planning
18 on doing with those rental houses?
19 A. (Eldred) As we get to the point
20 where we'll actually start off-site
21 work and start the construction those
22 houses will be removed. Prior to us
23 removing them, again, we'll allow the
24 fire department to perform their --
25 Q. So they'll all be removed?

1 O'Keefe

2 A. All of them, yes.

3 KEVIN O'KEEFE: Just someone who
4 lives there year round, you know some
5 of you guys don't live there year round,
6 and what I see is directly across from
7 where I live. Some of these are vacant
8 intermittently, between when they've
9 been rented and not rented. So there's
10 been thieves, there's been vandalism,
11 police called. So you know, someone
12 who owns a home in my community, you
13 know, what has that done to my quality
14 of life there, you know?

15 So that's just something that - to
16 take into consideration in the big
17 picture of this. I know that it will
18 be a temporary thing but it's happening
19 now, okay. I don't know if you're
20 aware of the thefts and police calls to
21 some of these houses but they're
22 happening.

23 We're talking about a lot of
24 environmental things but what it's
25 coming down to is I think a relatively

1 O'Keefe
2 small group of people is how it's
3 affecting the human factor here. Well,
4 hope you're assessing that cost in all
5 of this.
6 You know, and I'm in a house that I
7 had no idea this was going to happen
8 when I purchased it four years ago,
9 right across from where I live is going
10 to be I think one of the main entrances
11 on Hinsdale Road. So, you know, you
12 guys want to live across the street from
13 that? I mean I hope it's, you know,
14 going to be as great and as community
15 oriented as we're all talking about. I
16 mean I grew up with the heights and the
17 changes of Camillus Mall. Great
18 restaurant there and movie theaters and
19 all that stuff and, you know. I hope
20 there is changes here and I hope it's
21 fantastic, I don't plan on moving right
22 now. I don't think I have much of a
23 choice right now, you know.
24 But I hope it comes out as nice as
25 the current proposal, you know. But

1 Chairman
2 these are some things currently
3 happening on Hinsdale Road. I hope you
4 are aware of them. And there is houses
5 across the street from the houses that
6 are being torn down and we're going to
7 keep living there. And I just hope the
8 quality of life of us is being taken
9 into consideration. We live there.

10 CHAIRMAN FATCHERIC: Thank you.
11 Ladies and gentlemen, we're going to
12 continue this hearing. You've given
13 this board and the applicant a lot of
14 really good questions and comments this
15 evening. We're going to keep it open,
16 the first part of this hearing. I
17 appreciate your comments and concerns.

18 Is there a motion to hold this
19 hearing open until our next scheduled
20 Planning Board meeting, which would be
21 May 28th at 7:00 p.m.

22 PB MEMBER WHEAT: So move.

23 PB MEMBER FITTIPALDI: Second.

24 CHAIRMAN FATCHERIC: Any discussion?
25 All in favor? Opposed? So carried.

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Chairman

Thank you, ladies and gentlemen for
coming.

* * * *

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 14, 2008

**Town of Camillus
Planning Board
May 28, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat

Not Present

John Williams
Martin Voss

Staff Present

Paul J. Curtin, Esq.
Paul Czerwinski, PE

Members of the Public

Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
Tom Price, Code Enforcement Officer
Twenty five± others

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

Public Hearing

Township 5

**TP#'s 017.-05-65.1, 017.-05-66.1, 017.-05-03, 017.-05-67.1,
017.-05-70, 017.-05-22, 017.-05-71, 017.-05-42, 017.-05-43,
017.-05-44, 017.-05-46, 017.-05-49, 017.-05-50, 017.-05-51,
017.-05-52, 017.-05-53, 017.-05-54, 017.-05-55, 017.-05-56,
017.-05-57, 017.-05-59, 017.-05-60**

This is the continuation of the public hearing to consider the conceptual site plan for Township 5, which is located west of Hinsdale Road, east of Bennett Road and north of NYS Route 5.

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

Ms. Wheat motioned to close this public hearing, seconded by Mr. Trombetta, and approved unanimously.

Old Business

**Township 5
Site Plan**

**TP#'s 017.-05-65.1, 017.-05-66.1, 017.-05-03, 017.-05-67.1,
017.-05-70, 017.-05-22, 017.-05-71, 017.-05-42, 017.-05-43,
017.-05-44, 017.-05-46, 017.-05-49, 017.-05-50, 017.-05-51,
017.-05-52, 017.-05-53, 017.-05-54, 017.-05-55, 017.-05-56,
017.-05-57, 017.-05-59, 017.-05-60**

Mr. Curtin commented that the application is progressing forward and as directed by the Board, he will draft the SEQR findings and resolution regarding the site plan for the Board's consideration. The Resolutions may be considered at the next regularly scheduled meeting in June.

New Business

Store- America Amended Site Plan

TP#017.-05-01.0

Aaron Falkenmeyer of TDK Engineering Associates, P.C. and Timothy Mahoney of Emerald Management Group, LLC, appeared before the Board to present an amended site plan for Store America, located at the corner of Bennett Road and Milton Avenue, zoned Industrial.

The proposal depicts increasing the size of the “future single-story storage building” from 4,500 square feet to 6,800 square feet. Additionally the parking area and drive-lane located on the northern side of the proposed building has been eliminated and replaced with green space. After reviewing the site, it was determined that by providing the additional green space, the impervious area would be reduced approximately 17,000 square feet, which would help minimize the impact of the existing storm water management system already located on the site.

When asked the reasoning for the expansion, the applicant stated that it would offer additional drive-up storage as the entry to the units would be overhead doors, located on the east and south side of the proposed building. When asked if the units would be climate controlled, the applicant indicated they would not. Ms. Wheat inquired if all units were occupied. Mr. Mahoney indicated that they were not, but stated that they have found a greater demand for larger units and that drive up units are more desirable.

Mr. Curtin advised that the original Planning Board site plan resolution dated September 2, 2004 stated “the site plan presented for Store-America located at the corner of Milton Avenue and Bennett Road, map dated September 2003 – 3rd revision dated August 23, 2004, as prepared by TDK Engineering Associates, PC Project No. 2003049, now inclusive of 105 parking spaces (72 hard surface spots for customer parking, 5 rental vehicle hard surface spots, and 28 in reserve on green space) and subject to the full execution of the restricted covenants being offered by the applicant.” The original Zoning Board of Appeals resolution dated July 19, 2004 stated that the ZBA granted the variance to allow the maintenance of 94 parking spaces instead of the required 153 spaces as shown. In reviewing the plans, the number of parking spaces shown has been reduced to sixty-two (62). Mr. Curtin recommended the applicant indicate the remaining required parking spaces be shown as “reserve parking” on the plan, and in doing would alleviate the need for the applicant to seek additional relief from the Zoning Board of Appeals. Mr. Mahoney indicated that the additional parking spaces would not be necessary, as never more than ten customers are present at any specific time. Mr. Curtin stated that although that may be correct, the current Town Code dictates the number needed and if the plan does not meet those requirements, the applicant would need to seek relief from the Zoning Board of Appeals. Thus adhering to the variance previously granted would be appropriate.

When asked if additional lighting would be provided for the site, Mr. Mahoney indicated that there would be lighting attached to the building, identical to the main building. When asked what the elevations would look like, the applicant stated the building would be colors of red and tan, matching the existing.

Mr. Trombetta inquired as to the status of the clock, which was to be placed on the tower, as indicated on the original approved site plan. Mr. Mahoney stated that there had been some delay in ordering the clock, due to finding the right clock for the location that would meet his specifications and finding a reputable manufacturer and supplier. After an extensive search, the clock has just been ordered within the past 30 days.

Chairman Fatcheric advised Mr. Mahoney that some complaints had been received as to the location of the parked rental vehicles, which have been parked along the southerly and westerly side of the site, commenting that the original approval indicated that the vehicles would be parked in designated spaces, along the north side of the building. As such, the Board would require the amended site plan to indicate such a location.

Mr. Curtin requested the applicant provide a copy of the signed and recorded restricted covenants as conditioned upon by the original site plan approval. He also advised the Board that as this application is a modification of the existing application and as the use has not and is not being altered, and in his opinion it does not need to be referred to SOCPA. On a separate note, he would recommend that the Town Board might want to consider a different parking standard for "storage facility" use.

After a brief discussion, Chairman Fatcheric instructed the applicant that the following information would be required for the Board's review:

1. the lighting to be shown on the plan
2. the reserve parking spaces to be shown on the plan
3. the building elevations
4. the new designated area for the parking of rental vehicles to be identified on the site

**Fairmount Fair Plaza
Dick's Sporting Goods
Amended Site Plan**

TP#048.-01-01

Bob Trybulski of Benderson Development LLC appeared before the Board to present an amended site plan for the Dick's Sporting Goods retail store located in the Fairmount Fair Plaza, zoned CP.

The tenant, Dick's Sporting Goods, has requested the approved storefront color of "clear aluminum" be changed to their "prototype green", which would match the existing sign band in their logo. Mr. Trybulski stated that the only change to the storefront would be the green metal around the doors and windows. He stated he is not presenting any change to the signage, and indicated that the tenant, Dick's Sporting Goods, is aware that a separate application and approval would be required to alter it. In an effort to be proactive, Mr. Trybulski forwarded the amended site plan rendering to Carlie Hanson R.A. of QPK Design for her review and comments, to which she responded that she sees no problem with the dark green storefront, assuming it is the same green as the façade.

As there were no additional comments, Mr. Curtin advised the Board that a new SEQR determination would not be required, as the modification to the approved site plan was minor as it was to change the color of elevations.

Ms. Wheat motioned to approve the amended site plan for Dick's Sporting Goods as submitted on the Fairmount Fair façade renovation, Camillus, New York, dated November 26, 2007 as prepared by Lauer-Manguso & Associates Architects. Mr. Fittipaldi seconded the motion and it was approved unanimously.

**Viewpoint Estates
Final Plat**

**TP#019.-01-01.8
& Part of 006.-05-05.1**

Developer, John Szczech appeared before the Board to present the final plat for the Viewpoint Estates subdivision. The applicant has proposed subdividing the 43± acre parcel of land located on Devoe Road into 33 residential building lots. The property is zoned R-1.

The applicant stated that all utilities have been installed and the blacktopping of the roads has been scheduled to be completed within the next few weeks.

As there were no additional comments, Mr. Trombetta made the motion to approve the Viewpoint Estates Subdivision final plat as shown on the maps drawn by Survey Systems, dated May 13, 2008, subject to the subdivision security agreements. Mr. Logana seconded the motion and it was approved unanimously.

Mr. Flaherty 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 Viewpoint Estates Subdivision. Mr. Logana seconded the motion and it was approved unanimously.

Referral from Town Board

to consider amending the Camillus Municipal Code, Chapter 30-Zoning, Section 1503-Amendments to the Zoning Map, the purpose of which is to change from R3 to R4 classification a site of approximately 8 acres that is a portion of Malibu Estates, TM#s: 015.-01-12.1 & 015.-01-13

The application has been referred to the Planning Board for their review as the Town Board has received a zone change application requesting the zone be changed from R-3 to R-4.

According to Mr. Curtin, the purpose for this request is to allow apartments within the Malibu Hills Estates Subdivision. The placement of the apartment buildings would be transitional from Belle Isle Road into the Malibu Hills Estates Subdivision. The developer, Victor Grozdich has proposed erecting two apartment buildings, each 3 stories in height with 48 units in each building. The apartments would be marketed toward a mature audience and classified as high-end apartments, all being 2 bedrooms, 1 ½ baths, with washer/dryer hookups, and a sublevel parking garage. As they would be marketed toward the mature audience, a nominal impact is expected on the school district.

After a brief discussion, Ms. Wheat motioned to issue a positive recommendation back to the Town Board. Mr. Trombetta seconded the motion and it was approved unanimously. The Board requested Mr. Curtin to draft the response.

Old Business

Rinaldi Top Soil Amended Site Plan

TP#010.-02-05.1

Mr. Logana recused himself from this application.

Pursuant to General Municipal Law, Section 239 l, m, and n, this application was referred to the Onondaga County Planning Board, and acting as an advisory committee, the application was reviewed May 20, 2008, where the following was determined:

The applicant shall be allowed a single commercial driveway and a single private driveway to meet the requirements of the Onondaga County Department of Transportation, as per the Onondaga County Department of Transportation

Mr. Curtin advised the Board that the above comments received from County staff appear to misstate the nature and scope of the application. The plan is to cover an existing area that is presently used for soil storage. The use is not changing. The cover-all is proposed only to keep the existing materials dry. All site improvements currently exist, as there are no modifications to any other site improvements. Based on the above, he is recommending the Board override the County's Resolution.

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 this application a negative declaration under SEQR. Mr. Flaherty seconded the motion and it was approved unanimously.

Based on Mr. Curtin's comments, Mr. Flaherty motioned to override the County's recommendation and requested counsel to draft a response indicating the reasons. Ms. Wheat seconded the motion and it was approved unanimously.

Mr. Flaherty motioned to approve the amended site plan for Rinaldi Top Soil for the proposed coverall as submitted on the maps received by the clerk April 23, 2008. Ms. Wheat seconded the motion and it was approved unanimously.

Minutes of the Previous Meeting

Mr. Logana moved to approve the minutes of the meeting of May 12, 2008. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

Fairmount Fair Plaza

Mr. Trybulski commented that he has been working with a landscape architect to modify the landscaping proposed adjacent to the plaza sidewalk. Once the modifications have been finalized, he will present the revised plan to the Board for review.

Geddes

Ms. Wheat inquired as to the status of the Town of Geddes site plan. Mr. Trybulski stated that the approvals are almost finalized and the rear building would be the first to be erected. Once finalized, he stated he would forward a copy of the elevations to the Town of Camillus.

Camillus Commons

Paul Czerwinski updated the Board that they have reviewed the sketches for the proposed revisions to the curbing and grading to the entrance driveway in front of Applebee's at the Vanida Drive entrance to the Camillus Commons site. Based on the review of the sketches and the turning radius information provide by the local fire department, the proposed revisions to the curbing and grading are acceptable. Additionally, he has requested Benderson Development to submit sketches for the remaining revisions that need to be accomplished at the intersection of this entrance area with the school property., specifically to be addressed are the removal of the stop sign and stop bar for exiting traffic and the extension of the curbed island along the common property line.

He also visited the site to investigate a complaint concerning the storm water infiltration basin located immediately east of the Vanida Drive entrance to the site. The complaint was concerning erosion that has occurred at the infiltration basin drainage structures. There is minor erosion of the topsoil around all of the structure covers that should be repaired. In addition, there is more severe erosion at two of the structures that should be addressed in a timely manner. A structure on the east side of the basin immediately adjacent to the school property is severely eroded on the west side and a portion of the culvert pipe is exposed. There is another structure at the west end of the basin adjacent to the entrance driveway that is also severely eroded. At this location, approximately half of the concrete pipe into the structure is exposed and we suggest that the joint between the concrete pipe and concrete drainage structure be sealed before the erosion is repaired.

Correspondence

A voucher was received from John F. Drury for the stenographer's services performed May 12, 2008 for the Township 5 public hearing for \$344.00, of which all is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Logana, and approved unanimously.

A voucher was received from The Post Standard for the Legal Notice for the Township 5 Public Hearing notification for \$18.98, of which all is recoverable from fees or paid from developers. Motion to approve payment was made by Mrs. Wheat seconded by Mr. Logana, and approved unanimously.

Comments of the Town Officials

Councilor Pisarek requested Store America be forwarded the Town of Camillus Lighting Guidelines. The Board requested the clerk email Mr. Falkenmeyer the guidelines.

Comments of the Attorney

Mr. Curtin advised the Board that he went by the Hinsdale Road site that is under consideration for the professional office building located between Elm Hill Plaza and Elm Hill Way and based on the topography and the site lines he is seriously questioning how the Board could approve any proposed site plan for that location. Although the applicant has a curb cut approval for residential purposes, he commented that the access would be difficult for just residential but almost impossible for commercial purposes. Mr. Czerwinski commented that in speaking with representatives from the County Department of Transportation, they stated that because the original curb cut had been approved for residential use, they would more than likely have to grant the curb cut for this parcel, but with restrictive use.

Comments of the Engineer

Mr. Czerwinski reiterated the meeting with Bob Trybulski of Benderson Development would be Wednesday June 4, 2008 at 10:00 am in front of Applebee's at the Camillus Commons to discuss concerns.

Comments of the Board Members

Ms. Wheat voiced concerns regarding the Carol's Polar Parlor site, which is located at the old Marnie's ice cream store site, as new fencing and restaurant tables have been placed in the parking area and asked if the applicant had come to Mr. Price for approval. Mr. Price stated that she had discussed some things but none of the alterations mentioned, therefore he will prompt her to visit the Planning Board.

Mr. Trombetta shared that he has received positive comments pertaining to the work that Board has been doing.

Mr. Fittipaldi commented that a traffic control device has been removed near Advanced Auto Parts and the car wash. He stated that the entrance/exit signs have been removed and he believes that it is creating traffic problems. Mr. Price stated that although he believes it is a police issue, he would review the situation.

With no further business before the Board, Mr. Flaherty motioned to adjourn the meeting at 8:29 pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

1 STATE OF NEW YORK COUNTY OF ONONDAGA

2 PLANNING BOARD TOWN OF CAMILLUS

3 -----

4 In the Matter of

5

6 HINSDALE ROAD GROUP, LLC - TOWNSHIP 5

7 -----

8 Public Hearing in the above matter

9 conducted at the Camillus Town Hall,

10 4600 West Genesee Street on May 28, 2008

11 at 7:00 p.m.

12

1 APPEARANCES:

2 For the Planning Board:

3 Chairman: JOHN A. FATCHERIC

Member: LYNDA WHEAT

4 Member: JOHN TROMBETTA

Member: RICHARD FLAHERTY

5 Member: JAY LOGANA

Member: DON FITTIPALDI

6

Board Attorney: Paul Curtain, Esq.

7 Board Engineer: Paul Czerwinski

Board Clerk: Ann Clancy

8

9 For the Applicant:

9

Kevin Eldred, Partner of the Cameron Group

10 Joe Goethe, Partner of the Cameron Group

Greg Sgromo, Dunn & Sgromo Engineers

11

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9	* * *	

1 PRELIMINARY MATTERS

2 CHAIRMAN FATCHERIC: Good evening, and
3 welcome to the Planning Board. The first item
4 on the agenda is a continuation for a public
5 hearing for Township 5. We have additional
6 information. We do have a referral from the
7 Onondaga County Planning Board. Mr. Curtain,
8 would you be so kind to read that into the
9 record.

10 MR. CURTAIN: As we prior had, per
11 agreement with the County, we made a referral
12 of this application otherwise known as SOPA,
13 and just recently received the comments. I
14 will read into the record the resolved portion
15 of those comments.

16 "Now therefore be it resolved that the
17 Onondaga County Planning Board recommends the
18 following modifications for the proposed
19 action prior to local board approval of the
20 proposed action. One, the town must adhere to
21 the break in access modification report dated
22 October 2006 as per the New York State
23 Department of Transportation. The site plan
24 must reflect the requirements of this report.

25 Two, the Applicant must complete a

1 PRELIMINARY MATTERS
2 traffic study to the New York State Department
3 of Transportation and Onondaga County
4 Department of Transportation requirements, and
5 submit it to the New York State Department of
6 Transportation and the Onondaga County
7 Department of Transportation for approval.
8 The Applicant must complete any mitigation
9 required by these departments.

10 Three, the Applicant must provide an
11 engineering study to verify the New York State
12 Department of Transportation and Onondaga
13 County Department of Transportation that the
14 proposed development would not create
15 additional storm water runoff into the state
16 and/or the County drainage systems
17 respectfully. If additional runoff is
18 created, the Applicant should be required to
19 submit a new drainage plan to the New York
20 State Department of Transportation and the
21 Onondaga County Department of Transportation
22 respectfully for approval and implement
23 mitigation required.

24 The board offers the following comments.
25 The Onondaga County Department of

1 PRELIMINARY MATTERS

2 Transportation requests additional
3 right-of-way along Hinsdale Road and Bennett
4 Road equal to 40 feet for highway purposes.

5 Two, an access agreement should be
6 established to allow the four remaining
7 adjacent parcels along Hinsdale Road to get
8 direct access to any proposed or existing
9 internal road networks, should there use
10 change from residential. Any future
11 commercial use of these adjacent parcels will
12 not be granted access to the Hinsdale Road as
13 per the Onondaga County Department of
14 Transportation.

15 And three, the site plan should show and
16 annotate any existing easements or and
17 wetlands on site.

18 Mr. Chair, if I may, the comments that we
19 were offered by this resolution number one,
20 that's strictly in the purview of the
21 jurisdiction of the Applicant, if they feel
22 that is something they would like to
23 undertake, they can, but it's not a
24 requirement we can impose upon them. The
25 County has raised the question and the

1 PRELIMINARY MATTERS

2 Applicant can deal with this directly.

3 As for the four remaining parcels, I
4 think we can probably discuss that a little
5 bit tonight, because I think they need to be
6 identified. I think I know where they are,
7 but they need to be identified for the purpose
8 of this public hearing, and determine how that
9 may -- if, in fact, the Applicant is even
10 interested in doing anything with those.

11 And unfortunately SOPA did not review the
12 entire packet of materials, because had they
13 done, so they would have seen that the
14 existing easements and wetlands were already
15 annotated and shown on the site plan, so that
16 comment really is somewhat moot.

17 Unfortunately, we have not received the
18 final sign off from DOT relative to the
19 interconnecting road from Hinsdale to Warners.
20 We understand that the criteria that was
21 required to be submitted to DOT has in fact
22 been submitted, and that those final plans are
23 under review at this point in time.

24 Subject to any comment that's received
25 tonight, I would say that you could consider

1 PRELIMINARY MATTERS
2 moving to close the public hearing because any
3 modification to that road can be dealt with at
4 a later time; and that's only dealing with an
5 access point for the right in and right off of
6 the connector road, as I understand it.

7 So that being the case, the public
8 hearing has been continued tonight for the
9 primary reason of hopefully getting DOT's
10 comments and sign off on that road design that
11 are forthcoming and subject to any other
12 comment the public may have this evening, you
13 can proceed accordingly.

14 CHAIRMAN FATCHERIC: Thank you,
15 Mr. Curtain. Since this is a continuation, we
16 can go directly to the public. If you wish to
17 speak, I ask that you give your name and
18 address for the record, and you keep your
19 comments to three minutes or less. Is there
20 anyone in the audience who wishes to comments
21 on this application?

22 (Audience Member Raises Her Hand.)

23 CHAIRMAN FATCHERIC: Yes, ma'am.

24 MS. CONWAY: Nancy Conway, 534 Hinsdale
25 Road. I just have a question. I wonder, on

1 PUBLIC COMMENTS - NANCY CONWAY
2 the east side of Hinsdale Road where my house
3 is, there are two properties that I believe
4 Cameron owns; one is right next to my house,
5 and one is in the center of the block. Has
6 anything been decided on what you are going to
7 do with the two properties; and if so, what's
8 the timetable for that?

9 MR. CURTAIN: The Applicant can respond
10 to the question directly to the chair, if they
11 care to.

12 CHAIRMAN FATCHERIC: Kevin, give your
13 name and address again for the record.

14 MR. ELDRED: Kevin Eldred, Cameron Group,
15 1007 Overlook Terrace in Cazenovia, New York.

16 Those two properties are not part of --
17 the properties are not part of the
18 application, you know, the actual tax map
19 numbers; and so therefore, at this point
20 they're just residential, and so they're not
21 part of this application, so they'll remain
22 residential.

23 MS. CONWAY: Okay.

24 CHAIRMAN FATCHERIC: Is there anyone else
25 in the audience who wishes to comment on the

1 PUBLIC COMMENTS - CAROL LAW

2 application?

3 (Audience Member Raises Her Hand.)

4 CHAIRMAN FATCHERIC: Yes, ma'am, name and
5 address for the record.

6 MS. LAW: Carol Law, 205 Woodmont Drive.

7 I want to clarify three intersections and how
8 again they're going to be dealt with.

9 CHAIRMAN FATCHERIC: Okay.

10 MS. LAW: First, Hinsdale and Warners, I
11 guess north, this is -- first two
12 intersections deal with people exiting to go
13 north back way, like maybe to Warners, or to
14 -- north to Baldwinsville or whatever, and I
15 know there was a little discussion last time
16 talking about that, that corner and that four
17 intersection. And if you could clarify that
18 again as to what the plan there is?

19 The same problem plus for -- I will ask
20 about for Bennett and Warner's intersection
21 for traffic going again to the north. That
22 not being as bad of an intersection, but that
23 having traffic being built up to it over the
24 past year or two turning, again, going left
25 onto Warners now that additional traffic has

1 PUBLIC COMMENTS - CAROL LAW

2 been considered.

3 And also, the Bennett and Milton Ave
4 intersection for traffic coming out and how
5 that will be handled, such again, like a
6 traffic light there coming out of the township
7 onto Bennett, and then at the corner of
8 Bennett and Milton, a traffic light.

9 These are all intersections as to traffic
10 lights or how the road needs to be widened or
11 what will happen to them in order to
12 accommodate the additional traffic and the
13 problems of traffic already being built up at
14 these intersections and how it's going to --
15 what thought has been put into these
16 intersections.

17 CHAIRMAN FATCHERIC: Okay. Mr. Sgromo,
18 could you go through all of these
19 intersections and what the proposed changes or
20 upgrades or --

21 MR. ELDRED: I'd like to address that.

22 CHAIRMAN FATCHERIC: Sure.

23 MR. ELDRED: Is there an aerial?

24 MS. CLANCY: I don't have an aerial on
25 this.

1 PUBLIC COMMENTS - CAROL LAW

2 MR. ELDRED: Okay. We'll try to work
3 with this here. First of all, when this
4 project went through zone change, part of the
5 process of going through the zone change was
6 that we had to conceptually show what this
7 whole area would look like to be built. And
8 one of the parts to that was showing access,
9 which was this connector road. The Town of
10 Camillus engaged a study to study all the road
11 networks around this property and hired a
12 traffic engineer that we participated
13 obviously in the cost of that, with the
14 cooperation of the engineers of the town.

15 What they did is they forecasted out and
16 said if there's just normal growth here and
17 there was never this project here, what would
18 happen to all the roadway systems. And what
19 it showed is there were failing intersections
20 that were -- everything from widening roads to
21 installing new traffic signals, to a number of
22 different road improvements. So whether this
23 project was ever to be built what is showed is
24 that existing as well as 20 years looking out
25 with normal growth in the town, there are road

1 PUBLIC COMMENTS - CAROL LAW
2 improvements that have to be borne by the town
3 to fix the problems that are there.

4 As part of the process to put this
5 connector road in here, the New York State DOT
6 said we're going to say we've got to fix
7 various intersections in and around the town,
8 and if you build this connector road, we're
9 going to allow for you to have these approvals
10 if you participate in the cost of these road
11 improvements.

12 So there is a report called An Access
13 Modification Report, that I was just looking
14 at the file today that the town started in
15 2005, the study of all the road improvements.
16 If that went and received the final approval
17 in a letter dated November 28th from 2006 from
18 New York State Department of Transportation,
19 and that is what was read into the minutes
20 saying Syracuse Office of County Planning said
21 in their comments there, that as long as you
22 follow the Access Modification Report and all
23 the latest improvements are done to the road
24 systems, we're fine. And they project again,
25 all the studies of the roadway systems project

1 PUBLIC COMMENTS - CAROL LAW

2 20 years out. So all of those intersections
3 are in that Access Modification Report.

4 MS. LAW: So do they cover the three
5 intersections that I asked about?

6 MR. ELDRED: The report and studies
7 include those three as well as several other
8 intersections.

9 MS. LAW: And are the modifications you
10 are talking about going to take place within
11 the next year or two years prior to this
12 taking place?

13 MR. ELDRED: Yeah. Part of the approvals
14 to that was that those roadway improvements
15 need to happen at the front end before
16 business can take place and open for business
17 here. So they're requesting that those
18 modifications that are going to fix problems
19 that they project both today as well as 20
20 years out happen at the front end of the
21 project.

22 MS. LAW: So I need to read the report in
23 order to get the answer to the intersections?

24 MR. ELDRED: There's a list of --

25 MR. GOETHE: Well, the one intersection

1 PUBLIC COMMENTS - CAROL LAW

2 that you described, the Bennett and Milton Ave
3 intersection is going to be widened and
4 actually signalized, and that will solve --
5 that one failed miserably in the study, and so
6 that will solve a lot of problems there.

7 The report addressed and studied those
8 two other intersections with the Warners
9 intersection that you are talking about, but
10 there is no improvements that need to be made
11 there. And their anticipation is that all the
12 work that's getting done from here down,
13 including the connector road, will alleviate
14 the stress.

15 MS. LAW: Have you ever gone up Hinsdale
16 and turned left on Warners?

17 MR. GOETHE: Yes.

18 MS. LAW: And you don't consider that a
19 problem intersection?

20 MR. GOETHE: Yeah, it's not -- the
21 problem is this does not create that problem,
22 that problem is there.

23 MS. LAW: Correct. I'm just talking
24 about with additional traffic coming down --
25 coming up Hinsdale, that to handle even

1 PUBLIC COMMENTS - CAROL LAW

2 additional, that that's not considered?

3 MR. GOETHE: But the study didn't show --
4 the study did not show us impacting those
5 intersections.

6 MR. ELDRED: Could I turn this over to
7 the town?

8 MR. CZERWINSKI: Well, there are two
9 different issues up on Warners Road; one is
10 related to the traffic volumes, which while
11 the traffic volumes are high, they do not
12 exceed the County's requirements for
13 improvement of the intersections.

14 The other is an alignment issue, which
15 the County has undertaken to study themselves
16 and is looking to see what the County can do
17 to improve the intersections, both at Hinsdale
18 and Warners, and Bennett at Warners. But
19 they're not volumetric issues there, they're
20 alignment issues that the County is studying,
21 and that is why they requested additional
22 right-of-way frontage from the developer, so
23 they can realign the intersection at Hinsdale
24 Road at some time in the future.

25 But as of right now, I don't know what

1 PUBLIC COMMENTS - CAROL LAW
2 that schedule is.
3 MS. LAW: So they don't feel even like a
4 traffic light or anything --
5 MR. CZERWINSKI: That's correct.
6 MS. LAW: -- is needed due to an
7 increased volume?
8 MR. CZERWINSKI: Not at this time. The
9 traffic lights being added at Bennett Road are
10 required at this point in time.
11 MS. LAW: For Milton?
12 MR. CZERWINSKI: Milton and Bennett Road,
13 that's correct.
14 MS. LAW: They don't feel that, really?
15 MR. CZERWINSKI: That's correct.
16 MS. LAW: Okay. Thank you. Thank you.
17 CHAIRMAN FATCHERIC: You're welcome. Is
18 there anyone else in the audience who wishes
19 to comment on this application?
20 (Whereupon, no comments were made.)
21 CHAIRMAN FATCHERIC: Hearing none. Are
22 there any additional comments from the Board
23 Members?
24 MS. WHEAT: None for me.
25 MR. FLAHERTY: None.

1 PROCEDURAL MATTERS

2 MR. LOGANA: None.

3 CHAIRMAN FATCHERIC: Any additional

4 comments from staff?

5 MR. CZERWINSKI: I have none.

6 MR. CURTAIN: No further comments.

7 CHAIRMAN FATCHERIC: Hearing none. Is

8 there a motion to close this public hearing?

9 MR. FLAHERTY: So moved.

10 MR. LOGANA: Second.

11 CHAIRMAN FATCHERIC: Any discussion? All

12 in favor?

13 (Whereupon, the Board Members unanimously

14 said Aye.)

15 CHAIRMAN FATCHERIC: Opposed?

16 (Whereupon, no response was given.)

17 CHAIRMAN FATCHERIC: So carried. Thank

18 you.

19 MR. CURTAIN: Mr. Chair, at our

20 pre-meeting we discussed the process going

21 forward. And per your direction, I will draft

22 the SEQR findings, and a resolution for the

23 Board's consideration and potential adoption

24 for your next regularly scheduled meeting in

25 June.

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PROCEDURAL MATTERS

CHAIRMAN FATCHERIC: Okay. Thank you,
Mr. Curtain. So that under old business we
had Township 5, but Mr. Curtain stated why we
can't move on the application this evening.

(Whereupon, the public hearing has been
closed.)

* * * * *

REPORTER'S CERTIFICATE

I, MARY AGNES DRURY, Court Reporter and
Notary Public, certify:

That the foregoing proceedings were taken
before me at the time and place therein set forth, at
which time the witness was put under oath by me;

That the testimony of the witness and all
objections made at the time of the examination were
recorded stenographically by me and were thereafter
transcribed;

That the foregoing is a true and correct
transcript of my shorthand notes so taken;

I further certify that I am not a relative or
employee of any attorney or of any of the parties nor
financially interested in the action.

MARY AGNES DRURY, CR

**Town of Camillus
Planning Board
June 9, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
Lynda Wheat
John Williams
Martin Voss

Staff Present

Paul J. Curtin, Esq.
Paul Czerwinski, PE

Members of the Public

Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
Ten others

Not Present

John Trombetta

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

New Business

**Yager, Mary Jane
Sketch Plan**

TP#010.-02-36.1

Donald Olson, representing Mary Jane Yager, appeared before the Board to present a sketch plan application for a two-lot subdivision located at 6618-6622 VanBuren Road, zoned RR.

Chairman Fatcheric stated the clerk provided the Board with a secondary plan submitted by the applicant this evening. As requested by the applicant, the Board discussed the original plan and the amended plan, now referred to as Plan B and the consensus of the Board is that Plan B is the more appropriate plan.

Mr. Olson stated that the applicant is proposing to subdivide the 9.4± acre parcel into two lots, each being 4.7± acres. Currently, two homes are situated on the parcel, which share a common driveway. Mr. Curtin interrupted, stating that the Board is assuming that this new plan, Plan B, is the plan the applicant would like to advance. As the zoning district is RR, the town zoning regulation states that the minimum road frontage is 200'. The plan depicts 128.68' of road frontage for the proposed Lot A and 217.73' of road frontage for the proposed Lot B. In his opinion, the Board does have discretion to consider Lot A, a "flag lot" for all intents and purposes as the road frontage is proposed at 128.68', falling short from the required zoning regulation of 200'. Additionally, Mr. Curtin noted that the property is serviced by one driveway, shared by both houses and providing the only access to both. As such, if the Board were to proceed with the application, he would recommend they require the applicant apply for and obtain an additional curb cut from the County Department of Transportation.

The applicant advised that they have obtained a letter from the Onondaga County Department of Transportation, which stated that after review of the referenced proposal, they have determined that the location meets the sight distance requirements for access however, they will not issue a permit until all local requirements are satisfied pursuant to their regulations. Furthermore, the department will require review of the access location prior to the filing of the subdivision final plan. After reviewing the letter, the Board advised the applicant that the County DOT would need to clarify that Plan B, dated received by the Planning Board June 9, 2008 was the plan reviewed.

In response to the shared driveway concerns, Mr. Olson stated that upon the sale of the log cabin (Lot A), a condition would be implemented that a separate driveway be installed as the only full access. Mr. Curtin inquired if the existing driveway would then service only Lot B and if the joint/shared driveway would be abandoned beyond the farmhouse. Mr. Olson stated that that was correct; the driveway servicing Lot B would be abandoned beyond the farmhouse.

The Board inquired if all utilities were separate, and the applicant indicated that they were. Both properties are on public water and private sewers. The Board instructed the applicant to provide the location of the leach fields for both properties.

Ms. Wheat motioned to close the amended submission for the sketch plan application dated June 9, 2008. Mr. Fittipaldi seconded the motion and it was approved unanimously.

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.

As recommended by Mr. Curtin, Mr. Fittipaldi motioned to refer this application to SOCPA for their review. Mr. Logana seconded the motion and it was approved unanimously.

**Home Depot Plaza – Phase 3
Amended Site Plan**

TP#017.-04-48.3

Marco Marzocchi representing the Widewaters Group appeared before the Board to present an amended site plan for the expansion of the Home Depot Plaza Phase 3, to be considered the third and final phase of the Home Depot site. The property is zoned C-3.

The modification to the elevation presented depicts erecting seven 10' x 10' exterior overhead doors, to be located on the north elevation of the outparcel building. This modification represents one additional exterior overhead door from the site plan approved on April 14, 2008, which approved six.

When asked if any other portion of the footprint was to be altered, Mr. Marzocchi stated that it would not be further altered.

Mr. Czerwinski commented that he had received and reviewed the landscaping and dumpster enclosure information and found them to be in compliance to what the Board requested. He also received the lighting information and upon review found that the

lighting levels are slightly brighter than what is expected, but that they conform to existing lighting serving the rest of the plaza. He stated that the light poles currently placed in the plaza parking lot are slightly higher than the Town's new guidelines, which create slightly brighter light levels at the poles. He commented that as the height of the poles create the brighter light levels; However they would most likely be approved.

Ms. Wheat motioned to approve the amended site plan for Home Depot Plaza Phase 3 as depicted on the elevations dated received June 4, 2008, as prepared by Lauer-Manguso & Associates Architects. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Old Business

Township 5 Site Plan

**TP#'s 017.-05-65.1, 017.-05-66.1, 017.-05-03, 017.-05-67.1,
017.-05-70, 017.-05-22, 017.-05-71, 017.-05-42, 017.-05-43,
017.-05-44, 017.-05-46, 017.-05-49, 017.-05-50, 017.-05-51,
017.-05-52, 017.-05-53, 017.-05-54, 017.-05-55, 017.-05-56,
017.-05-57, 017.-05-59, 017.-05-60**

Mr. Curtin apologized that the draft findings for SEQR have not been completed, and commented that he has been going through all the studies and submissions that have been prepared by the applicant with great detail, inclusive of the parking plan, the traffic analysis, the off-site mitigation pertaining to the stormwater detention and all the various impacts, and because of the nature and scope of the project, the findings must be very detailed and supported by the corresponding documents.

At the request of the applicant, the Board scheduled a special meeting for June 17, 2008 at 6:00 pm, to review the SEQR findings and the potential of the conceptual site plan approval.

Store- America Amended Site Plan

TP#017.-05-01.0

Timothy Mahoney of Emerald Management Group, LLC, appeared before the Board to present an amended site plan for Store America, located at the corner of Bennett Road and Milton Avenue, zoned Industrial.

As previously requested by the Board, Mr. Mahoney presented the amended plan which identified the reserve parking spaces and the location of the designated rental truck parking. When asked about the lighting and the building elevations, Mr. Mahoney indicated that there would be lighting attached to the building, identical to that on the main building. He provided the lighting cut sheet. The lighting is designed to match the existing building, it does not meet the Town's new lighting guidelines which were adopted after the original site plan approval. He stated that there would be five lights placed on the new building. With regard to the elevations, he stated that he has not provided the building elevation as Store America does not obtain official elevations until there is a conceptual approval.

The applicant also stated that because they have improved their impervious surface coverage they have altered a portion of the stormwater infiltration basin area to be re-

established for parking. They have done this as it is practical and makes sense as they gain additional snow storage area.

Mr. Logana inquired what would happen to the existing “outside storage” on the site. Mr. Mahoney stated that by the time construction begins, there would be no outside storage on the site. He offered that outside storage was not to be allowed on the site, and there had been a communication error between management, which allowed it to happen, as this is the only site that does not allow it.

Mr. Williams requested the access code for the entrance gate be provided to the fire department.

Mr. Curtin stated that the amended site plan meets and exceeds the parking requirements per the variance granted by the Zoning Board of Appeals.

Mr. Czerwinski stated that the drainage calculations have not been reviewed.

Mr. Curtin again requested the applicant provide a copy of the signed restrictive covenants as conditioned upon by the original site plan approval.

After a brief discussion, Chairman Fatcheric instructed the applicant that the following information would be required for the Board’s review:

1. the access code be provided to the fire department
2. the signed restrictive covenants
3. the building elevations inclusive of the look and color
4. the drainage calculations to be reviewed

Minutes of the Previous Meeting

Chairman Fatcheric stated that the Board was not ready to approve the minutes from May 28, 2008, as the attorney has requested revisions prior to the approval.

Discussion

As Chairman Fatcheric noticed Jeffrey Harrop from SOCPA was in the audience, he inquired if there was anything he would like to share, formally or informally. Mr. Harrop stated that he was just attending meetings within the County to see how they are conducted. The Board welcomed him.

The Board had no items for discussion this evening.

Correspondence

The Board had no items of correspondence and/or vouchers this evening.

Comments of the Town Officials

The Town Officials assembled had no comments this evening.

Comments of the Attorney

Mr. Curtin asked Councilor MacRae the procedure to follow when the Planning Board recommends the Town Board review the possibility to downscale the parking requirements for a particular use such as self storage which does not require significant parking. He then requested that instead of referring these matters to the Zoning Board of Appeals, the Town Board take the matter under advisement and/or under consideration.

Comments of the Engineer

Mr. Czerwinski commented that he met with Bob Trybulski of Benderson Development at the Camillus Commons, specifically to discuss the Vanida Drive entrance in front of the Applebee's restaurant. He reiterated the Board's concerns to Mr. Trybulski and again went over the letter of requirements. He stated Mr. Trybulski took the letter back to his office where they are considering the possibility of revising the plan to relocate the curbing on the inside of the radius in front of the Applebee's restaurant. They are also contemplating removing the center island all together.

They also spoke about the detention pond, which is in need of repair. Mr. Trybulski indicated that there was an agreement with the school pertaining to the maintenance of the detention pond. Mr. Czerwinski stated that he requested Mr. Trybulski find out what the definition of the agreement entails, i.e.: maintenance or mowing.

Comments of the Board Members

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 7:48 pm, seconded by Mr. Logana and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
June 17, 2008
6:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
Lynda Wheat

Staff Present

Paul J. Curtin, Esq.
Paul Czerwinski, PE

Members of the Public

Sixteen others

Not Present

John Trombetta
John Williams
Martin Voss

Chairman Fatcheric called the meeting to order at 6:05 pm, followed by the Pledge of Allegiance. He stated that this was a special meeting of the Town of Camillus Planning Board to address the SEQRA Findings and Site Plan Resolution for Township 5.

**Township 5
Site Plan**

**TP#'s 017.-05-65.1, 017.-05-66.1, 017.-05-03, 017.-05-67.1,
017.-05-70, 017.-05-22, 017.-05-71, 017.-05-42, 017.-05-43,
017.-05-44, 017.-05-46, 017.-05-49, 017.-05-50, 017.-05-51,
017.-05-52, 017.-05-53, 017.-05-54, 017.-05-55, 017.-05-56,
017.-05-57, 017.-05-59, 017.-05-60**

Mr. Curtin began, stating that the public hearing for this application had been closed on May 28, 2008, and that a draft 'Statement of Findings' pertaining to the Full Environmental Assessment Form and that a draft resolution for the overall site approval have been prepared for the Board to consider. As of this point in time, the Planning Board has taken lead agency status for purposes of the SEQRA and has already determined that this proposal is a "Type 1" action. For clarity to those assembled, this is considered an action that may have major significance and impact on the community and that is why the findings are very detailed. Mr. Curtin then read the draft "Statement of Findings Full Environmental Assessment Form" into the record, which are appended to these minutes.

As the Board had no further comments, Mr. Flaherty motioned to declare a negative declaration under SEQRA, seconded by Mr. Fittipaldi and approved unanimously. Due to the nature of this application, the clerk was requested to poll the Board:

Ms. Wheat	-	Aye	Mr. Logana	-	Aye
Mr. Flaherty	-	Aye	Mr. Fittipaldi	-	Aye
Chairman Fatcheric	-	Aye			

The motion was unanimously approved.

Mr. Curtin clarified for those assembled that although the Board is considering site plan approval, it is within the Board's jurisdiction to grant only a limited site plan approval; that being for the footprint of the project and infrastructure, indicating the developer would be required to submit site-specific applications, as the site is developed.

Mr. Curtin then read the draft 'Resolution issuing Site Plan Approval' for Township 5 into the record, which is appended to these minutes.

Mr. Flaherty motioned to approve the site plan for Township 5 as stated in the draft 'Resolution issuing Site Plan Approval', seconded by Mr. Fittipaldi and approved unanimously. Due to the nature of this application, the clerk was requested to poll the Board:

Ms. Wheat	-	Aye	Mr. Logana	-	Aye
Mr. Flaherty	-	Aye	Mr. Fittipaldi	-	Aye
Chairman Fatcheric	-	Aye			

The motion was unanimously approved.

With no further business before the Board, Mr. Logana motioned to adjourn the meeting at 6:30 pm, seconded by Ms. Wheat and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

STATEMENT OF FINDINGS
FULL ENVIRONMENTAL ASSESSMENT FORM

PROJECT: TOWNSHIP 5

**LOCATION: HINSDALE ROAD; WARNERS ROAD; BENNETT ROAD;
NEW YORK STATE ROUTE 5
TOWN OF CAMILLUS
COUNTY OF ONONDAGA
STATE OF NEW YORK**

DATED: JUNE 17, 2008

A Full Environmental Assessment Form ("FEAF") has been prepared for the Township 5 Development which addresses the potential environmental impacts associated with the project. The proposed project includes the development of "Lifestyle Center" to include retail, office, hotel, movie theatre, fitness center and apartments on approximately 68 acres of land and a build of approximately 848,000 square feet of retail, commercial and residential space in the Town of Camillus, County of Onondaga and State of New York. The Site is north of NYS Route 5, west of Hinsdale Road and south of Bennett Road and Warners Road.

The Town of Camillus Planning Board, as lead agency pursuant to 6 NYCRR Part 617.6 of the State Environmental Quality Review Act ("SEQRA"), having reviewed and accepted all submissions prepared by the Applicant and its professional advisors, finds this action is:

1. Consistent with social, economic and other essential considerations from among the reasonable alternatives thereto, the action to be carried out or approved is one which minimizes or avoids adverse environmental effects to the maximum extent practical; including the effects disclosed in the submissions to the Board.
2. Consistent with social, economic and other essential considerations to the maximum extent practicable, adverse environmental effects revealed in the SEQRA process will be minimized or avoided by incorporating as conditions to the decision those mitigative measures which were identified as practicable; and
3. The FEAF is comprehensive and contains facts and conclusions relied upon to support the Planning Board findings.

A. PROJECT DESCRIPTION:

1. The proposed project consists of the development of a lifestyle center to include retail, office, hotel, movie theatre, fitness center and apartments consistent with Town Zoning requirements with the application and associated infrastructure facilities.

2. The infrastructure includes internal roadways; a new connector road; a sanitary and storm drainage system as well as a pure water service. Telephone, cable television, gas and electric service will be provided by local companies.
3. Construction inspection of proposed utilities will be conducted by the Town of Camillus or its designated representative, at the expense of the Applicant. Specific cost estimates will be determined by the Town on the basis of the Applicant's construction schedule.

B. PURPOSE, NEEDS AND BENEFITS:

1. The Developers purpose for developing the site is to meet the demand for convenient retail and commercial services in the Town of Camillus and otherwise enhance the Towns quality of life.
2. Based upon the present experience of, the Project Developer, they believes that sufficient consumer demand exists to support a residential, commercial and retail development of this nature.

C. APPROVALS:

The following approvals are required for the Developer of the proposed application.

1. Town of Camillus Town Board, Lead Agency: SEQRA Review, and Approval for zone change to PUD.
2. Town of Camillus Planning Board, Lead Agency: SEQRA Review and site plan review.
3. Onondaga County Department of Health: Review and approval of the engineering design for the sanitary and storm sewer system.
4. Onondaga County DOT: Curb cuts for access to property.
5. New York State DOT: Connector road between Bennett and Hinsdale Road and consent for termination of previously imposed "NO Break in Access".

D. CONSTRUCTION:

1. Construction is expected to occur in two (2) phases to include all roads and related infrastructure. Thereafter the development will be built out over a three (3) year period.

2. It is not contemplated that blasting will be necessary or employed at this site. Test holes have been dug in several locations the results of which support this conclusion.
3. Mitigation measures will be implemented to control noise and dust during construction. Fugitive dust and windblown sediment control will be accomplished by periodic watering of open areas. Vegetative cover and landscaping will be established as quickly as practical to assist in reducing the rate of runoff and prevent erosion of exposed soils. Erosion control fabric will be used on disturbed soil areas. Site development work should be initiated as soon as weather conditions allow. This in itself will serve to mitigate adverse impacts on surrounding areas.

E. GEOLOGY, TOPOGRAPHY, SOILS:

1. Construction will result in few alternatives to site topography in order to obtain proper grades for construction. During earthwork, every effort will be made to balance the cut and fill on the site.
2. Erosion control measures will be implemented throughout the site with special attention given to the areas around the detention basin structure.
3. Mitigation measures to be employed are as follows:
 - (a) Locating buildings, driveways and other improvements consistent with the site plan approved by the Town of Camillus Planning Board.
 - (b) Limiting grading, cutting and filling to only those areas specified for development.
 - (c) Installing erosion control barriers, i.e., hay bales and filter cloth, adjacent to drainageways and at the down hillside of the open excavated areas during construction.
 - (d) Completing construction of utility lines on the site in as short a period of time as practical in order to limit soil exposure.
 - (e) Utilizing erosion control devices during construction, to control runoff and retain sediments. These include devices such as hay bales, fabric filters and dikes placed downgradient from disturbed areas.
 - (f) Establishing vegetative cover and landscaping as quickly as practical to assist in reducing the rate of runoff and prevent erosion of exposed soils.

WATER RESOURCES:

Public water service and sanitary sewerage disposal shall be provided to the site. There is adequate capacity in existing lines to facilitate the addition of the apartment units in this community.

F. ECOLOGICAL RESOURCES:

1. The project site encompasses inactive and otherwise dormant land.
2. Construction of buildings and roadways will require the removal of existing vegetation and will cause a minimal displacement of wildlife.
3. No threatened or endangered species were identified.

G. LAND USE AND ZONING:

1. The existing surrounding land use of the project site is a combination of residential, commercial and open space. The proposed use of the site for the development of a mixed use "Lifestyle Center", therefore, considered compatible.
2. The proposal will be consistent with the present PUD Zoning classification and it will have far less adverse impact than if it were to be developed consistently with the previous zoning classification, that being industrial.

H. TRAFFIC RELATED ASPECTS:

Based upon the traffic review done by Onondaga County DOT and NYS DOT, the roads serving the community will continue to operate at an acceptable level after the connector road is completed and required off site improvements installed.

I. UTILITIES AND COMMUNITY SERVICES:

1. Telephone, cable television, and gas and electric services will be provided by local companies.
2. Police protection will be provided by the Town of Camillus Police Department and the Onondaga County Sheriff's Department.
3. Solid waste disposal will be in accordance with programs developed by Onondaga County.
4. Fire protection will be provided by the Fairmount Fire Department.

5. Given the type of development proposed it is reasonably believed that the impact of this project on the School District should be minimal.
6. All of the required improvements, drainage system, water and sewer system must be bonded by the Developer as may be required by the Town of Camillus, County of Onondaga or State of New York DOT.

J. HISTORIC AND ARCHAEOLOGICAL RESOURCES:

This site is neither historical nor does it have a high archaeological value.

K. DEMOGRAPHICS AND FISCAL IMPACTS:

Population projections indicate that the project will result in an increase of approximately six hundred (600) persons, one hundred (100) of whom may be school age children. This will present a negligible impact to the school district.

L. NOISE ALTERNATIVES:

The design and alternative uses were all explored by the Applicant. The chosen alternative balances the needs of the project Sponsor with the social and environmental characteristics of the area.

M. RESOURCE COMMITMENTS:

The construction of Township No. 5 will result in irreversible and irretrievable commitment of land, energy, labor and economic resources.

N. GROWTH INDUCING AGENTS:

Generally, the proposed development results in few significant growth inducing impacts. The project will serve to support and service existing retail and commercial needs that exist in the community as a result of residential growth in the surrounding area.

O. CERTIFICATION TO APPROVE/FUND/UNDERTAKE:

Having considered the Full Environmental Assessment Form with Addenda and having considered the preceding written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met; and
2. Consistent with social, economic and other essential considerations from the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable and the adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable; and

3. (And if Applicable) Consistent with the applicable policies of Article 42 of the Executive Law, as implemented by 19 NYCRR Part 600.5, this action will achieve a balance between the protection of the environment and the need to accommodate social and economic consideration.

**TOWN PLANNING BOARD OF THE
TOWN OF CAMILLUS**

By: _____

JOHN A. FATCHERIC, II

Address of Agency:

cc: Other Involved Agencies
Applicant

**TOWN OF CAMILLUS
PLANNING BOARD**

**APPLICATION OF
HINSDALE ROAD GROUP, LLC
FOR SITE PLAN APPROVAL
FOR TOWNSHIP NO. 5**

June 17, 2008

RESOLUTION ISSUING SITE PLAN APPROVAL

Motion by Member Richard Flaherty:
Second by Member Donald D. Fittipaldi:

WHEREAS, Hinsdale Road Group, LLC (the “Applicant”) as owner of the real property commonly known as Township 5 located in the Town of Camillus, County of Onondaga and State of New York has applied to the Town of Camillus Planning Board for site plan approval of the development of Township 5 consisting of the construction of a “Lifestyle Center” to include retail, office, hotel, movie theatre, fitness center and apartments on approximately 68 acres of land and a build out of approximately 848,000 square feet of retail, commercial and residential space (collectively, the AProject@); and

WHEREAS, the proposed site is located at Hinsdale Road, Warners Road, Bennett Road and New York State Route 5 (the “Site”); and

WHEREAS, the Planning Board has primary responsibility for approving the proposed Township 5 project by virtue of its site plan review authority under Section 1205 of Chapter 30 of the Camillus Municipal Code; and

WHEREAS, the Planning Board determined that the Project is subject to the State Environmental Quality Review Act (ECL, Article 8) and its implementing regulations (6 NYCRR Part 617) (collectively, “SEQRA”), and that the Project constitutes a Type 1 action under SEQRA, and declared itself lead agency pursuant to SEQRA for purposes of coordinating review of the Project; and

WHEREAS, on the Applicant has completed and submitted to the Planning Board a full Environmental Assessment Form (the “EAF”) and associated documentation in connection with the Project; and

WHEREAS, at regularly scheduled meetings of the Planning Board and at a properly noticed public hearing held on May 12, 2008 and continued to May 28, 2008, the Planning Board obtained public input and carefully considered the EAF and associated documentation for the Project as well, the Planning Board received written comments from the Public; and

WHEREAS, all comments made during the public hearing and comment period have been addressed and any issues raised by the Onondaga County Planning Board, Onondaga County Department of Transportation and any other review agency have been addressed by the Applicant through project redesigns and documentation as discussed in greater detail in the negative declaration adopted by the Planning Board on June 17, 2008; and

WHEREAS, all procedures required by SEQRA and other applicable law were completed and the Planning Board gave full consideration to the relevant environmental impacts, facts and conclusions disclosed in the EAF; and

WHEREAS, on June 17, 2008, the Planning Board, having given full consideration to the relevant environmental impacts, and to the EAF and accompanying documentation specifically addressing the Project, certified that the requirements of 6 NYCRR part 617 had been met, and complied with the “hard look” test of identifying relevant environmental concerns and in so taking a hard look at such issues, the Planning Board, as lead agency and in accordance with SEQRA, found that the Project will not have a significant adverse impact on the environment and issued a negative declaration with respect to the Project; and

WHEREAS, in accordance with the requirements of the General Municipal Law, the Application, including supporting documentation, was referred to the Onondaga Planning Board for review, and on May 20, 2008, the Onondaga Planning Board passed a resolution recommending the approval of the Project so long as the Applicant’s traffic study was approved by the OCDOT and NYSDOT, the Town adheres to the break in access modification report dated October, 2006, the drainage study was approved and the lighting plan ensured that no glare or spillover is allowed onto adjacent properties and rights-of-way, and such issues have been addressed in the Notice of Determination of Non-Significance accompanying the Planning Board’s negative declaration determination; and

WHEREAS, in accordance with the applicable provisions of the Camillus Municipal Code, the Planning Board has reviewed the proposed site plans and associated documents submitted by the Applicant in Connection with the Project, and considered the on-site traffic routing parking configuration, public transportation accessibility, landscaping, pedestrian access and the geometric characteristics of all structures and related Improvements proposed for the Project, the aesthetic characteristics, including design, texture, materials, colors and illumination of the Project, and the physical attributes of the Site, including size, shape, elevation, topography and natural vegetation; and

WHEREAS, upon a thorough and complete review of the Site Plan and associated documents submitted by the Applicant, the Planning Board hereby finds as follows:

- a. The Project is in compliance with all applicable regulations of Chapter 30 of the Camillus Municipal Code, and all other applicable local, state and federal regulations;

b. The Project will not have an adverse impact upon the character or integrity of any land use within the immediate area which may have a unique cultural, historical, geographical, architectural or other special characteristic;

c. The Project is being developed in such a way as to ensure maximum amenities available to the Site based upon a consideration of the site plan and functional requirements of the Site;

d. The Project is physically and visually compatible with and will not impede the development or redevelopment of the general neighborhood or adversely affect existing land use within close proximity to the Site. To ensure this, the Planning Board reviewed the Site Plan and associated documentation, including a detailed Traffic Impact Study. This project includes constructing a connector road from Route 5 off ramp at Hinsdale Road to Bennett Road opposite the Route 5 on ramp. The Town of Camillus previously identified a need to study the transportation network in the vicinity of Hinsdale Road and Milton Avenue corridors, including safety, capacity and issues of future growth. Based on the findings of the study and an evaluation of the alternatives the Town believed that construction of an east-west connector from Hinsdale Road to Bennett Road is the alternative that best addresses current and future traffic concerns in this area. The Onondaga County Department of Transportation concurs with this approach. In order to accomplish this, the Town obtained New York State Department of Transportation's approval for a modification to access on the New York State Route 5 corridor.

With the majority of the Camillus population to the south of Route 5, there is a heavy traffic demand on Hinsdale Road and Milton Avenue corridors. Other than Hinsdale Road, Knowell Road is the only other route for north-south travel between Route 5 and the primary population areas; however, the current split diamond interchange only allows access to Route 5 to/from the Syracuse area via Hinsdale Road. The much higher use of the Hinsdale corridor to access Route 5, as well as cut-over traffic using Milton Avenue between Knowell Road and Hinsdale Road has resulted in a bottleneck condition that will continue to worsen as development occurs in the Town of Camillus. In addition to significant capacity concerns over the next twenty years, there are substantial existing accident problems that are as much as four times the state average(s). In addition, it is anticipated that the Town will continue to grow with residential and commercial/industrial development.

The connector road, when completed, will serve as a direct connection from the Route 5 off-ramp at Hinsdale Road to Bennett and Knowell Roads, providing multiple benefits to the Town of Camillus. First, it will significantly reduce the traffic volumes along the Hinsdale, Milton and Genesee Street Corridors by balancing the use of the two available north-south routes in the area. This will reduce accident rates at areas such as

Hinsdale Road and Milton Avenue and thus, improve safety. Second, it will promote the use of a more desirable north-south route. Hinsdale Road has significant grade changes between Milton Avenue and West Genesee Street while Knowell Road is more level and straight. Third, it will provide additional access to the large parcel of land adjacent to Route 5, between Hinsdale Road and Bennett Road.

The area identified as a primary bottleneck consists of Hinsdale Road/Milton Avenue/West Genesee Street intersections, some of which currently have failing levels-of-service and accident rates four time the statewide average for similar type intersections. With Knowell and Hinsdale being the only roadways connecting Route 5 with the populated areas to the south, Hinsdale carries more than double the traffic that Knowell does with 300-400 additional cars cutting across Milton Avenue from Knowell Road to Hinsdale Road during the peak travel hours. As previously stated, these corridors are also adjacent to areas anticipated for future growth, both residential and commercial.

The approved connector road will be located directly opposite of the Route 5 off-ramp at Hinsdale Road. It will be designed and constructed in such a way as to not conflict with existing traffic movements. Specifically, the intersection with Hinsdale Road will have a one-way right-turn only movement eastbound from the connector to southbound Hinsdale Road. This traffic will be physically prohibited from wrong-way movements on the off-ramp through a raised island intersection configuration.

Background traffic volumes were collected and projected 20 years into the future for all study alternatives, including a null alternative. Traffic analysis was subsequently completed to determine if future improvements to the transportation network will be necessary to accommodate the projected volumes.

Operational and safety evaluations were completed to determine which of the alternatives best served the needs of the Town's residents. The result indicated that the connector road provided the best operation and safety improvements. Benefits of this alternative include:

- The connector road evenly distributes traffic over the two available north-south roadways that connect Route 5 to West Genesee Street.
- Under 2027 conditions, the proposed connector road would remove 700 cars (25%) during the morning peak hour, 1,200 cars (30%) during the evening peak hour and 1,000 cars (30%) during the Saturday peak hour from Milton/Hinsdale intersection.
- A 30% reduction in traffic is expected to reduce accidents by 30-50% at this location by basic reduction in volume and substantial

reductions in turning movements.

- The connector road would reduce traffic along West Genesee Street by 300-500 cars during each of the peaks from Hinsdale Road to Kasson Road.
- The connector road would provide additional access to one of the last large properties (subject property) in the Town of Camillus providing an important economic development opportunity for the Town.

In summary, a connector road between Hinsdale Road and Bennett Road will provide long-term benefits to the local transportation network, primarily through a better dispersion of traffic over the two major north-south roads that connect Route 5 to the primary population areas of the Town. It will also result in significant improvements to traffic operations at several locations along Milton Avenue and West Genesee Street, as well as reduce accident potential at currently congested locations.

A complete Traffic Study has been performed by GTS Consultants and reviewed by NYSDOT during the connector road approvals. The connector road and improvements noted in the study will mitigate potential adverse impacts of this development. A complete copy of the Traffic Study for the project has been submitted to the Town of Camillus, and has been accepted as complete.

The connector road will be dedicated to the Town of Camillus upon completion. This will be done so the Town can control the flow of traffic in the area.

e. The Project is provided with adequate supporting public safety services such as fire and police protection, public and private utilities and all other supporting governmental services necessary and appropriate to the Project;

f. The designs for vehicular and pedestrian movements for the Project, including handicapped accessibility, provides for the safety of the general public;

g. The Project's parking and loading facilities are adequate and the location of same is appropriate;

h. The Project allows for adequate accessibility by emergency vehicles including adequate access to all buildings and structures and adequate provision for turning and free movement;

i. The Project has adequate provision for snow storage;

j. The Project is designed to benefit persons of all ages and mobility levels in the community; and

k. The general character and speed limits of the streets adjacent to the Project are appropriate and conducive to the development and operation of the Project.

WHEREAS, Section 904 of Chapter 30 of the Camillus Municipal Code provides that the Planning Board may make special findings with respect to the number of parking spaces required at a site where special circumstances exist; and

WHEREAS, the Site Plan provides for fewer parking spaces on the Site, than Chapter 30 of the Camillus Municipal Code; and

WHEREAS, after reviewing the Site Plan, the Planning Board has determined that, because the Project involves several overlapping uses that do not create conflict that are located on one parcel sharing various parking fields, special circumstances exist that allow for the effective reduction of parking spaces to fewer than those required by Chapter 30 of the Camillus Municipal Code and that this reduction will not have a negative impact on the Project or the surrounding neighborhood, and, therefore, a waiver should be granted allowing the Applicant to provide for the number of parking spaces as shown on the Site Plan; and

WHEREAS, no issues have been raised either verbally or in writing to the Town or the Town Planning Board since the Planning Board's issuance of the negative declaration for the Project that would lead the Planning Board to determine that the negative declaration was inappropriate as it has satisfied the "hard look" requirements of SEQRA relative to the issuance of negative declarations.

NOW, THEREFORE BE IT RESOLVED that Planning Board hereby grants Site Plan Approval for Township 5 based upon the Site Plans submitted to the Planning Board by the Applicant and dated May 12, 2008 (Overall Site Plan) and subject to the following condition:

No certificate of occupancy shall be issued for any of the retail buildings to be constructed on the Site until such time as the Applicant has completed all off-site highway improvements to the satisfaction of Onondaga County Department of Transportation, the NYSDOT and the Town Engineer's Office; and

BE IT FURTHER RESOLVED, that the Planning Board hereby makes a special finding that, based upon the special circumstances presented by the Applicant, the requirements of Section 900 of Chapter 30 of the Camillus Municipal Code with respect to the number of parking spaces required at the Site should be waived and approves the Applicant's provision of 2,271 total parking spaces at the Site as shown on the Site Plan dated March 20, 2008; and

BE IT FURTHER RESOLVED, that any minor non-material changes to the Site Plan may be approved by the Office of the Town Engineer and the Planning Board attorney, and considered “field changes”. Those changes and modifications include, but are not limited to, the streetscape plan; and

BE IT FURTHER RESOLVED, that the Planning Board Clerk is hereby directed to file the negative declaration issued by the Planning Board on June 17, 2008, for the Project with the Town Clerk, all involved agencies, the applicant and any individual who had requested a copy of same, and publish a notice of negative declaration in the New York State Department of Environmental Conservation’s Environmental Notice Bulletin; and

BE IT FURTHER RESOLVED, that the Planning Board Clerk is hereby directed to file a copy of this resolution approving the site plan for Township 5 with the Town Clerk.

Roll call Vote on Resolution:

	<u>Vote</u>	
	Yes	No
• <u>Lynda Wheat</u>	<u> X </u>	<u> </u>
• <u>Donald Fittipaldi</u>	<u> X </u>	<u> </u>
• <u>Richard Flaherty</u>	<u> X </u>	<u> </u>
• <u>John Fatcheric</u>	<u> </u>	<u> X </u>
• <u>Jason Logana</u>	<u> X </u>	<u> </u>

Resolution Declared:

\$	Adopted	<u> X </u>
\$	Defeated	<u> </u>

Resolution Certified by:

Town of Camillus Planning Board Clerk

Date

**Town of Camillus
Planning Board
June 23, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams
Martin Voss

Staff Present

Paul J. Curtin, Esq.
Paul Legnetto

Members of the Public

Roger Pisarek, 1st Ward Councilor
Five others

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

New Business

**Fairmount Fair Plaza
Dick's Sporting Goods
Amended Site Plan for Signage**

TP#048.-01-01

Anthony Rocchio representing Dick's Sporting Goods appeared before the Board to present an amended site plan for new signage to the retail store, located within the Fairmount Fair plaza. The property is zoned CP.

The proposal is to remove and replace the current signage for Dick's Sporting Goods. As portrayed on the plan, the signage "Dick's Sporting Goods" would be separated on two lines, the top line being "Dick's" and the bottom being "Sporting Goods". The lettering for "Dick's" is proposed to be 6' high, illuminated with channel letters inclusive of the standard ball logo, the lettering for "Sporting Goods" is proposed to be 1' 2 1/2" high both utilizing the standard Dick's Sporting Goods colors and trademark logos.

As there were no additional comments, 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. Fittipaldi seconded the motion and it was approved unanimously.

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

Ms. Wheat motioned to approve the amended site plan for the Dick's Sporting Goods Store #027 signage as displayed on the submission from Image One, dated June 5, 2008. Mr. Logana seconded the motion and it was approved unanimously.

Jason Decapio appeared before the Board to present a sketch plan application to subdivide a parcel of land located at 5014 NYS Rte. 174, zoned R-2 into two lots.

Mr. Decapio stated that the proposal is to subdivide the 10± acre parcel into two lots, Lot 1 being 8.5± acres and Lot 2 being 1.6± acres. He advised the Board that he has entered into an agreement with the State of New York Department of Environmental Conservation for the purchase of the proposed Lot 1, to be used as an access area for Nine Mile Creek, dedicating the land as “forever green”, never being developed. The proposed Lot 2 currently has a house located on it, which the applicant stated will be sold separately.

When asked the location for the public access to Nine Mile Creek from the proposed Lot 1, the applicant indicated there is currently one along Rte. 174, but as it is not very large, the State would like to place a larger parking area on the parcel.

When asked if the applicant had any correspondence with the State relative to the acceptance of the purchase of the property, he stated that the purchase is almost a “done deal”. As such, the Board requested copies of any correspondence and/or agreements for their review.

Mr. Flaherty advised the applicant that Lot 1 would need to be labeled “Not for building purposes” on the final filed map.

Mr. Curtin recommended that the Board request copies of any correspondence and/or agreements that the applicant has with the State. The Planning Board could then refer this application to the Town’s Parks and Recreation Department, to see if any other opportunities where the Town could interface with the State are available. Secondly, the comment “not for construction purposes” would need to be clearly noted on the map for Lot 1, as it is not a building lot nor will it become one. Doing so would alleviate the need for the property to be subject to wetland designation and other issues affecting the property.

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

Ms. Wheat motioned to close the sketch plan application dated June 5, 2008, with the drawing dated June 3, 2008. Mr. Fittipaldi seconded the motion and it was approved unanimously.

As recommended by Mr. Curtin, Ms. Wheat motioned to refer this application to SOCPA for their review upon receipt of the copies of correspondence and/or agreements with the State. Mr. Fittipaldi seconded the motion and it was approved unanimously.

The applicant failed to appear.

Old Business

**Buranich Funeral Home - 5425 W. Genesee St
Amended Site Plan**

TP#065.-04-01.0

Gregory Kenna, representing the Buranich Funeral Home appeared before the Board to present an amended site plan for the property located at 5425 West Genesee Street, zoned LBO.

Pursuant to General Municipal Law, Section 239 l, m, and n, this application was referred to the Onondaga County Planning Board, and acting as an advisory committee, the application was reviewed June 10, 2008, where the following was determined:

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.

As the Board asked for clarification for the intent of these additional parking spaces, Mr. Curtin advised that the intent for the amendment to the site plan is as follows:

1. The additional five auxiliary parking spaces are for the primary benefit of the adjacent funeral home, located at 5431 West Genesee Street, and
2. Per the applicant's testimony, which is stated on the record, there will be an employee of the funeral home on-site directing traffic at all times the parking area is being used, to ensure public safety.

After a brief conversation inquiring if the modifications to the site plan would continue for a different use, Counsel stated that it would not. A new site plan application would need to be approved if the use changed. Mr. Voss commented that he believes there is currently a moratorium on the creation of new businesses along West Genesee Street between Kasson Road and the Village line.

As there were no additional comments, Mr. Fittipaldi 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. Logana seconded the motion and it was approved unanimously.

Mr. Trombetta motioned to approve the amended site plan modifications that provide for additional overflow parking for the benefit of the funeral home, and which the applicant agrees that it would properly supervised at any time it is required to be used for excess parking and any additional modifications to the site would require further Planning Board review. Mr. Logana seconded the motion and it was approved unanimously.

Minutes of the Previous Meeting

Mr. Flaherty moved to approve the minutes of the meeting of May 28, 2008. The motion was seconded by Ms. Wheat and unanimously approved.

Mr. Flaherty moved to approve the minutes of the meeting of June 9, 2008. The motion was seconded by Mr. Logana and unanimously approved.

Mr. Logana moved to approve the minutes of the meeting of June 17, 2008. The motion was seconded by Mr. Fittipaldi. Mr. Williams requested a change to the FEAF for Township 5, stating that fire protection will be provided by the Fairmount Volunteer Fire Department. The motion was unanimously approved with the above correction.

Discussion

Cam's Pizzeria

Chairman Fatcheric stated that the Cam's Pizzeria site, located at 112 Kasson Road, has a new tenant and that a Certificate of Occupancy has been issued. Mr. Curtin advised the Board that there are incomplete and unresolved site issues that are inconsistent with the approved site plan. New building permits for tenant build out are being granted. Going forward, he recommends the Board consider the total potential of the space; inclusive of the number of potential storefronts and the number of parking spaces. The Board could limit the number of tenants in order to alleviate the intensity of use.

After a brief conversation, Mr. Voss recommended that Mr. Curtin correspond with Tom Price, COE to discuss that this property is in noncompliance of the previously approved site plan and that no further permits should be issued for this property. Ms. Wheat seconded the motion and it was approved unanimously.

As there are fees that have been outstanding for this account, the Board inquired what the next step for collecting the uncollected fees would be. Mr. Curtin advised that he would speak to Mr. Price and then corresponded with Ms. Sutphan, Mr. Calascibetta's legal counsel to advise that if the fees were not paid, the Town of Camillus Planning Board would take appropriate action.

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of April 27, 2008 to May 31, 2008 for \$9,365.94, \$8,990.94 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Logana, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the months of April and May 2008 for \$3,187.50, \$812.50 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.

Comments of the Town Officials

Councilor Pisarek corrected Mr. Voss, stating that there is not a moratorium pertaining to new business along West Genesee Street from Kasson Road. The Town's Comprehensive Plan states "Along West Genesee Street from Knowell Road to the Village line there is a mixture of uses on both sides of the street, which have occurred within the past fifteen years. Some rezoning from Residential to LBO was done to allow limited business uses on certain parcels. There may be a need to consider further zone changes to allow the conversion of uses on other parcels in this area, particularly on the south side of West Genesee Street. However, at this point the Town Board has elected to defer making any decisions without having a specific application before it for consideration."

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Legnetto had no additional comments this evening.

Comments of the Board Members

The Board members had no additional comments this evening.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 7:32 pm, seconded by Mr. Flaherty and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
July 28, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams

Not Present

Jay Logana, Vice Chairman
Martin Voss

Staff Present

Paul J. Curtin, Esq.
Paul Czerwinski, PE
Dirk Oudemool, Esq.

Members of the Public

Joy Flood, ZBA Chairperson
Kathy MacRae, 2nd Ward Councilor
Twelve others

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

New Business

**Malibu Hills Estates – Phase 1, Section 1
Final Plat**

TP#015.-01-12.1 & 015.-01-13

Mr. Curtin recused himself from this application as he represents the applicant.

Bill Morse of W. M. Engineers and Victor Grozdich of Snowbirds Landing LLC appeared before the Board to present the final plat for the Malibu Hills Estates-Phase 1, Section 1 subdivision.

The plan depicts twenty-seven single family homes located along Malibu Hills Drive, near the connector street of Venus Path. Mr. Morse stated that the road and utilities have been installed.

After reviewing the plat, the Board voiced concerns pertaining to erosion, specifically for Lots 28A and 28B and inquired if those lots were to have full foundation basements due to the close proximity of the wetlands, as they are 20± ft. away. The Board also requested the applicant provide the proposed elevations of the basements to the grade as well as some type of demarcation around the wetland notifying the future homeowners of the wetland area. Mr. Morse commented that the basements are to be at grade as they are walkout basements and that the area is a deeded wetland area.

Mr. Fittipaldi discussed his concern pertaining to truck traffic, specifically how to enforce the truck traffic entering only from Belle Isle Road, not Venus Path. Mr. Grozdich stated that the entrance to the Malibu Hills Estates Subdivision from Venus Path is blocked off. The entrance will not be opened until the first Certificate of Occupancy is issued. He stated that there are agreements with individual contactors that indicate that egress/ingress is only through the Belle Isle Road entrance. When asked if signage

could be placed within Starlight Estates to deter the truck traffic, Mr. Fatcheric stated that local deliveries are exempt from the law, to which Mr. Grozdich stated he had control over the situation.

When asked if the drainage issues between Starlight Estates and Malibu Hills Estates, north of Pegasus Circle, had been resolved, Mr. Morse stated that all improvements have been implemented on the Malibu Hills Estate parcel.

Ms. Wheat inquired as to the status of the Homeowners Association. Mr. Curtin stated that the plan would be submitted to the Attorney General's Office.

Chairman Fatcheric inquired as to the landscaping details for the transition along Venus Path between Malibu Hills Estates and Starlight Estates as this detail would need to be shown on the plat, identifying the location, specifications, and maintenance. Mr. Grozdich stated that they have not yet finalized the details but are working diligently on them. As the details of the transition are not finalized, Mr. Oudemool stated that no building permits could be issued on Lot 37 or Lot 48 until the extent of the easement is presented to the Board and that there is a site plan review of the particulars of the proposed landscaping subdivision markers.

When asked who was to own the wetland, the applicant indicated that the individual lot owners would. Mr. Oudemool commented that as the Town is not responsible to maintain wetland areas and if the areas were not affirmatively marked, the homeowners would be inclined to use the area. He stated that he favors a covenant to run with the land that is in the chain of title that puts people on notice that a portion of their land is encumbered by a New York State regulated wetland.

Mr. Curtin stated that the declaration within the Homeowners Association includes all of the exterior green areas inclusive of the wetlands, which are owned individually but are maintained by the Association. He agreed that identifying them on individual lots is a good idea. The Board requested a covenant to run with the land be placed on Lots 22A, 22B, 27A, 27B, 28A, 28B, and 32A which advise of a wetland being located on a portion of those premises which is recorded within the deed to the properties.

When asked about the snow storage for the private drive that services Lots 29, 30, and 31, Mr. Grozdich indicated that the snow storage area would be to the east of the private road, in the green area.

After reviewing the plan, Mr. Oudemool requested the typical lot information be deleted from the plat and that the §278 information; i.e., front yard, side yard, and rear yard information be added to the maps. When asked what purpose it serves for the Homeowners Association to own the 50.47 ft. wide band located behind Lots 24, 25, 26, 31, and 30, Mr. Grozdich commented that it serves as a buffer between the property and power lines. After some discussion, Mr. Curtin advised the Board that the buffer area is to be maintained as a recreational area, which will be maintained by the Homeowners Association.

When asked who would own the detention facility on the northwest boundary, Mr. Grozdich indicated that it would be owned by the Homeowners Association. When asked what is going to be located within the side yard of Lot 26B, as it is such a large area with nothing on it, the applicant indicated that the utilities are to be located underground in that area to which Mr. Curtin advised restrictive covenants would be placed on each property.

Ms. Wheat motion to approve Malibu Hills Estates Phase 1 Section 1 conditioned upon the following:

- The supplemental subdivision improvement security agreement which will include the amount of monies that are required to complete the infrastructure
- A Covenant regarding the stormwater facility on the northwest corner of the property inclusive of a maintenance schedule prepared by the Town's Engineer, and an affirmative duty on the party on the part of the homeowners association to maintain it, per the Town's request.
- No building permits to be issued on Lot 37 or Lot 48 until such time as the transitional landscape matter is reviewed and approved by the Planning Board
- Covenants placed on Lots 22A, 22B, 27A, 27B, 28A, 28B, and 32A, which will be notice to the property owners that the property is subject to a regulated wetland.
- The 278 setbacks to be identified and listed on the maps
- The developer shall convey to the Town all highways and easements contemplated by this approval.

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

Ms. Wheat motion to assess parkland fees amounting to \$5,400.00 for 27 lots for this subdivision. Mr. Flaherty seconded the motion and it was unanimously approved.

**Ragan, Dennis – 3604 West Genesee St
Site Plan**

TP#047.-04-16

Dennis Ragan, representing MC Ragan LLC appeared before the Board to present a site plan application for the property located at 3604 West Genesee Street, zoned C-3.

The applicant is proposing to pave the existing rear gravel parking lot with asphalt in anticipation of a new tenant to the property. The proposal depicts 21 parking spaces, 13 in front and 8 in the rear. The rear parking area is to have two full access areas leading to the adjacent private drive. A detention area is located on the northern edge of the proposed asphalt parking area, which has been reviewed by the Town Engineer, and found acceptable.

The Board inquired what the square footage of the building was, which Mr. Ragan replied 7,350 square feet. When asked who the proposed tenant was, he indicated the potential tenant to be a Thrifty Shopper retail store. According to the current zoning ordinance for the specified use, the site would require one parking space for every 300 sq. ft. (1 x 300), amounting to 37. As the applicant has proposed 21 parking spaces, a parking variance would be required, in which a separate application would need to be made to the Zoning Board of Appeals.

As the Board reviewed the site specifics, they inquired if there would be a public entrance from the rear of the building, to which Mr. Ragan indicated there would not as the rear loading dock would be used as a donation drop off point.

The Board voiced concern regarding public safety and parking, indicating that the private drive created safety issues as potential clients would be walking to the front of the store. Based on the concerns, Mr. Curtin suggested implementing a Reciprocal Easement Agreement between the adjoining parcels to help defray the parking deficiencies of the site or possibly closing off the private drive and creating a parking area in the rear of all three sites. Mr. Williams indicated that there were additional public safety concerns relating to the location of the drop off point, as it is somewhat hidden and could be considered a fire safety hazard.

After an extensive discussion, the Board indicated that as there is not a specific tenant, only a proposed tenant, they could not grant a site-specific site plan approval, to which Mr. Ragan understood. Additionally, the application would need to be referred to the ZBA for a parking variance and to SOCPA for their review.

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 site plan application to SOCPA for their review. Mr. Trombetta seconded the motion and it was approved unanimously.

**Country Oaks
Construction Drawings**

TP#007.-02-06.4

John Szczech appeared before the Board to present an application for Construction Drawing approval for the Country Oaks subdivision.

Mr. Czerwinski stated that Barton & Loguidice has reviewed the drawings and all items of concern have been addressed by the developer, and recommended the construction drawings be accepted.

Mr. Fittipaldi motion to approve the Country Oaks Construction Drawings as revised accordingly to the correspondence from Barton & Loguidice P.C. dated July 24, 2008. Mr. Williams seconded the motion and it was approved unanimously.

**Fairmount Fair Plaza
Dick's Sporting Goods
Amended Site Plan**

TP#048.-01-01

Bob Trybulski of Benderson Development LLC appeared before the Board to present an amended site plan for the Dick's Sporting Goods retail store located in the Fairmount Fair Plaza, zoned CP.

The plan depicts revisions to the sidewalk plan, inclusive of the hardscape and landscaping. The modifications create a smoother turning radius on the main thoroughfare in front of the Dick's Sporting Goods and Marshall's storefronts.

As there were no additional comments, Mr. Curtin advised the Board that a new SEQR determination would not be required, as this modification to the approved site plan was minor.

Ms. Wheat motioned to approve the amended site plan for Dick's Sporting Goods as submitted on the Dick's Sidewalk Plan dated June 13, 2007 and the Fairmount Fair Landscape Improvements, Dick's Plaza Hardscape & Landscaping Plan dated July 23, 2008 as prepared by Environmental Design & Research, P.C. Mr. Trombetta seconded the motion and it was approved unanimously.

Old Business

There was no old business before the Board this evening.

Minutes of the Previous Meeting

Mr. Fittipaldi moved to approve the minutes of the meeting of June 23, 2008. The motion was seconded by Mr. Williams and unanimously approved.

Discussion

Chairman Fatcheric advised the Board that he had obtained quotes to purchase a new projector with higher resolution for better clarity, which is needed, for the power point presentations. If the Board agrees, he will research those recommended by the IT Specialist. The Board agreed that a new projector was needed.

As the Onondaga County Planning Federation training conference is August 14, 2008 and the reservation deadline is August 6, 2008, Chairman Fatcheric requested the Board review their schedules and notify the clerk if they are planning to attend.

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of June 1, 2008 to June 30, 2008 for \$13,501.54, \$13,126.54 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Trombetta seconded by Mr. Flaherty, and approved unanimously.

A voucher was received from QPK Design for the services performed for the period of May 1, 2008 to June 28, 2008 for \$50.10, of which all is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Trombetta, seconded by Ms. Wheat, and approved unanimously.

A voucher was received from the Onondaga County Planning Federation for \$260.00 for registration fees for John A. Fatcheric II, Don Fittipaldi, Martin Voss and John Williams to attend the 2008 Training Conference. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Williams, and approved unanimously.

A voucher was received from Mary Agnes Drury for the stenographer's services performed May 28, 2008 for the Township 5 public hearing for \$120.00, of which all is

recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Fittipaldi, seconded by Mr. Trombetta, and approved unanimously.

Comments of the Town Officials

The Town Officials assembled had no comments this evening.

Comments of the Attorney

Mr. Curtin advised the Board that he had spoken to attorney Jamie Sutphen who represents the owner of Cam's Pizza. Mr. Curtin advised her that either the required outstanding site conditions be completed and the Town reimbursed its professional fees OR the appropriate steps to begin court proceedings would begin and no applications for approval would be consideration, nor would any certificates be issued by the Code Enforcement Department.

Comments of the Engineer

Mr. Czerwinski advised the Board that there have been several recent meetings between the Township 5 developers, Barton & Loguidice and the New York State Department of Transportation. He stated that the process is starting to move forward, slower than anyone would like, but nonetheless moving.

Comments of the Board Members

Mr. Flaherty commented that the Camillus Commons site improvements have not been completed and inquired if any additional comments have been received from Benderson Development indicating a timeframe. Mr. Williams replied that Bob Trybulski of Benderson Development contacted the Fairmount Fire Department and indicated that the site improvements would be completed as soon as Tarolli has completed their work at Fairmount Fair plaza.

With no further business before the Board, Mr. Williams motioned to adjourn the meeting at 8:57 pm, seconded by Mr. Flaherty and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
August 5, 2008
6:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams
Martin Voss

Staff Present

Paul J. Curtin, Esq.
Paul Czerwinski, PE

Members of the Public

Tom Price, CEO
2 others

Chairman Fatcheric called the meeting to order at 6:03 pm, followed by the Pledge of Allegiance.

New Business

Error! Bookmark not defined.**Widewaters – Home Depot Plaza
TP#017.-04-48.3
Amended Site Plan**

Mark A. Matuszczak, Project Manager representing the Widewaters Group appeared before the Board to present an amended site plan for the expansion of the Hinsdale Road Plaza, to be considered the third and final phase of the Home Depot site. The property is zoned C-3.

Mr. Matuszczak identified the tenant for the 6,300 sf retail space to be Dunn Tire. As such, the purpose for the proposed changes is due primarily to the functionality of the site for the specific tenant. The revised plan presented depicts eliminating the curbed parking island located on the north side of the outparcel building and relocating the seven (7) parking spaces, grass in the area where the drive-thru was proposed, the addition of one dumpster, the elimination of one light pole and the relocation of one light pole.

Mr. Matuszczak stated that Dunn Tire has requested the parking area be moved as they are concerned with the turning radius into the bays and the additional 20' x 20' dumpster enclosed with chain link fencing inserted with vinyl straps. When asked the function of this additional dumpster, the applicant replied it was for tire storage. As the dumpster would be visible from the Route 5 bypass, the Board voiced numerous concerns, to which Mr. Matuszczak responded that a tree could be moved to hinder the visibility. The Board instructed the applicant that the approved site fencing for the existing dumpster enclosure was to be a 6' board on board. They require all enclosures for this development to be matching. Mr. Price reiterated that as the proposed dumpster was for tire storage or waste storage, screening would be necessary as of the

location being highly visible and suggested that the Board require the enclosure to be taller/higher.

After a brief discussion, the Board inquired as to the functionality of the relocated seven parking spaces and asked if they would be designated "employee" parking. The applicant stated that they were not designated for employees and indicated that they would be functional as other parking spaces are located within the same vicinity. The Board voiced their concern pertaining to public safety; as eliminating the island and curbing to the north of the outparcel would create 72' of open pavement that would have no traffic control. As the Board spent a significant amount of time during the original site plan approval identifying and rectifying the traffic control issues, they advised that eliminating any traffic control on the site would not be an option. After reviewing the proposal, Mr. Czerwinski suggested the applicant replicate the curbed island located directly to the west of the area and possibly install four parking spaces on the eastern edge of the site, as doing so would eliminate the need to relocate the seven as the Board feels they would be non-functional in that location.

On a separate note, Mr. Price advised the Board that the site is located on two separate tax parcels and inquired if they were to be merged. Mr. Curtin stated that as both parcels are owned by the same entity, they would need to be merged. He then advised the applicant that this would be a condition of any additional approvals.

In conversation, Mr. Matuszczak indicated that some site changes have occurred, such as the elimination of curbing due to the installation of seven overhead doors on the north elevation, and additional curbing being installed adjacent to the strip plaza where the drive thru was to be located. He also stated that the existing dumpster enclosure was pushed back 3 ft. in an effort to make snow removal easier.

The Board advised the applicant that the following would need to be submitted and reviewed prior to approval:

- the details of the curbed island located on the north elevation of the outparcel building to be submitted to the Engineer for review and approval,
- the details of the redesigned dumpster
- the reserved parking to be identified on the plan
- the curbing plan
- the landscaping plan
- the dumpster detail plan
- the revisions to the site plan showing all the field changes that have been made by Widewaters and/or their Contractor without Planning Board approval as fire hydrants, curbing, and the relocation of dumpsters have been relocated per the applicant's comments

Chairman Fatcheric advised the applicant that the Board could not grant approve this evening, but offered to place this matter on the agenda for August 11, 2008 if the additional information is provided. He also offered to waive the submission deadline and advised the applicant that it could be brought directly to the meeting, the only requirement being to notify the clerk to be placed on the agenda.

The applicant stated that this was a “one time only” submission as time was of the essence and as Dunn Tire needs to occupy the storefront by September 1, 2008. Mr. Curtin advised the applicant that if Dunn Tire does not like the parking and curbing the way it was originally approved, then they should allow for a few extra days to get the proper approval, otherwise the site will have to remain the way it has been approved. He also advised the applicant that the Code Enforcement Officer would **not** issue any Certificates of Occupancy’s unless the approved site plan has been adhered to.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 6:45 pm, seconded by Mr. Flaherty and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
August 11, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams
Martin Voss

Staff Present

Paul J. Curtin, Esq.
Paul Czerwinski, PE

Members of the Public

4 others

Chairman Fatcheric called the meeting to order at 7:03 pm, followed by the Pledge of Allegiance.

New Business

**West Genesee Athletic Club
Temporary Site Plan**

TP#007.-01-14.2

Dominick Mazza, President of the West Genesee Athletic Club 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 5, 2008 with a rain date of September 6, 2008. The rides would operate 4:30pm to 9:30pm. Although the event is primarily for members of the West Genesee Athletic Club, it will be advertised to the public. The property is zoned R-3.

When asked about traffic control, Mr. Mazza stated that the club would be contacting the Camillus Police Department to hire off-duty police officers to direct off-site traffic, while volunteers of the West Genesee Athletic Club would direct the traffic on-site.

West Genesee Athletic Club has contracted with Wheelock Rides to provide 6 to 10 carnival rides. In addition to the rides, they will provide food sales and games as well as overnight security. All food sales conducted by them will be items that the West Genesee Athletic Club concession stand does provide and health permits will be obtained through the County. When asked if the Wheelock Ride corporation provides its own insurance, Mr. Mazza indicated it did.

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. Fittipaldi seconded the motion and it was approved unanimously.

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

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

Mr. Flaherty made the motion to approve the temporary site plan for West Genesee Athletic Club for carnival rides to be conducted on September 5, 2008 from 4:30pm – 9:30pm with the possible rain date of September 6, 2008. The carnival rides are to be disassembled and removed by no later than September 8, 2008 at 5:00pm and any advertisement signs to be removed within ten (10) days of the completion of the event. As this application has been approved annually by the Board for the past three consecutive years, and as no issues have been raised pertaining to this event, and so long as there would be no further modifications or changes proposed by the applicant to the site, the Board declared that going forward, the Code Enforcement Officer could accept and approve this application for the temporary site plan for the West Genesee Athletic Club. Mr. Trombetta seconded the motion and it was approved unanimously.

**Brassie, Gary
Lot Line Realignment**

**TP#006.-02-14
& TP#006.-02-45.0**

Gary Brassie appeared before the Board to present an application for a Lot Line Realignment for the property located at 6357 Newport Road and adjacent undeveloped lands to the south, zoned R-4.

Mr. Brassie stated the purpose for this request is to have direct access to tax parcel #006.-02-45 from Bentley Road. As he owns both tax parcels, he is requesting to realign an area of 297.40' x 104.25' from the rear of tax parcel no. 006.-02-14 (6357 Newport Road) to tax parcel no. 006-02-45.0, thus creating the direct access from Bentley Road, as currently there is only a 16' right of way for ingress/egress. When asked if the property was landlocked, Mr. Brassie commented it was not as access is through the 16' right-of-way, continuing that if he were to square off the back property line of 6357 Newport Road with the neighboring property, it would allow access directly from Bentley Road to tax parcel no. 006.-02-45. When asked if he had spoken to the Town, Mr. Brassie stated he had spoken to Mark Pigula, Town Highway Superintendent, who approved the location for the driveway on Bentley Road. According to Mr. Brassie, Mr. Pigula also commented that in the future, the Town could possibly install a hammerhead at the end of Bentley Road for a turnaround, as there is presently an unsafe condition due to large trucks backing down the road to Newport Road.

When asked what plans the applicant had for the property, Mr. Brassie stated he would first like to install the driveway at the end of Bentley Road and then within the next five

years, build a house on the property. He does not intend to further develop the property.

Mr. Logana verified that when the Town plows the road, the plow has to back down Bentley Road to Newport Road. He commented that if a driveway were installed, he would urge that a hammerhead be created at the end of Bentley Road for safety purposes. When asked if the applicant would consider dedicating a right-of-way and easement to the Town for the installation of a hammerhead, he replied he would.

Mr. Curtin advised the Board that the properties in question are contiguous to Bentley Road, which is located off Newport Road. Bentley Road is a "stub street" and does not have the benefit of a turnaround at its point of termination. During the course of discussion, Mr. Brassie offered to dedicate a right-of-way and easement over a portion of his property for a hammerhead. The Board has been advised that the Town plows back down Bentley Road and the garbage trucks that service this area back up the road. As this is not a good condition and the Planning Board is grateful for the offer from Mr. Brassie, the Board advised that they would refer this on to the Town Board and its attorney so that appropriate documentation could be prepared; if in fact the Town was inclined to accept the offer for the right-of-way and easement.

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 unanimously approved.

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

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

Ms. Wheat motioned to approve the lot line realignment as submitted on the map prepared by Applied Earth Technologies, J. Stephen Sehnert land surveyor; dated July 16, 2008 conditioned upon receipt of a properly filed recorded deed, and acceptance on behalf of the Town in a contingent fashion for a hammerhead to be located on the property in a location to be defined at a later date. Mr. Trombetta seconded the motion and it was unanimously approved.

**Referral from Town Board
Zone Change – LBO to R-3**

49 Elm Hill Way

TP#037.-02-01.0

Chairman Fatcheric advised the Board that the purpose of this request for a zone change on the property located at 49 Elm Hill Way from LBO to R-3 is due to covenants being placed on it.

After a brief discussion, Mr. Fittipaldi motioned that a positive recommendation to the Town Board for the zone change is necessary. Mr. Trombetta seconded the motion and it was approved unanimously.

Chairman Fatcheric instructed Mr. Curtin to draft a memorandum to the Town Board indicating the above.

**Widewaters – Home Depot Plaza
Amended Site Plan**

TP#017.-04-48.3

Chairman Fatcheric advised the Board that although this item had not been placed on the agenda, the applicant had been instructed that the Board would entertain his proposal if he attended the meeting.

Mark A. Matuszczak, Project Manager representing the Widewaters Group appeared before the Board to present an amended site plan for the expansion of the Hinsdale Road Plaza, to be considered the third and final phase of the Home Depot site. The property is zoned C-3.

Mr. Matuszczak again identified the tenant for the 6,300 sf retail space to be Dunn Tire and specified that the purpose for the proposed changes is due primarily to the functionality of the site for that specific tenant. The revised plan presented depicts installing two parking islands on the north side of the of the outparcel building, relocating the seven (7) parking spaces, relocating the 15' x 8' dumpster enclosure, the addition of a 20' x 20' dumpster, and wall pack lighting on the outparcel building.

The applicant stated that Dunn Tire has requested the parking area be moved as they are concerned with the turning radius into the bays and the addition of the 20' x 20' dumpster. As the function of the additional dumpster would be for tire storage, the applicant has proposed a masonry enclosure that would be 10' high, which would deter visibility. The tire dumpster and its enclosure are proposed on the east side of the site, to the north of the approved 15' x 8' dumpster enclosure, which has also been relocated 3' to the east, to keep in line with the pavement.

The Board again voiced their concern pertaining to public safety as the revisions shown do not implement sufficient traffic control for the northern area closest to the outparcel building, as the proposal only indicates one elongated island and one short island with open space in the middle. After a brief discussion, the Board requested the implementation of two elongated islands incorporated with striping between them, to be placed on the northern area closest to the outparcel building. They also reserved the ability to review the traffic patterns in one year, and if required, impose any changes.

As the Board previously questioned the functionality of the relocated seven parking spaces, the applicant has proposed to relocate the spaces to the northern border of the property and label them "to be provided if necessary".

The applicant has proposed installing two wall pack lights to be placed on the north side of the outparcel building, which would replace one light pole. Mr. Czerwinski advised that this alteration would not negatively affect the photometrics within the site.

As there were no additional comments, Ms. Wheat motioned to approve the amended site plan for the Home Depot Plaza Phase III as portrayed on the plan dated May 22,

2007, last revised May 18, 2008 as prepared by FRA, marked up by Paul J. Curtin Jr. on August 11, 2008 conditioned upon the Town Engineer's review and approval of the dumpster enclosure details, the curbing island details, and the landscaping plan within the curbing islands. The Board also reserves the right to review the site plan, inclusive of traffic patterns, in 1 year and require any changes to be implemented if necessary. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Old Business

There was no old business before the Board this evening.

Minutes of the Previous Meeting

Mr. Fittipaldi moved to approve the minutes of the meeting of July 28, 2008. The motion was seconded by Mr. Voss and unanimously approved.

Discussion

There were no additional discussions this evening.

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of June 29, 2008 to July 26, 2008 for \$10,393.69, of which all 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 Barton & Loguidice, PC for the services performed for Malibu Hills for the period June 29, 2008 to July 26, 2008 for \$2,948.70, of which all is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Logana, seconded by Mr. Flaherty, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the month of June 2008 for \$3,407.75, \$939.00 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.

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski had no additional comments this evening.

Comments of the Board Members

Ms. Wheat inquired if the Board had \$300.00 in the schooling budget, as she would like to register for an additional course at Rutgers, to which Chairman Fatcheric responded that there was money in the budget.

Mr. Trombetta inquired if there were ways for the Board to ensure the applicant disclose the identity of a tenant during site plan reviews, as doing so would eliminate potential site concerns/problems. Mr. Curtin advised that unless the applicant has a signed lease, legally there is not.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 7:59 pm, seconded by Mr. Flaherty and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
August 25, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams
Martin Voss

Staff Present

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

Members of the Public

4 others

Chairman Fatcheric called the meeting to order at 7:03 pm, followed by the Pledge of Allegiance.

New Business

**Fairmount Fair Plaza
Amended Site Plan**

TP#048.-01-01

Bob Trybulski and Don Robinson of Benderson Development, LLC appeared before the Board to present an amended site plan for the Fairmount Fair Plaza, zoned CP.

The plan depicts three revisions to the site, which are the replacement of the existing pylon sign with a new sign in the location of the original pylon sign, the addition of curbed islands with landscaping and the placement of a wall mounted tenant directory sign on the east (Michael's) end of the plaza. The Board suggested the applicant address each individually.

Mr. Trybulski began his presentation discussing the replacement of the pylon sign. The proposal depicts erecting a 40' x 10' pylon sign, which would identify the plaza and its tenants. The applicant stated that the existing pylon sign is ineffective as it is not visible to oncoming traffic due to the topography of the area, as displayed on photos submitted.

When asked about the existing landscaping along West Genesee Street, Mr. Trybulski stated that it is currently being reviewed and if necessary, a few trees may be relocated within the site. When asked the type of lighting proposed for the sign, the applicant stated it would be identical to what is currently on the existing sign, which was previously approved.

Mr. Trybulski continued with the addition of the landscaped curbed islands located within the parking area near Dick's Sporting Goods. The applicant has proposed planting trees within the curbed islands along the main drive aisle. Ms. Wheat voiced concerns regarding visibility as she believe the trees would hinder sight distance as vehicles are entering and exiting the driving aisles to which Chairman Fatcheric stated

that as the main driving aisle had been reconfigured, the sight distance should not be a concern.

The last item to be discussed was the wall mounted tenant directory sign. Mr. Trybulski stated that the proposed placement of the sign was on the east elevation, aligning with the main entry driveway on the east side of the site. After a brief discussion, the Board inquired if this would serve only those already in the plaza and suggested that possibly a smaller pylon sign placed on the interior road leading to Wegmans as it would define the entrance and direct people into the site.

Mr. Robinson stated that he understood the Board's inquiry and requested that this item be tabled until they had an opportunity to provide more details of the wall mounted sign and/or reconsider the smaller pylon sign being placed within the Town of Geddes portion of the site.

As there were no additional comments, 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 unanimously approved.

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 motioned to approve the amended site plan for the Fairmount Fair Plaza to amend the pylon sign as shown on drawing no. 3822NEWPY dated July 29, 2008 as prepared by D. Mavis and curbed islands with landscaping in the parking area near Dick's Sporting Goods as shown on the site curbing plan dated June 17, 2008. Mr. Flaherty seconded the motion and it was unanimously approved.

**Conroy-Bianchi, Christine
Lot Line Realignment**

**TP#005.-05-09.2
andTP#005.-05-06.1**

Christine Conroy-Bianchi appeared before the Board to present an application for a Lot Line Realignment for the property located at 2328 and 2330 Sands Road, zoned R-R.

The applicant is proposing the Lot Line Realignment in order to merge 31± acres from the adjacent property, TP# 005.-05-09.2 (Lot 1), into TP#005.-05-06.1 (Lot 2). Ms. Conroy-Bianchi stated that this request has been facilitated by their intent to sell the house and 12.46± acres located on tax parcel no. 005.-05-09.2, the remaining 77± acres would remain vacant land.

As depicted on the survey, presently two driveways service the house located at 2330 Sands Road. Ms. Conroy-Bianchi stated that there is adequate access to the property through the shared driveway connecting to Sands Road, which has a deeded right-of-way and easement. When asked what would happen to the driveway extending across 2328 Sands Road (Lot 2), Ms. Conroy-Bianchi stated that it would remain as access but

be terminated near the property line of Lot 1. Mr. Curtin advised the Board that as the shared driveway is an existing condition, which has not been terminated or abandoned; it was acceptable for egress/ingress.

As there were no additional comments, Mr. Trombetta made the motion to declare the Town of Camillus Planning Board as Lead Agency for this application. Mr. Logana seconded the motion and it was unanimously approved.

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

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

Mr. Flaherty motioned to approve the lot line realignment as submitted on the drawing dated Received August 19, 2008 as prepared by D. W. Hannig L.S., P.C. subject to receipt of a copy of the newly recorded deed. Mr. Logana seconded the motion and it was unanimously approved.

Old Business

There was no old business before the Board this evening.

Minutes of the Previous Meeting

Mr. Logana moved to approve the minutes of the meeting of August 5, 2008. The motion was seconded by Mr. Trombetta and unanimously approved.

Discussion

Chairman Fatcheric advised the Board that on Wednesday August 20, 2008, he had met with Supervisor Coogan, Kevin Eldred and Joseph Goethe to discuss the Township 5 site plan. The developers have requested possible modifications to the approved site plan, Chairman Fatcheric suggested informal work sessions between the developers, himself, the Vice-Chairman, and staff, as these have proven to be beneficial in the past. He stated that the developers would be contacting the clerk to schedule the work session.

Correspondence

A voucher was received from Hummel's Office Plus for office supplies for \$18.44. Motion to approve payment was made by Mr. Voss, seconded by Mr. Flaherty, and approved unanimously.

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the month of July 2008 for \$1,128.52, \$500.00 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.

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski stated that he has been in contact with the engineers representing the Alliance Bank on the corner of Richlee Drive, who are working diligently on the installation of the streetscape.

Comments of the Board Members

Mr. Trombetta advised the Board that the registration forms for the Saratoga Planning Federation conference in October are available. He encouraged the other members of the Board to consider attending and advised that he would like to attend himself.

Mr. Fittipaldi stated that George Burke approached him to inquire who approved the site plan for the house being built on the corner of Knowell Road and Thornton Circle South, as he believes there are setback issues. Mr. Curtin stated that Mr. Burke should inquire with the Code Enforcement office, as a building permit would have been issued by them at the onset of construction.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 7:49 pm, seconded by Ms. Wheat and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
September 8, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams

Not Present

Martin Voss

Staff Present

Paul Czerwinski, PE
Michael Discenza, Esq.

Members of the Public

Bill Davern, 3rd Ward Councilor
Bob Feyl, ZBA Member
Joy Flood, ZBA Chairperson
Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
Tom Price, Code Enforcement Officer
10 others

Chairman Fatcheric called the meeting to order at 7:01 pm, followed by the Pledge of Allegiance.

New Business

**Rinaldi, Judy/ Rinaldi-Logana, Jamie - 6618-6622 VanBuren Rd TP#010.-02-36.1
Sketch Plan**

Mr. Logana recused himself from this application as he is related to the applicant.

Jamie Rinaldi-Logana and John Szczech appeared before the Board to present a sketch plan application for a two-lot subdivision located at 6618-6622 VanBuren Road, zoned RR. Chairman Fatcheric advised that the Board had reviewed a similar proposal for this property as presented under the Yager Subdivision name.

Mr. Szczech stated that the applicant is proposing to subdivide the 9.4± acre parcel into two lots and merge portions of the land with adjacent properties. Currently two homes are situated on the one parcel, both sharing a common driveway. The proposal depicts Lot 1 to be 2.25 acres and Lot 2 to be 2.0 acres. The plan also portrays combining 0.572 acres of land with tax map number 010.-02-36.2 owned by Scott and Suzanne Hemler and combining the remaining 4.578± acres of land with tax map number 010.-02-5.1, owned by Jamie L. Rinaldi. The request for the subdivision is being facilitated due to the applicant entering into a purchase contract for the sale of the home located on Lot 2.

As the plan portrays the merging of 4.578± acres with the adjacent lands owned by Ms. Rinaldi-Logana, Mr. Flaherty inquired if the Rinaldi Topsoil operations would be expanding their operations, to which Mr. Szczech responded they would not while including that the topsoil operation is not conducted on the adjoining tax parcel.

As the zoning district is RR, the town zoning regulation states that the minimum road frontage is 200'. Previously, during the Yager Subdivision sketch plan submission, Mr. Curtin expressed his opinion that the Board does have discretion to consider Lot 2, a "flag lot" for all intents and purposes as the road frontage is proposed at 128.68', falling short from the required zoning regulation of 200'. Chairman Fatcheric noted that the property is serviced by one driveway, shared by both properties, which provides the only access to both and as such, inquired if the applicant had obtained the required documentation from the County to allow for the curb cut. Mr. Szczech responded that he has obtained a letter from the Onondaga County DOT, which states that a curb cut would be granted upon the Planning Board's approval.

As the house located on Lot 2 is over 200' from VanBuren Road, Mr. Williams requested that proper fire access be provided to the site.

As there were no additional comments, Chairman Fatcheric advised that the application had been referred to SOCPA in July, 2008 while being reviewed as the Yager Subdivision, and feels that as the application is similar in nature, would be redundant to refer it again.

Mr. Trombetta motioned to close the submission for the sketch plan application. Mr. Williams seconded the motion and it was approved unanimously.

**Fairmount Fair Plaza
Amended Site Plan**

TP#048.-01-01

Bob Trybulski of Benderson Development, LLC appeared before the Board to present an amended site plan for the Fairmount Fair Plaza, zoned CP.

Mr. Trybulski began his presentation discussing the replacement of the pylon sign, stating that the amended pylon sign approved in August 2008, was slightly too small. They are now proposing to erect a 42' x 10' pylon sign, which would identify the plaza and its tenants. The "Fairmount Fair" identifier is to be on the left side of the sign, top to bottom, while the tenants would be larger on the face of the sign. The applicant stated that the changes would allow the tenant names to be more visible to oncoming traffic which is presently restricted due to the topography of the area. When asked about the existing landscaping along West Genesee Street, Mr. Trybulski stated that the vegetation would be moved to allow for better visibility. When asked the type of lighting proposed for the sign, the applicant stated that the lighting would be identical to what is currently on the existing sign, which was previously approved.

As there were no additional comments, Ms. Wheat motioned to approve the amended site plan for the Fairmount Fair Plaza to amend the pylon sign as shown on drawing no. 3822NEWPY dated September 4, 2008 as prepared by D. Mavis. Mr. Trombetta seconded the motion and it was unanimously approved.

Thomas Kehoskie and Robert Eggleston appeared before the Board to present a site plan application for the property located at 99 Yorkshire Blvd., zoned LBO.

Mr. Eggleston began by stating that this application may be premature, as the applicant has not established the capacity of the property, how much potential office space there is, how much parking would be needed, what kind of buffering would be needed or if variances could be obtained.

The applicant's initial intent is to keep the building intact, making minimal changes as it has previously been used as a doctor's office. The building itself is 4,848 sf, comprised of the basement, first floor, and second floor areas. According to the applicant, the square footage of the site will be reduced once the particulars of the mechanicals and storage are established.

The main entrance is proposed to the rear of the property. Access to the property is proposed from Yorkshire Boulevard, entering on the northern side of the site by way of an existing one-way drive aisle that would circle the property, exiting on the southern side of the site, within 30' of West Genesee Street. The applicant indicated that after speaking with the Highway Superintendent, the plan would need to be amended, as the exit would need to be a minimum of 40' from the intersection of West Genesee Street. In addition to the onsite access, the applicant is requesting a curb cut within the median of Yorkshire Boulevard, to allow direct access into the property. Chairman Fatcheric advised the applicant that they would need to obtain approval from the Highway Superintendent for a cut through within the median.

The proposal depicts 25 parking spaces located in the rear and on the southerly side of the site. Three of the parking spaces are located in the proposed buffer area and five parking spaces are adjacent to the building, requiring parallel parking. As the use of the building has not been established, the Board could not determine if the number of spaces provided would be adequate. If the applicant were to look at administrative offices, the required parking spaces are 1 space per 200 sf. equaling 24 parking spaces required per the square footage. If the applicant were to look at personal/professional services, the required parking spaces are 1 space per 150 sf. equaling 32 parking spaces.

Mr. Logana inquired if there was a drainage plan due to the large amount of tarvia on the adjacent property which drains toward this property and creates a high level of concern regarding flooding and icing to the Yorkshire Blvd./West Genesee Street intersection. The applicant stated they had not completed a drainage plan at this time, but once the parking configuration has been established a drainage plan would be established. After a brief conversation, the Board voiced numerous concerns regarding the drainage and parking.

The Board voiced concerns pertaining to the proposed layout of the site, as the variances required would be significant. Mr. Price identified the potential variances that would be required for this property, which are as follows:

- A variance for the buffer area as the 25' is not allocated
- A side yard variance as there is a 15' requirement
- A variance for the number of parking spaces
- A driving aisle as the required 24' is not portrayed.
- A lot area variance as the existing property has 16,685 sf
- Corner lot access required on secondary street

Mr. Flaherty inquired if the applicant had considered the town's streetscape plan while designing the site plan. The applicant replied that he did not as he was not aware of the requirements. Mr. Czerwinski stated he would forward the specifications to the applicant while advising that the town's long-term plan is to connect the streetscape improvements from the Fairmount area to the Camillus Commons area. When asked if the improvements were to be placed within the town's right of way, Mr. Czerwinski stated they were.

Chairman Fatcheric commented that the property is zoned LBO, and the purpose of that zoning district was to create transitional zoning into a residential neighborhood, making it look and feel less intense than a commercial site. What has been proposed, other than the structure itself, would definitely have a commercial appeal and he inquired if it would be possible to come in with a plan that is a little less intense.

Mr. Eggleston stated they were trying to obtain as much positive feedback as possible, and have alternative options for the Board to review. Chairman Fatcheric recommended conducting a work session to review the alternative options. He advised the applicant to contact the clerk for scheduling.

Old Business

There was no old business before the Board this evening.

Minutes of the Previous Meeting

Ms. Wheat moved to approve the minutes of the meeting of August 11, 2008. The motion was seconded by Mr. Logana and unanimously approved.

Ms. Wheat moved to approve the minutes of the meeting of August 25, 2008. The motion was seconded by Mr. Logana and unanimously approved.

Discussion

Holy Cross Church Extension to the Amended Site Plan Approval

TP#011.-01-08

Correspondence has been received from Holy Cross Church requesting an extension to the approved amended site plan, which was granted at the March 10, 2008 meeting. Mr. Price commented that they are moving ahead with the project but the storm water pollution prevention plan had taken longer to complete than anticipated.

As the Board had no other comments or concerns, Mr. Fittipaldi motioned to approve a six-month extension for the Holy Cross Church amended site plan. Mr. Logana seconded the motion and it was approved unanimously.

Correspondence

A voucher was received from the New York State Planning Federation for John Trombetta to attend the 2008 NYPF Conference in October for \$220.00. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Fittipaldi, and approved unanimously.

Comments of Town Officials

Councilor Davern thanked the Board for continuing to inform him of any developments occurring within his ward, and commented, "Keep up the good work". He stated he agrees with the Board that the proposal for 99 Yorkshire Blvd. is intensive as he has many of the same concerns as the Board.

Comments of the Attorney

Mr. Discenza had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski had no additional comments this evening.

Comments of the Board Members

Ms. Wheat stated that she might be unavailable for the September 22, 2008 meeting.

Mr. Flaherty inquired as to the status of Township 5. Chairman Fatcheric stated that a work session has been scheduled between the developer and Planning Board staff, which he will report on at the next meeting.

With no further business before the Board, Mr. Flaherty motioned to adjourn the meeting at 7:55 pm, seconded by Ms. Wheat and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
September 22, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
John Williams
Martin Voss

Staff Present

Michael Discenza, Esq.

Members of the Public

Bill Davern, 3rd Ward Councilor
Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
10 others

Not Present

Lynda Wheat

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

New Business

**Coppertop Tavern – 3330 Milton Ave
Site Plan**

**TP#046.-01-01
TP#046.-01-01.2**

Robert Seigart of Schopfer Architects LLP and John Rybak of the Coppertop Tavern appeared before the Board to present a site plan for the property located at 3330 Milton Ave., zoned C-2.

Coppertop Tavern is proposing to convert the existing building into a 6,423 sq. ft. restaurant by way of two small additions. The exterior renovations proposed include a 50 sq. ft. addition that would infill the existing entrance canopy and a 900 sq. ft. addition to the rear of the building to be used for additional seating within the restaurant. When asked the seating capacity of the proposed restaurant, the applicant replied the seating capacity would be 235 while the site would have the parking capacity for 114 vehicles.

Currently situated on the site is Pensabene's Park West restaurant and within their parking area, three mobile home trailers are parked. As the proposal indicates the trailers are to be removed to allow for an expanded parking area, the Board inquired as to their status and ownership. In response, the current property owner, Jeff Pensabene, stated that he owns all three trailers, one is used as his office and the other two had been rented on a month-to-month basis, but are since vacant.

When asked what was proposed for the landscaping, the applicant responded that the proposal depicts removing large trees located in the front of the building along Milton Avenue that obscure the view of the restaurant. The bulk of the existing landscaping is to remain while adding some new shrubs as their objective is to create a manicured look.

When asked what was proposed for the elevations of the building, the applicant responded that no substantial changes were proposed. The proposal depicts the front elevation to remain in its present form, while changing only the signage; the east elevation to infill the existing canopy area creating a vestibule; the west elevation to add an exit door and two windows; and the north elevation to add the 900 sq. ft. addition. All of the aesthetics would blend with the rest of the building.

Mr. Flaherty commented that the square footage presently allocated for the signage falls within the allowable ordinance.

While reviewing the site plan, the Board inquired if the existing pavement to the west, adjacent to the building extends beyond the property line, while emphasizing that all improvements are to be on the specific property. The applicant indicated that the edge of pavement is currently extended over the property line, being located on property owned by the State. Mr. Voss asked that when the applicant obtains the survey that they guarantee that the parking spaces adjacent to the west property line do not encroach onto the State land.

When asked the traffic flow of the site, the applicant indicated that the original design was for one-way traffic, entering the site from the current entrance, extending to the rear of the property, looping down and then exiting through a one-way exit. As the proposal indicates two-way traffic being located at the eastern corner of the building within the parking area, the Board advised that the requirement is a minimum 24' driving aisle.

The proposal depicts 114 parking spaces, being 9' x 18'. The Town's parking requirement states that parking spaces are to be 10' x 18'. The applicant stated that the Coppertop Tavern believes that they need the 114 parking spaces and are willing to seek a variance for relief. After some discussion, the Board inquired "how many spaces would be lost if the spaces went to 10', or at least to 9.5'". Would that number be significant enough to hinder the project? Mr. Seigart indicated that if the parking spaces were 10' x 18, there would be 99 parking spaces, if the parking spaces were 9.5' x 18', there would be 105 parking spaces. Mr. Flaherty indicated that he would prefer the parking spaces to be 10' x 18'. Chairman Fatcheric advised that the Board refers recommendations for parking variances to the ZBA, and recommended staying with the 9.5' x 18' parking spaces, to go with as low of a variance as possible.

After reviewing the plan, the Board advised that all site plans are to indicate a snow storage area. After a brief discussion, the applicant stated that the proposed driving aisle on the west is wider than necessary, therefore they can relocate the spaces to the east, thus creating a strip, which would vary between 15' and 20' wide, which could be used as snow storage. The applicant also indicated that lighting would be provided in the parking lot. The Board requested the snow storage to be shown on the plan as well as the photometric and lighting plan be submitted for review.

When asked about on-site drainage, the applicant advised that they have not received a current survey. Once they receive a copy of the survey, questions and concerns pertaining to drainage would be addressed.

Mr. Discenza had no additional comments but stated that the Board would need to see an amended site plan depicting the traffic flow, the designated snow storage area, and the lighting plan.

Rusyniak Farm Subdivision Amended Final Plat

Guy Bercier, representing Malibu Hills Estates appeared before the Board to present an amended final plat for the Rusyniak Farm Subdivision.

The purpose for this amendment is to relocate a 50' x 275' sliver of land, from Lot 1 to Lot 2. Chairman Fatcheric stated that the request has been necessitated due to the Town Board approving a zone change for this property to allow for apartments, and without the additional 50', the rear yard setbacks would not conform with the current zoning requirements.

After a brief discussion, the Board concurred that the amended final plat "substantially conforms" to the approved preliminary plat.

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

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

Mr. Flaherty motioned to approve the amended final plat of the Rusyniak Farm Subdivision conditioned upon engineer and legal review and submittal of the proper size maps. Mr. Trombetta seconded the motion and it was approved unanimously.

Old Business

Kehoskie, Thomas – 99 Yorkshire Blvd. Site Plan

TP#041.-01-55.0

Thomas Kehoskie and Robert Eggleston appeared before the Board to present a site plan application for the property located at 99 Yorkshire Blvd., zoned LBO.

The proposal depicts 19 parking spaces located on the site, specifically the west and south sides. Although the specified use for the building has not been determined, Mr. Eggleston asked the Board to consider approving the site with the 19 parking spaces. He stated that if the use were 'Personal Service', 2,850 sq. ft. could be used or if the use were 'Administrative Offices', 3,800 sq. ft. could be used, which would allow them to accept tenants up to that maximum. Chairman Fatcheric advised that when an application does not have a specified use for a particular site, the most intensive use is considered while reviewing the plan, in this case Personal or Professional Services, which equates to 1 space per every 150 sq. ft. necessitating thirty-three parking spaces.

Mr. Eggleston stated that the drainage calculations could not be determined, as the site plan had not been finalized. He commented that there is an area presently accepting

some level of absorption and asked if the Board had any suggestions or parameters relative to the drainage. The Board suggested the applicant consult directly with the Town Engineer for drainage inquiries.

Access to the property is proposed from the existing driveway, providing the entrance for a one-way driving aisle, which encompasses the property, exiting on the southern side of the site. Mr. Eggleston stated that the southerly curb cut now meets the Town's regulations, as it is located 41.3' from the stop line of Yorkshire Boulevard at West Genesee Street. In addition to onsite access, the site plan depicts a curb cut within the median of Yorkshire Boulevard, to allow direct access into the property, listed as an option-Town of Camillus to provide median cut through.

A memo was received from Mark Pigula, Town Highway Superintendent, which indicated he met with Tommy Kehoskie Jr. at the site. Mr. Pigula commented that there is not enough room near the intersection to allow for another curb cut to the property. He also advised that, as there is a cut in the median two parcels to the north, he would not allow another cut to the median island, as doing so would create traffic congestion and major traffic safety issues to Yorkshire Boulevard. He also indicated that since the doctor's office has been gone; there have been fewer complaints, and fewer traffic problems within the area, not to mention congestion has been eased. He recommended the applicant contact the County to inquire about obtaining a curb cut along West Genesee Street.

Mr. Eggleston raised questions regarding the memo and inquired if those comments were in response to the most recent site plan. Chairman Fatcheric recommended the applicant seek clarification of those comments directly from Mr. Pigula while stating that during conversation, Mr. Pigula appeared adamant that he would not allow the second driveway cut or the cut within the median. He recommended the applicant consider contacting the County to inquire about a curb cut along West Genesee Street. As the applicants stated they preferred not to approach the County for the curb cut, they inquired if the Planning Board would be able to override the Highway Superintendent, to which the Chairman responded that the Highway Department is the only department that can approve a curb cut.

The Board advised the applicant to meet with the County Department of Transportation and with the Town Highway Superintendent to determine what the most reasonable, agreeable accessibility to the site is. Once the access has been obtained, the preliminary drainage plan could be reviewed.

Discussion

Chairman Fatcheric stated that he was approached by Councilor Pisarek who voiced concerns pertaining to the lighting located in the new portion of the Home Depot Plaza. In response to those concerns, the Town Engineer issued a memo stating that lights are mounted on the walls of the north side of the building extension as well as on the Dunn Tire building; none of which had been shown on the site plan, nor included in the photometric plan as submitted by the developer. The fixtures themselves do not comply with the Town's lighting guidelines, as they are not shielded which would direct the light downward.

Chairman Fatcheric instructed the Clerk to send a memo notifying Tom Price, CEO, of the above.

Comments of Town Officials

The Town officials assembled had no additional comments this evening.

Comments of the Attorney

Mr. Discenza had no additional comments this evening.

Comments of the Board Members

The Board had no additional comments this evening.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:10 pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
October 15, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
John Williams
Martin Voss
Lynda Wheat

Staff Present

Paul Czerwinski, P.E.
Paul J. Curtin, Jr.

Members of the Public

Dave Callahan, 6th Ward Councilor
Bill Davern, 3rd Ward Councilor
Joy Flood, ZBA Chairperson
Kathy MacRae, 2nd Ward Councilor
Roger Pisarek, 1st Ward Councilor
15 others

Chairman Fatcheric called the meeting to order at 7:01 pm, followed by the Pledge of Allegiance.

New Business

**Christopherson, Roger – Farview Circle
Sketch Plan**

TP#033.-04-18.0

Warren Christopherson, on behalf of his son Roger Christopherson, appeared before the Board to present the sketch plan application for the property located at 15 Farview Circle, zoned R-3.

The proposal depicts subdividing the parcel into two lots, one remaining accessible from Farview Circle, while accessibility to the secondary lot is proposed from Knowell Road.

After a brief review of the proposal, the Board raised numerous questions pertaining to the proposal. They requested the applicant obtain the following information:

- Are there any deed restrictions in the Westerlea tract that would prevent subdividing an existing lot?
- A survey map of the property detailing the size and location of the existing home.
- Drainage information for the site, inclusive of the topography of the proposed parcels.
- Written approval from the Highway Superintendent approving the access point for the proposed lot fronting Knowell Road.

Mr. Flaherty motioned to hold the sketch application open. Mr. Trombetta seconded the motion and it was approved unanimously.

**Northside Collision-Camillus-509 Hinsdale Rd
Lot Line Realignment**

**TP#017.-05-65.2
TP#017.-05-62.1**

Gary Bell and Scott Jones, representing Northside Collision, appeared before the Board to present a Lot Line Realignment application for the property located at 509 Hinsdale Road, zoned Industrial, and C-5.

The applicant's are proposing the Lot Line Realignment in order to merge 0.803± acres from the adjacent property, TP# 017.-05-65.2 into TP#017.-05-62.1. Mr. Bell stated that this request has been facilitated due to Northside Collision proposing to place a collision repair shop on the site currently owned by Mr. McGraw, TP#017.-05-62.1. The additional lands would allow the proposed Northside collision site plan to meet and exceed the current setback requirements as specified in the Town's zoning ordinance.

As there is currently a 30' wide easement for ingress and egress and an emergency entry easement on the property (TP# 017.-05-65.2), the Board voiced concerns relative to its maintenance and accessibility, to which the applicant stated they are proposing to maintain the current easements, as well as to maintain the parcel, ensuring that snow is removed and that the road is properly maintained, while indicating that there wouldn't be any adverse affect. Mr. Curtin clarified that the applicants are buying the piece in fee from Southern Container. They will reserve a right of way easement over the parcel and Northside Collision will be obligated to maintain it for their benefit. As part of the application, Mr. Curtin requested the applicant provide the proposed right of way and easement agreement specifying the additional maintenance plan as both are to be included as part of the record.

Mr. Fittipaldi 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.

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

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

Mr. Trombetta motioned to approve the lot line realignment as submitted on the maps prepared by Snyder Engineering & Land Surveying, LLP, dated June 3, 2003, last revised August 8, 2003 conditioned upon receipt of a properly filed recorded deed. Mr. Fittipaldi seconded the motion and it was unanimously approved.

**Northside Collision-Camillus -509 Hinsdale Rd
Site Plan**

**TP#017.-05-65.2
TP#017.-05-62.1**

Gary Bell and Scott Jones, representing Northside Collision, appeared before the Board to present a site plan application for the property located at 509 Hinsdale Road, zoned Industrial, and C-5.

The applicants are proposing to modify the existing site and structures for the purpose of placing a collision repair shop on the site currently owned by Mr. McGraw, TP#017.-05-62.1. As there are currently two buildings located on the site, one to be used as the main repair shop with offices and the other to be used for storage and light repairs, they are proposing to modify only the larger. Those modifications are minor as they are proposing to replace the existing overhead doors, install their signature awnings, and reside the front elevation.

The proposal depicts two dumpsters, located on the southwest corner of the site, being screened by a board on board fence. A 36 sq. ft. sign at the southeast corner of the site, facing Milton Avenue is also proposed.

When asked if they store vehicles on the site, Mr. Bell stated that they are just a repair shop and do not encourage vehicles to remain on site longer than necessary.

As the Board inquired if the proposed use complied with the current zoning regulations, Mr. Curtin stated that the use is P-18 - Light Vehicle Maintenance, which does not preclude outside vehicle storage. He continued by stating that Light Vehicle Maintenance and Service includes uses which perform maintenance services, including repairs. All operations except loading must be performed entirely within an enclosed building. No outside storage of automobile parts, dismantled vehicles, or similar articles shall be permitted. He advised that given a second reading of this and given the type of operation this applicant is suggesting, the question is to what extent are cars going to be dismantled. In his opinion, vehicles in existing conditions, coming to the site damaged; suggesting that under P-18 the use conforms without the necessity of a variance., while also indicating that the area designated for the damaged vehicles to be cued for repair, would need to be identified on the site plan and that it would be appropriate to require some screening. Given the use, Mr. Curtin stated that the site fully conforms with the Towns ordinance, without the necessity of referring this application to the ZBA

In an effort to create buffering from the highway, the applicants have proposed placing four trees on the north side of the site. When asked the type of tree, the applicant stated it would be pine or cedar. After reviewing the proposed landscaping plan, the Board suggested that a minimum of six trees be placed along the 60' area on the north corner, with a minimum height of no less than 6' to 6.5', while staggering the treeline, as this would impose a low maintenance natural barrier or screening of the site from the highway.

When asked the hours of operation, Mr. Bell stated Monday – Friday 7:30 – 5:30, Saturday 9:00 – 12:00. When asked the number of deliveries per day, Mr. Bell stated they is approximately ten deliveries per day. He continued that they do not generate high traffic as they receive possibly six to seven vehicles a day.

Access to the site is from Hinsdale Road. There is an easement located on the Fastrac property, which allows for the shared access. During a brief discussion, the Board noted that the area designated for the shared access is regularly used for the parking of larger trucks or delivery trucks for Fastrac and suggested that possibly some sort of designated paving or stripping of the Northside Collision entrance area be implemented.

In response to the Board's concerns, Mr. Curtin advised that the activities being conducted on the Fastrac parcel, in the common right of way could be problematic with respect to public safety, as it services the subject property and southern container. As this applicant does not have control of the off-site property, he is suggesting that the Board refer this observation to the Code Enforcement Officer, for further input and advice.

Mr. Williams addressed public safety concerns pertaining to the closest fire hydrant, which is over 2,000 ft away, across Hinsdale Road in the Home Depot Plaza. When asked the type of sprinkler system proposed, Mr. Bell stated it was fire suppression or dry chemical, to which Mr. Williams stated in the event of an emergency the fire department would need to close Hinsdale Road to access the existing hydrant. He suggested the applicant speak with OCWA to discuss the possibility of installing a new fire hydrant closer to the site.

Mr. Czerwinski inquired if the site improvements including the new pavement were to involve new grading. Mr. Bell indicated that due to the topography, the site drains very well with the existing lot elevations, which lead toward the dry well. According to Mr. Czerwinski, the drainage appears adequate for the proposal.

Mr. Czerwinski stated that the lighting plan would need to be modified due to the proposal exceeding the Town's lighting guidelines for wall pack fixtures to be no more than 175 watts.

Chairman Fatcheric advised the applicant that the lighting plan needs to be modified per Mr. Czerwinski's comments, the landscaping plan needs to be enhanced to include the additional trees, being staggered along the northern property boarder, and that a copy of the right of way and reciprocal maintenance agreement for the benefit of the Southern Container parcel needs to be submitted to be included as part of the record.

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

**Ulta Cosmetics – Fairmount Fair Plaza
Site Plan**

TP#048.-01-01

Bob Trybulski of Benderson Development, LLC appeared before the Board to present a site plan for Ulta Cosmetics, located in the Fairmount Fair Plaza, zoned CP.

Mr. Trybulski stated that Ulta Cosmetics would be located in the former 10,000 sq. ft. Old Country Buffet storefront. The proposal depicts updating the façade to tie into the existing plaza, using similar colors and materials. The proposed modifications presented to the façade are the installation of glass on the storefront, and the addition of flat awnings that extend approximately 5' over the sidewalk. When asked the material of the awning, Mr. Trybulski stated that it would be a type of fabric, not specified at this

time. After a brief discussion, concerns regarding the quality of the materials to be used for the awning, as the Board stated, typically fabric does not weather against the elements well. Mr. Curtin advised the applicant that the Board prefers standing seam awnings, and does not encourage awnings to be installed that could be lit from the interior or made of fabric with internally illuminated signage on them. As the Board was concerned with the quality of the materials, he suggested that they could condition upon staff review of the fabric to be used on the awnings, inclusive of any illumination that would go under it, as the applicant has not identified them on the sample board.

When asked the hours of operation, Mr. Trybulski stated that Ulta Cosmetics are open 7 days a week, operating Monday through Saturday, 9:00 am - 9:00 pm and Sunday, 12:00 pm – 5:00 pm. The store sells cosmetics and health and beauty items, while offering beauty salon services such as hair cutting, facials, and waxing. Mr. Trybulski noted it is neither a spa nor a nail salon.

Chairman Fatcheric advised the applicant that any signage would be considered under a separate application.

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

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

As there were no additional comments, Mr. Trombetta motioned to approve the Ulta Cosmetics site plan for the Fairmount Fair Plaza conditioned upon staff review of the fabric to be used on the awnings, inclusive of any illumination that would go under it. Mr. Logana seconded the motion and it was unanimously approved.

Based upon recommendations of staff at this time, no professional fees were allocated for this application.

Benderson Development – Geddes Site Plan

TP#048.-01-01

Bob Trybulski of Benderson Development, LLC appeared before the Board to discuss the addition to Fairmount Fair Plaza, located in the Town of Geddes, site plan.

The applicants have proposed to erect three buildings within the Fairmount Fair Plaza, on the portion located within the Town of Geddes. The site has been modified by adjusting the location of the buildings and driving aisles, which have created better traffic flow allowing for additional pedestrian and traffic safety. Because of the interconnective relationship of roadways and other infrastructure, the Town of Geddes has asked the Town of Camillus to review the plan and provide any comments and/or suggestions that should be taken under consideration.

After reviewing the site plan for the portion of Fairmount Fair under consideration, the following comments were offered by the Board:

- It was suggested that a pedestrian crossing be designated from the existing sidewalk on the east side of the “Michael’s” building to the sidewalk area servicing Building C on the plan.
- Signage, inclusive of stop signs, should be located at all intersections on the final plan.
- The revisions that are reflected on the plans dated January 2, 2007 and last revised to August 19, 2008 reflect the balance of previous comments made by the Camillus Planning Board to the Developer.

As the Planning Board felt that the proposal, as submitted, with the exception of the above noted additions, addressed its prior concerns and comments. As the Board did not have any reservations with regard to the final approval of the subject proposal, Ms. Wheat motioned to authorized Mr. Curtin to draft a recommendation to the Town Board of the Town of Geddes relative to the submission. Mr. Trombetta seconded the motion and it was approved unanimously.

**Daughters of St. Mary of Providence
Site Plan Referral for ZBA**

TP#056.-09-10.0

Gregory Sgromo and Mark Anthony appeared before the Board to present a site plan application for a special use permit for the Daughters of St. Mary of Providence. The property is zoned R-3.

The Daughters of St. Mary of Providence are proposing to erect a 3,200 sq. ft., two-story single family home on the corner of Shrineview Drive and Chapel Drive. The first floor will house the office of SPAR (A religious education program to prepare developmentally disabled adults living either at home or in Group Homes for the Sacraments), meeting rooms for individual tutoring, a common room for enrichment evenings for this program, an efficiency kitchen for the preparation of snacks, store rooms and washroom facilities. There will also be an office and practice room for the Puppets for Peace, a not for profit organization which allows developmentally disabled young adults to perform using puppets. The sister’s chapel will also be on the first floor. The SPAR group will meet monthly and they do not anticipate more than 10 to 15 people at a time. The individual tutoring classes will not exceed 3 or 4 persons. The second floor will house the convent for the sisters with bedrooms, bathrooms living room library dining room and kitchen. There will also be space provided for storage.

Parking for the site is proposed within the two-car garage, in an extended area within the driveway, which allows for two parking spaces, and within the driveway itself. If additional parking is needed, the applicants stated that parking is available in Holy Family churches parking lot. After reviewing the proposal, the Board noted that the adjacent property is used as a parking lot, and recommended the applicants contact those property owners to inquire if they would consider allowing ancillary parking on their sites.

As the existing site is an asphalt parking lot, the Board noted that the proposal would be decreasing the amount of impervious surface of the site and inquired how the site drainage would be affected. The applicant advised that all would flow toward the front of the site to collect into a small collection area and then be disposed into the storm sewer system.

Chairman Fatcheric advised those assembled that this application is for a site plan review for a special use permit, and as such, the Zoning Board of Appeals will be taking lead agency. Due to the location of the subject property, he inquired if it was within 500' of Route 5, to which the response was that it was. As this application would need to be referred to the County Planning Agency, Chairman Fatcheric inquired as to which agency would need to refer this, to which Mr. Curtin advised that the Planning Board is giving an opinion relative to the proposed use and as to any site issues that are presented. Being none or hearing none, the referral would be recommendation back to the Zoning Board of Appeals, who would have lead agency on the overall use, and who would be the referring agency.

Mr. Curtin advised that the overall project presents a mixed use of the subject property and feels that the plan is well conceived and does not impact the surrounding properties in the neighborhood. Because the proposed use is of a mixed character, that being residential and consulting, the applicant requires a Use Variance. The Town Planning Board takes no position with regard to the application, however, it does feel that this would be a positive use of the property and the presence of the Sisters would be a benefit to the overall community.

As there were no additional comments, Ms. Wheat motioned to make a positive recommendation to the Zoning Board of Appeals for the site plan for a special use permit for the Daughters of St. Mary of Providence. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Old Business

**Rinaldi, Judy- 6618-6622 VanBuren Rd
Preliminary/Final Plat**

TP#010.-02-36.1

Mr. Logana recused himself from this application.

Jamie Rinaldi-Logana and John Szczech appeared before the Board to present the preliminary and final plat applications for a two-lot subdivision located at 6618-6622 VanBuren Road, zoned RR.

Mr. Szczech stated that the applicant is proposing to subdivide the 9.4± acre parcel into two lots and merge portions of the land with adjacent properties. Currently two homes are situated on the one parcel, both sharing a common driveway. The proposal depicts Lot 1 to be 2.25 acres and Lot 2 to be 2.0 acres. The plan also portrays combining 0.572 acres of land with TP# 010.-02-36.2 owned by Scott and Suzanne Hemler, and combining the remaining 4.578± acres of land with TP# 010.-02-5.1, owned by Jamie L. Rinaldi. The request for the subdivision is being facilitated due to the applicant entering into a purchase contract for the sale of the home located on Lot 2.

Chairman Fatcheric advised that the application had been referred to the County Planning Agency in July, 2008, while being reviewed as the Yager Subdivision and feels that as the application is similar in nature, would be redundant to refer it again.

The applicant instructed the Board that the name of the subdivision is to be renamed "The Lands of Judy Rinaldi and Jamie Rinaldi-Logana". As the plan portrays the merging of 4.264± acres with the adjacent lands owned by Ms. Rinaldi-Logana, Mr. Flaherty inquired if the map would be labeled "for residential use only", to which Mr. Curtin replied that it would be unnecessary. It was noted that as there are two buildings on one parcel, this subdivision would bring the parcels into conformity by cleaning up a non-conforming parcel.

When asked if the county had approved a secondary driveway cut, Mr. Szczech indicated that Mr. Stelter had supplied a letter dated May 2, 2008 indicating that the location of the driveway cut meets the site distance requirements and that a permit for access would be granted contingent upon all local requirements being satisfied. Mr. Curtin noted that the County's resolution dated July 1, 2008 recommended that the following modification to the proposed action be taken prior to local board approval:

The final filed subdivision plan must state that access to Lot A shall be internal from Lot B and that no direct access to VanBuren Road shall be allowed for Lot A, as per the Onondaga County Department of Transportation.

After reviewing Mr. Stelter's letter, dated May 2, 2008, Mr. Curtin noted that the letter predates SOCPA's letter of July 1, 2008 and in reliance of that letter, which has not otherwise been revoked, would suggest the Board consider overriding the County Planning Agency's motion.

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

Mr. Fittipaldi made the motion to declare a negative declaration under SEQR for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

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

Mr. Fittipaldi motioned to approve the preliminary plat for the Lands of Judy Rinaldi and Jamie Rinaldi-Logana. Mr. Voss seconded the motion and it was approved unanimously.

Ms. Wheat motioned to override SOCPA's comments pertaining to the driveway cut. Mr. Flaherty seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to approve the final plat for the Lands of Judy Rinaldi and Jamie Rinaldi-Logana. Mr. Trombetta seconded the motion and it was approved unanimously.

Ms. Wheat motioned to assess Parkland Fees for two lots in the amount of \$200.00 per lot as this application was in process prior to the legislative change. Mr. Flaherty seconded the motion and it was approved unanimously.

**Country Oaks, Phase 1
Final Plat**

TP#007.-02-06.4

Developer, John Szczech appeared before the Board to present the final plat for the Country Oaks, Phase 1 subdivision. The applicant has proposed subdividing the 80± acre parcel of land located on the corner of Armstrong Road and Pottery Road, zoned R-3.

The developer proposes subdividing the parcel in phases, the first phase being that of 29 residential building lots, none being flag lots as previously proposed. The plan depicts the entrance to be located on Armstrong Road. As the Board voiced concern regarding the gas lines being located in the rear of Lots 27 through 42, the developer has extended Shetland Place and straightened the road to allow for additional lands to the rear of those lots.

Mr. Curtin inquired of covenants and restrictions were going to effect these lots. As he is requested that they be provided for his review/

As there were no additional comments, Mr. Flaherty motioned to approve the final plat for the Country Oaks Section 1 Phase 1 subdivision as prepared by Survey Systems dated July 21, 2008, revised August 12, 2008 conditioned upon staff review of the covenants and restrictions and receipt of the subdivision securities agreement. Mr. Fittipaldi seconded the motion and it was approved unanimously.

Mr. Voss motioned to assess Parkland Fees for twenty-nine lots in the amount of \$200.00 per lot, as this application was in process prior to the legislative change. Mr. Flaherty seconded the motion and it was approved unanimously.

**Malibu Hills Subdivision
Final Plat**

**TP#015.-01-12.1
TP#015.-01-13**

Guy Bersier appeared before the Board on behalf of the property owner Victor Grozdich to present a final plat for the Malibu Hills Subdivision.

The plan presented depicts a two-lot subdivision to allow for the construction of a single unit, to be used as the model home. This would allow a map to be filed and then a building permit to be issued. In the spring, a full subdivision map would be filed, which would reflect all other changes.

As counsel could not be present, correspondence was received which stated the following: 'Section 39.25 (G) of the subdivision regulations provides for a situation where an approved final plat may be divided into 2 or more sections however, each section must encompass at least 10% of the total number of lots shown on the Final Plat. In this case, the Board originally approved a 27 lot final plat and the developer now only wishes to file on 2 of those lots. Clearly, this is not 10% of the total number of

lots and therefore the provisions of that Section of the Town Code cannot be invoked. Therefore, the Planning Boards only choice is to revoke the approval granted on July 28, 2008 and accept a revised Final Plat. The word 'Amended Final Plat' can not be used since it is a procedure used by the Board after a Final Plat has actually been filed in the courthouse and is subsequently amended.

The approval of only two lots at this stage is not something for which there is no precedent in the Town of Camillus. What is important in this case is the fact that the two lots to be approved are not at the perimeter of the site of Malibu Hills Estates but rather within the boundaries of the entire site and therefore it is necessary as a part of this approval to require all of the improvements that were required as a part of the resolution of July 28, 2008. In other words, the conveyance of all of the utilities and roads and storm water facilities as were required by the July 28th meeting as well as the execution of a Subdivision Improvement Security Agreement to secure the completion of those facilities which have not been completed or need to be in place for more than a year before we will release the developer, should be required as a part of the approval of the revised Final Plat.”

Therefore, Mr. Oudemool recommended that all of the security that was required by the July 25, 2008 letter from Barton & Loguidice be required to be posed for the entire infrastructure then required to be conveyed as a part of this application. Mr. Oudemool advised that all of that paperwork has been previously furnished and is to his satisfaction. Mr. Grozdich has executed a Subdivision Improvement Security Agreement and has also executed Grants of Right of Way and Easements and Deeds to the roads and has executed a Covenant to Run with the Land for the inspection and maintenance of the Storm Water Management Facilities. Mr. Oudemool has been in contact with Mr. Grozdich to discuss with him the matter of when Malibu Hills Drive will be open to the public, to which he expects it to be open in the early spring, at which time he expects that the homes on this 2-lot subdivision will be ready for showing and sale. That being said, he has no objection to the Board approving this revised Final Plat application for the two lots proposed, provided that the Board takes into consideration all the foregoing matters.

As there were no additional comments, Mr. Fittipaldi motioned to revoke the final approval granted on July 28, 2008, seconded by Ms. Wheat and approved unanimously.

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 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. Logana seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the final plat for the Malibu Hills Estates, Phase 1, Section 1 with revisions as shown on the map prepared by D. W. Hannig Surveyors, dated January 14, 2008, last revised October 7, 2008 conditioned upon the fully

executed Subdivision Improvement Security Agreement, the fully executed Grants of Right of Way and Easements and Deeds to the roads, and the fully executed Covenant to Run with the Land for the inspection and maintenance of the Storm Water Management Facilities. Mr. Flaherty seconded the motion and it was approved unanimously.

**Coppertop Tavern – 3330 Milton Ave
Site Plan**

**TP#046.-01-01
TP#046.-01-01.2**

Robert Seigart of Schopfer Architects LLP and John Rybak of the Coppertop Tavern appeared before the Board to present a site plan for the property located at 3330 Milton Ave., zoned C-2.

The applicants have revised the site plan to address the comments received from the Board at the last meeting, those being the addition of directional arrows on the pavement and in conjunction with that, they have altered the size of the parking spaces. As the existing parking spaces on the site are 9'6" x 17', the applicants have readjusted the additional parking spaces in the rear to 9'6" x 18". Adjusting the size of the parking spaces allow for 110 parking spaces. In conjunction, they have shortened the driving aisle located in the rear on the west side to 24', which allows snow storage to be placed along the western property line. To allow for two-way vehicle circulation along the rear of the building, they have expanded the driving aisle to 24', while maintaining the one way in and one way out along Milton Avenue.

Previously, the Board inquired if the pavement was crossing over the property line. The survey shows that it does not. The applicant also advised that the lot calculations are shown on the map.

When asked about the storm drainage on the site, the applicant stated that the site slopes/drains toward the building. There is a catch basin in the northwest corner of the building as well as near the intersection of Milton Avenue and Onondaga Road.

The lighting plan for the site includes two 400-watt metal halo lights, located on poles within the parking lot. Wallpacks are also proposed to be located on the building. It was noted that the photometric indicate there is a ½ foot-candle around the area.

As the applicant is seeking an Area Variance for parking, they were advised to make an application to the Zoning Board of Appeals. The Board advised the applicant that on the application, it should note that there would be 30 new parking spaces sized at 9'6" x 18'; however, the remaining 80 parking spaces are pre-existing in size at 9'6" x 17". Doing so will show that the applicant is substantially consistent with the existing conditions located on the site. Mr. Curtin stated that the variance requested by the applicant is consistent with the existing parking that the site has sustained for some time. The overall parking ratio consistently exceeds what is otherwise required, however, it is not overly burdensome. The only areas being modified are the areas where the mobile homes had been located as the applicant is re-striping the balance of the site to be consistent with the front portion of the site. That said it is totally up to the Zoning Board of Appeals to make the determination to allow or disallow the Area Variance.

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

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

Minutes of the Previous Meeting

Mr. Flaherty moved to approve the minutes of the meeting of September 8, 2008. The motion was seconded by Ms. Wheat and unanimously approved.

Mr. Fittipaldi moved to approve the minutes of the meeting of September 22, 2008. The motion was seconded by Mr. Logana and unanimously approved.

Discussion

Camillus Commons

The curbing along the Vanida Drive entrance has been realigned per the concern of the fire department.

Paper copies of minutes

In an effort to become more "green", Chairman Fatcheric inquired if the Board could eliminate the need of individual copies of the minutes due to each member receiving electronic copies. He added that the official minutes would still be on file with the Town Clerk's office.

Correspondence

A voucher was received from Barton & Loguidice, PC for the services performed for the period of July 27, 2008 to August 23, 2008 for \$7,312.40, \$5,128.65 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Voss, seconded by Mr. Logana, and approved unanimously.

A voucher was received from John J. Trombetta for reimbursement for attendance to the New York Planning Federation Conference in Saratoga for \$447.76. Motion to approve payment was made by Mr. Logana, seconded by Mr. Flaherty, and approved unanimously.

A voucher was received from CDW Government, Inc for the Infocus IN37 XGA 3000 LUM projector for \$1,163.00. Motion to approve payment was made by Mr. Trombetta, seconded by Ms. Wheat, and approved unanimously.

Comments of Town Officials

The Town Officials assembled had no additional comments this evening.

Comments of the Attorney

Mr. Curtin suggested the Board review the statute governing professional fees for applications.

Comments of the Engineer

Mr. Czerwinski had no additional comments this evening.

Comments of the Board Members

Mr. Trombetta commented that the NYS Planning Federation Conference was terrific and encouraged other members to attend next year.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 9:22 pm, seconded by Mr. Flaherty and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
October 27, 2008
7:00 PM**

Present

Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
John Williams
Martin Voss
Lynda Wheat

Not Present

John A. Fatcheric II, Chairman

Staff Present

Paul Czerwinski, P.E.
Paul J. Curtin, Jr

Members of the Public

Bob Feyl, ZBA member
Joy Flood, ZBA Chairperson
Roger Pisarek, 1st Ward Councilor
3 others

Vice-Chairman Logana called the meeting to order at 7:01 pm, followed by the Pledge of Allegiance.

New Business

**West Genesee Athletic Club
Site Plan Review for Special Use Permit**

TP#007.-01-14.2

Dominick Mazza, President of the West Genesee Athletic Club appeared before the Board to present an application for site plan review for a Special Use Permit for the property located at 6415 Pottery Road. The property is zoned R-3.

Mr. Mazza stated that an opportunity has arisen for West Genesee Athletic Club to purchase a storage facility trailer from the Pensabene's Park West restaurant. The Club is running out of storage space, they are requesting a modification to their existing Special Use Permit so that it should be used for storage purposes.

The storage facility trailer elevations resemble that of a 1956 work trailer that has been modified for residential purposes. The applicant advised the Board that the structure would be painted white with blue trim, as weather permits. When asked if there would be any facilities inside the trailer, Mr. Mazza commented that the trailer was to be stripped, eliminating all plumbing and heating, as the structure would be used only to store equipment. As the applicant indicated lighting would be supplied to the structure, the Board inquired how, to which Mr. Mazza commented that a power panel is located on the corner of the adjacent building.

The proposal depicts the storage trailer to be located on the south side of the site, adjacent to the existing storage building. Mr. Curtin advised that after reviewing the Code, the storage trailer would need to be placed and secured on a permanent foundation, thus becoming a permanent storage facility; otherwise, they are not allowed in the town.

The applicant advised that the storage trailer would be placed on a permanent foundation as soon as possible and approved, weather permitting. When asked if there would be screening placed around the structure due to concerns pertaining to the visual aesthetics from the roadways, the applicant stated none was proposed. Mr. Czerwinski stated that Warners Road is the closest road, which is 500'± from the site. Mr. Curtin advised that because of the proximity to Pottery and Warners Road it does not appear that additional screening would be required by the Board.

Mr. Voss suggested eliminating some of the existing windows on the rear of the trailer to make it look more like a storage building as doing so would deter unintended access. The Board agreed that with fewer windows, it would look more like a storage facility, to which the applicant also agreed.

Mr. Curtin advised that this request is a modification to a Special Use Permit to expand an existing use. As this Board is rendering a recommendation to the Zoning Board of Appeals for site review, the following items have been identified by the Planning Board and therefore should be conditioned upon being completed no later than June 1, 2009:

- 1) Placing the storage trailer on a permanent foundation
- 2) Painting of the storage trailer

As there were no additional comments, Mr. Fittipaldi motioned to make a positive recommendation to the ZBA for the modification to the site plan for the West Genesee Athletic Club Special Use Permit, conditioned upon completion by June 1, 2009 of the placement of the storage trailer on a permanent foundation and the painting of the storage trailer. The Board does not see any additional site plan issues that the ZBA should take into consideration at this time. Ms. Wheat seconded the motion and it was unanimously approved.

Ms. Wheat motioned to direct Mr. Curtin to draft the response to the Zoning Board of Appeals on behalf of the Planning Board. Mr. Voss seconded the motion and it was approved unanimously.

Referral from the ZBA for advisory opinion **TP#056.-09-10.0**
Modifications to a Special Use Permit of 1995 for Chapel Drive Properties, Inc
(Daughters of Saint Mary's Special Use Permit)

This referral to the Planning Board has been facilitated as it appears that Tax Parcel No. 056.-09-10.0 is identified and included in the December 18, 1995 Special Use Permit issued by the Zoning Board of Appeals to maintain a parking lot on the described lots along Chapel Drive. That approval was subject to and limited by the following conditions, the violation of any of which shall render the permit null and void and will constitute an immediate revocation of the permit and the authority to maintain said lot:

- (a) No fee shall be charged for parking; there shall be no sales, dead storage, repair work, dismantling or servicing of any kind on the parking lot; if any trash collection receptacle is placed on any of the lots, said receptacle shall be fenced and screened from view.
- (b) The area shall be surfaced with a dust proof and hard surface.

- (c) Entrances and exits shall provide direct access to the commercial district located at Fay's Drug Plaza;
- (d) The existing natural screening to the south of the lots shall not in any way be developed, occupied or disturbed;
- (e) Lighting facilities shall be arranged so that no direct rays will fall on the adjoining residential property and shall be confined within the boundaries of the parking lot and no signs shall be erected on such lot, except identification signs and those directional signs necessary for orderly parking. In no case shall any sign exceed eight square feet in area or be located outside the portion of the lot that is to be used for parking.
- (f) Relative to the two lots located along Chapel Drive owned by Mr. Simmons and which are subject to parking cross easements, this special permit shall be applicable for so long as the cross easements on those lots exist and shall terminate as to those lots only, upon the extinguishment of the said cross easements.

Mr. Curtin advised that after extensively researching this matter, he has made the following determinations:

- (a) A reference was made in the Zoning Board of Appeals minutes and by the then applicant, Mr. Morocco that some type of reciprocal parking easement over the subject property, by way of agreement was in effect. As a condition of the approval, the applicant was to file the agreement at the Town Clerk's office, which in reviewing the file, has never been provided.
- (b) Mr. Simmons, the owner of the subject property clearly disagreed with Mr. Morocco's assessment and installed concrete blockades on the property,
- (c) If in fact there was use of the subject property for parking purposes, the Simmons piece was not necessary for parking and was only included in the approval due to the reference made by Mr. Morocco and subsequently this tax parcel no. 056.-09-10.0 was included in the Special Use Permit.

Mr. Curtin stated that both he and Mr. Carr agree that if there were a reciprocal easement agreement, it would be a title issue between the contiguous property owners, and nothing for the Town to get involved in. He stated that the only reason the referral is before the Board is that the minutes reflect comments made by Mr. Morocco during the public hearing in 1995. To clarify the record, Mr. Curtin advised the Board to recommend to the Zoning Board of Appeals to consider amending its 1995 application and Special Use Permit approval to preclude this tax parcel, as it was not then necessary and the conditions that were put upon the then applicant had never been complied. He also suggested the Board request a statement from the Code Enforcement Officer stating for the record that the site, together with the balance of the properties is more than sufficient for parking purposes now and within the future. Doing so would indicate that it was not necessary at the time, to include this tax parcel. He also advised that the Board should consider recommending the Daughters of St. Mary of Providence application for the mixed use go forward, as the Board sees no issue.

Ms. Flood requested additional clarification, as the Zoning Board of Appeals would technically modify the 1995 approval. Mr. Curtin stated that Mr. Morocco misrepresented the control and rights of this tax parcel, and if not for that

misrepresentation, the parcel would never have been included. He also advised that when this parcel is taken out, it does not adversely affect the balance of the application in terms of the relief that was then granted.

Mr. Flaherty motioned to refer this application back to the Zoning Board of Appeals recommending that they modify their 1995 Special Use Permit resolution as stated above. Mr. Trombetta seconded the motion and it was approved unanimously.

Mr. Fittipaldi motioned to direct Mr. Curtin to draft the response to the Zoning Board of Appeals on behalf of the Planning Board. Mr. Voss seconded the motion and it was approved unanimously.

Old Business

Anthony DeCapio Memorial Park Preliminary/Final Plat

TP# 025.-01-03.2

Jason Decapio appeared before the Board to present the Preliminary Plat and Final Plat applications for the subdivision of the land located at 5014 NYS Rte. 174, zoned R-2.

The plan presented depicts subdividing the 10± acre parcel into two lots, Lot 1 being 8.5± acres and Lot 2 being 1.6± acres. As the State of New York Department of Environmental Conservation has contracted for the purchase of the proposed Lot 1, this lot will be used as an access area for Nine Mile Creek, dedicating the land as “forever green”, never being developed. The proposed Lot 2 currently has a house located on it, which the applicant stated will be sold separately.

After reviewing the plan, the Board advised the applicant that the map would need to identify Lot 1 as “Not a building lot”. It was discussed that the statement is included under the Note section on the map, as item #8, however the Board advised to include it directly on the Lot 1 area of the map.

Mr. Curtin advised that as previously requested, the applicant has provided correspondence from the State regarding the pending sale of the property. He commented that this acquisition is a great gift as it allows access for recreational purposes to Nine Mile Creek.

Pursuant to General Municipal Law, Section 239 l, m, and n, this application was referred to the Onondaga County Planning Board, and acting as an advisory committee, the application was reviewed July 22, 2008, where the following was determined:

Both state and federal wetland boundaries and the state 100-foot wetland buffer shall be delineated on the filed subdivision plan.

In response to the County’s comments, Mr. Czerwinski advised the Board that all proper notes were included on the drawing.

Vice-Chairman Logana stated that Planning Board declared Lead Agency for this application on June 23, 2008.

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

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

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

As there were no additional comments or concerns, Ms. Wheat motioned to approve the preliminary plat for the Anthony DeCazio Memorial Park. Mr. Trombetta seconded the motion and it was approved unanimously.

As the Town Board had recently modified Section 39.35 Parkland Fees, of the Town Code, and as Counselor Pisarek was present, Mr. Curtin requested clarification as to if, the Planning Board was authorized to waive parkland fees on any applications. Councilor Pisarek clarified that any application that had been in process before the modifications took effect on September 30, 2008, were 'grandfathered' and subject to the Planning Board's jurisdiction. That being said, Mr. Fittipaldi motioned to waive the parkland fees associated with this application. Mr. Flaherty seconded the motion and it was approved unanimously.

Ms. Wheat motioned to approve the final plat for the Anthony Decazio Memorial Park as prepared by Heather Warren Land Surveyor, PLLC, on the map dated July 3, 2007, last revised September 6, 2008, conditioned upon Lot 1 being labeled as "Not a building lot". Mr. Trombetta seconded the motion and it was approved unanimously.

Discussion

There were no additional discussion items this evening.

Correspondence

A voucher was received from Shulman, Curtin, Grundner & Regan, P.C. for the services performed for the months of August and September 2008 for \$3,314.35, \$312.50 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Voss seconded by Mr. Fittipaldi, and approved unanimously.

Comments of Town Officials

As the Board had recently reviewed a sketch plan application for property abutting Knowell Road, Councilor Pisarek informed them that the Town Board is considering implementing a 90 day moratorium for any subdivisions located on the east side of Knowell Road, explaining that there is concern, as the road could be widened. He mentioned that this is an agenda item for their meeting of October 28, 2008.

Ms. Flood requested Mr. Curtin to forward the Planning Board's recommendation pertaining to the West Genesee Athletic Club prior to their next meeting of November 6, 2008.

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski had no additional comments this evening,

Comments of the Board Members

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 7:48 pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
November 10, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
John Trombetta
Martin Voss
Lynda Wheat

Staff Present

Paul Czerwinski, P.E.
Paul J. Curtin, Jr.

Members of the Public

Roger Pisarek, 1st Ward Councilor
Tom Price, Code Enforcement Officer

Not Present

Richard Flaherty
John Williams

Five others

Chairman Fatcheric called the meeting to order at 7:01 pm, followed by the Pledge of Allegiance.

New Business

There was no new business before the Board this evening.

Old Business

**Northside Collision–Camillus -509 Hinsdale Rd
Site Plan**

**TP#017.-05-65.2
TP#017.-05-62.1**

Gary Bell and Scott Jones, representing Northside Collision, appeared before the Board to present a site plan application for the property located at 509 Hinsdale Road, zoned both Industrial and C-5.

Mr. Bell stated that the plan has been modified as the Board requested they install three additional 6 ft. evergreen trees along the northern property line, reflecting a total of seven. As the Board raised concerns pertaining to the distance of the nearest fire hydrant, the applicant met with OCWA, who approved the location of a fire hydrant to be placed within 400' of both buildings, running parallel with the railroad tracks, tapping into the 20-inch cast iron main.

Mr. Czerwinski stated that upon review of the photometric plan, the lighting plan shows the light levels, but not if there is any spillage around the property lines. He requested the projected levels of spillage be provided in order to verify that it meets the acceptable levels.

The Board again voiced concern pertaining to how the parking situation at Fastrac affects the entrance to this site, as there is parking within the easement. Mr. Curtin advised that he has received a copy of the title documentation, and is in the process of reviewing it. There is current language in the easement agreement between Southern

Container and Fastrac, which affects the portion of the property that the Board is concerned about, which states:

“Fastrac shall also mark the roadway easement as a ‘no parking area’. This area has been required by the Municipal Fire Department for emergency purposes”.

Mr. Curtin stated that it is apparent they have not marked the area properly. He advised the Board to instruct Mr. Price to speak with representatives from Fastrac to see what their intentions were to honor the requirements of the resolution issued by the Town of Camillus Planning Board. He further clarified that this easement goes over the subject property as well as the Southern Container property, advising that Northside Collision would have a similar maintenance agreement. The purpose of this is to allow access and egress in and through both properties, reaching to the Southern Container parcel. No parking should be permitted within or on.

Pursuant to General Municipal Law, Section 239 l, m, and n, this application was referred to the Onondaga County Planning Board, and acting as an advisory committee, the application was reviewed November 5, 2008, where the following recommendations were offered:

The site plan must show how stormwater runoff is managed on site.

The Board also offered the following comments:

- 1) Town approval should be contingent upon a written agreement between the applicant and owner of the adjacent parcel to the south, Tax Map #017.-05-65.2 to allow for the placement of the dumpsters, sign, and parking.
- 2) The Town may wish to require the applicant to provide a visual buffer to separate any on-site storage and/or parking from adjacent properties.

In response, Chairman Fatcheric commented that it was evident that the County was not aware that there had been a Lot Line Realignment approval, and that the applicant had addressed the visual buffer. He suggested the County be advised that as requested by this Board, the applicant has provided the additional buffering and the applicant has completed the Lot Line Realignment for these parcels, in anticipation of their request. Mr. Trombetta motioned to direct Mr. Curtin to draft a response to the County Planning Board, seconded by Mr. Logana and unanimously approved.

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 motioned to approve the site plan for Northside Collision Center as prepared by The Crissey Architectural Group dated October 1, 2008, last revised November 4, 2008, conditioned upon the attorney’s review and determination of the legal compliance of the easement documentation with the Board’s requirements. Mr. Trombetta seconded the motion and it was unanimously approved.

Ms. Wheat motioned to set professional fees for \$475.00 for this application. Mr. Trombetta seconded the motion and as the Attorney and Engineer stated they had each

standards and at the specific site situation. The County may recommend the installation of an island between the “in” and “out” designated driveways as most likely, they would not conform to the curb cut requirements. Mr. Czerwinski asked if the applicant did not mind, he would like to attend that meeting on the town’s behalf, to which the applicant replied he had no objections.

Regarding the County’s last comment, pertaining to the resubdividing of the two parcels into a single lot, Mr. Seigart commented that to his knowledge, based on the survey and the legal description, it is a single parcel. Mr. Curtin advised that the tax map is identifying that it is two parcels and the application itself references two tax parcels. He stated that the term resubdivide is probably inappropriate and suggested that the Planning Board request the applicants submit an application to merge the two parcels, to consolidate them into one tax parcel.

As there were no additional comments, Chairman Fatcheric advised that as this application has a few outstanding items, those being the meeting with the County DOT, their application before the ZBA, and the Lot Line Realignment, this application would be continued to the next meeting.

Minutes of the Previous Meeting

Mr. Logana moved to approve the minutes of the meeting of October 15, 2008. The motion was seconded by Ms. Wheat and unanimously approved.

Ms. Wheat moved to approve the minutes of the meeting of October 27, 2008. The motion was seconded by Mr. Fittipaldi and unanimously approved.

Discussion

Professional Fees

In response to a memo received from Mr. Oudemool pertaining to the practice and procedure of professional fees, Mr. Curtin advised the Board that once professional fees were set, if those accounts had minor balances, historically the clerk could and would bill for those fees. Currently, the Board has been reviewing the outstanding professional fees, on a quarterly basis, to determine what fees were necessary to request, in terms of collection. The purpose of Mr. Oudemool’s memo was to alert the Board that under existing law; due to the way resolutions are phrased and the way the local law has been enacted, the clerk does not have the unilateral ability to continue to bill. Mr. Curtin suggested that if additional fees were required, during the scope of the Boards incremental review, a resolution directing the billing be undertaken. Additionally, he recommended the Board review all outstanding professional fees bi-monthly, and if necessary, in anticipation of short falls, generate resolutions to cover those fees that may be required.

Parkland Fees

Mr. Curtin stated that he spoke to Mr. Oudemool to request clarification of the parkland fees, as the Board has been waiving the fees for a two or three lot subdivision with one primary structure as it is only creating one building lot.

Mr. Oudemool stated that the Town Board is recommending 'No Waivers'. After a brief discussion with Mr. Curtin, he agreed that the applicant should not be penalized for what has already been approved, therefore, where there is an improved lot, going forward, do not assess parkland fees on that approved lot, but where there is an unimproved lot and, for an example, its only a two lot subdivision, assess fees for both lots. The bottom line is that there are no more waivers for parkland fees for minor subdivisions.

Township 5

The Board received a letter from the State DOT for Township 5 on a proposed roundabout. Mr. Czerwinski stated that there had been a couple issues with the State DOT on the permit for the connector road and the last remaining issue was related to the number of driveways that they would allow to tie into the connector road. The original break in access was approved with three curb cuts and the applicant wanted four. As suggested by the DOT at a meeting a little over a year ago, the applicant made the eastern most curb cut a right in/right out and after considering this change, decided they did not want it. The applicant had done a lot of work on the site and specifically designed the site to where that improvement would be an integral part of the site. Mr. Czerwinski stated that they have been going back and forth with the State and the applicant since the early part of 2008. The last meeting was held in August, at which time it was agreed that if the developers engineer could show that there were not safety issues with vehicles weaving in and out of the two lanes traveling west bound on the connector road between the right in/right out and the main entrance, then the State DOT would allow the four curb cuts. After designing the entrance as indicated, the State DOT determined that it was not safe enough and suggested the developer install the roundabout instead of the traffic light at the main entrance.

Mr. Czerwinski stated that after speaking with Kevin Eldred, the developer is reviewing the impact on the site development as well as the cost issue and will contact him with their findings. As he has not heard back, Mr. Czerwinski stated that this is not an unreasonable request by the state, the issue may be the cost but he does not feel that the cost is significantly different as the fees associated with the signal light is in the range of \$150 to \$200 thousand dollars.

Mr. Fittipaldi motioned to enter into Executive Session to discuss personnel matters at 7:36 pm, seconded by Mr. Voss and approved unanimously.

Mr. Fittipaldi motioned to return to regular session at 7:50 pm, seconded by Mr. Voss and approved unanimously.

2009 Organizational

Mr. Voss motioned to appoint Ann Clancy as Clerk to the Planning Board. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Voss motioned to appoint Paul Czerwinski of Barton and Loguidice as Planning Board Engineer. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Fittipaldi 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. Voss seconded the motion and it was unanimously approved.

Ms. Wheat motioned to appoint Jay Logana as Vice-Chairman of the Planning Board for 2009. Mr. Trombetta seconded the motion and it was unanimously approved.

The Planning Board is making the following recommendations to the Town Board:

Mr. Voss recommended the reappointment of John Williams as the Alternate Planning Board member for a one-year term expiring December 31, 2009. Mr. Trombetta seconded the motion and it was unanimously approved. The Board also recommended that the Town Board consider increasing the compensation for the alternate member based on the time and effort this member has expended.

Mr. Voss recommended the reappointment of John A. Fatcheric II as Chairman of the Planning Board for 2009. Mr. Trombetta seconded the motion and it was approved unanimously.

Correspondence

There was no additional correspondence before the Board this evening.

Comments of Town Officials

There were no Town Officials present at this time.

Comments of the Attorney

Mr. Curtin thanked the Board for their vote of confidence in recommending his reappointment.

As Veteran's Day is upon us, Mr. Curtin expressed gratitude to all Veterans and thanked the Board for their thoughts, prayers, and concern for his son, Andrew, while he was serving with the Marines in Iraq. As an update, he is home safe and probably within another month or so will be gearing up to return to serve his county abroad.

Comments of the Engineer

Mr. Czerwinski thanked the Board for their vote of confidence in recommending his reappointment.

Comments of the Board Members

Mr. Trombetta expressed his thanks to all Veterans in honor of Veteran's Day.

Mr. Fittipaldi commented that it was a pleasure to deal with the two applicants that were present tonight.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 7:55 pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
November 24, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Martin Voss
Lynda Wheat
John Williams

Staff Present

Paul Czerwinski, P.E.
Paul J. Curtin, Jr.

Members of the Public

Five others

Chairman Fatcheric called the meeting to order at 7:01 pm, followed by the Pledge of Allegiance.

New Business

**Kost Tire
Site Plan**

TP#046.-02-08.0

John DeMartino, representing Kost Tire appeared before the Board to present a site plan for the property located at 300 North Onondaga Road, zoned C-5.

The proposal depicts the installation of a green canopy over the front entrance door and exterior painting of the building, to be done in the Kost Tire company colors of ivory white and forest green. All existing structures are to remain on the site. The proposed metal canopy, when installed, would extend 2' to either side of the door and have a decal. There would be no lighting within the canopy. Mr. DeMartino stated that as the parking area is already striped, no additional modifications to the current site are proposed.

When asked the hours of operation and type of business, Mr. DeMartino replied they are open 8:00 am – 5:00 pm, Monday through Friday. They are an auto care center, which entails full auto service repairs, general maintenance, tire sales, and repair. When asked if this location would be large enough to conduct the type of business offered, the applicant indicated that the location has five work bays. He also indicated that they are aware that the site is small and as such are in negotiations with the owner of the vacant lot adjacent to the site to see about acquiring the land to expand the site. When asked if there was a purchase contract, the applicant reiterated that they were in negotiations.

When asked where storage of the tires would be located within the site, the applicant stated that a mobile storage trailer would be placed along the rear fence of the property. When the mobile storage trailer is full, it would be taken away. As the property is adjacent to a residential area, the Board inquired how often the storage unit would be replaced, to which Mr. DeMartino replied approximately every 4 to 6 weeks.

When asked, the applicant stated that no new lighting was proposed for the site as they were using the existing lighting. The applicant also offered that landscaping would be reviewed in the spring. After a brief discussion, the Board stated that it might be helpful for a photometric plan to be reviewed by the engineer, to determine whether there is any light spillage and to make sure that the candlepower is not excessive in any areas, as the property is contiguous to a residential district. Mr. Curtin advised that the Board should review a photometric plan for this site, to determine if it complies with the towns guidelines. He also stated that in his opinion, the application does not need to be referred to the County Planning Board as the usage is the same, and the footprint of the building is not be altered.

The applicant agreed to submit a photometric plan for the Boards consideration and review.

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

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

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

As there were no additional comments or concerns, Ms. Wheat motioned to approve the site plan for Kost Tire, as submitted, subject to a photometric plan being reviewed by the engineer and also reserve the right for the balance of the site to be reviewed for landscaping in the spring. Mr. Logana seconded the motion and it was approved unanimously.

Ms. Wheat motioned to assess professional fees for \$250.00 for this application. Mr. Fittipaldi seconded the motion and it was approved unanimously.

**Starlight Estates Apartments-Phase 2
Site Plan**

TP#015.1-02-03

Seth Jensen of Clough Harbour & Associates Inc., representing the applicants, Robert and Sherry Rocco, appeared before the Board to present a site plan for Starlight Estates Apartments, Phase 2, and zoned PUD.

The proposal depicts modifications to the approved site plan for Unit 4A and 4B, which encompass the footprint of the center lobby area being increased by approximately 2000 square feet to incorporate an elevator shaft, additional lobby areas, and individual storage space. The plan has also been modified to include six additional garage spaces. Mr. Jensen stated that current market conditions have facilitated the request for the modifications. When asked if the density would remain at 96 units, Mr. Jensen indicated it would.

The proposal displays the dumpster being placed within the garage building. Based on the original elevations, Mr. Czerwinski inquired how a higher garage door would be

placed within the garage door opening to allow for the dumpster to be placed in and out of it, as the dumpster would be enclosed within the building. Mr. Rocco stated that the header is being moved and the trusses are being modified, so instead of having a header above the door, there would be an 8' wall. Chairman Fatcheric commented that Phase 1 of the Starlight Estates Apartments currently has placed dumpsters within the garages, and asked Mr. Rocco if it was shown on the plan or if he just took the doors off and raised the roof? Mr. Rocco stated that the modifications were shown/made with Code Enforcement, and considered a field change. Mr. Czerwinski commented that if the plan was revised, and the revisions approved by the Code Enforcement Officer, those modifications are not reflected on the drawings being reviewed by the Board this evening as the plan submitted shows those dumpsters to be outside within the open parking area. After a brief discussion, Mr. Curtin advised the Board that the garage dumpster may have been a field change that was approved by the Code Enforcement Officer, and as such, integrating the dumpsters within the garages means that there are modifications to the plan that the Board has not seen, nor reviewed. He then requested the elevations and dimensions be supplied for the Board to review.

Mr. Jensen stated that with the proposed modifications, the increased impervious area would be approximately 200 square feet; therefore, any affect on stormwater management would be very negligible.

Mr. Jensen stated that the main entrance road has been adjusted farther to the south of Pegasus Circle due to National Grid installing a utility pole with a guide wire in its path. After a brief discussion, Mr. Czerwinski commented that there is an issue with the relocation, as a closed drainage system is located beneath the street and inquired if any of that system would be changed; as a catch basin is located in the middle of the road. As no plans to relocate the system have been addressed, Mr. Czerwinski requested verification that the structure can handle the loading from the road as it is unclear if it was designed to do so. Mr. Jensen stated CHA would review the catch basin is structurally able to handle the additional load.

After a brief discussion, the Board inquired if they could install an additional basin to the side of the road, which would discharge into the basin located at the center of the road. Mr. Czerwinski stated there as there are two pipes coming into it and only one pipe exiting, it is a major intersection for stormwater and would need major pipe work to accommodate that.

Mr. Williams requested the applicant contact the Fairmount Fire Department to discuss the locations of the fire hydrants.

Mr. Curtin commented that the Board has more questions relative to the details of the elevations, drainage, and main entrance drive and advised that the Board may want to reserve comment on the entire application as several significant modifications have been made to the plan. Chairman Fatcheric stated that the Board concurred with Mr. Curtin's recommendation.

**Ulta Cosmetics – Fairmount Fair
Signage**

TP#048.-01-01

Bob Trybulski of Benderson Development, LLC appeared before the Board to present a signage plan for Ulta Cosmetics, located in the Fairmount Fair Plaza, zoned CP.

Mr. Trybulski stated that the sign is to be seventy-eight square feet, white in color and internally illuminated. The proposed awning is constructed of fabric and manufactured by Sunbrella, which the applicant stated a swatch of the material would be sent to Paul Czerwinski. When asked the if the awnings would be internally illuminated, the applicant indicated they would not be.

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

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

As there were no additional comments, Mr. Voss motioned to approve the signage for Ulta Cosmetics located within the Fairmount Fair Plaza conditioned upon staff review of the fabric to be used on the awnings, inclusive of any illumination that would go under it. Mr. Trombetta seconded the motion and it was unanimously approved.

Ms. Wheat motioned to assess professional fees for \$175.00 for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

**Marshall's – Fairmount Fair
Site Plan**

TP#048.-01-01

Bob Trybulski of Benderson Development, LLC appeared before the Board to present a site plan for Marshalls, located in the Fairmount Fair Plaza, zoned CP.

Mr. Trybulski stated that the proposed changes to Marshalls façade would match and carry the brick over that is located on the Michaels façade. After reviewing the proposal Chairman Fatcheric stated that the renderings do not compliment the rest of the plaza, as it looks bland and suggested adding something to break the white bland. To expand on those comments, Mr. Curtin stated that the proposal depicts 85-90% EFIS and the rest is brick and although it ties together, there is a big bland band going through it. He continued that it is a vast improvement from what it looks like to today, but it really looks like a downgrade from the balance of the plaza. He asked if the elevations could be enhanced due to the amount of EFIS being used.

After a brief discussion, the Board concurred that the proposed elevations do not compliment the remaining plaza, as they detract from the great job that has already been accomplished by Benderson Development.

Mr. Trybulski stated that he would revise the plan to incorporate some of the suggestions and resubmit them for the Board to review.

Referral from the Town Board to consider a 90 day moratorium for any subdivisions or curb cuts on the east side of Knowell Road

Mr. Curtin stated that the Town Board has requested an advisory opinion to consider the 90 day moratorium and it is his understanding that Knowell Road may be the subject of widening and if so indicating that any approvals may be adversely affected.

That being said, the Town Board is seeking to amend Chapter 39 by creating a new section to be numbered 39.83, which shall be titled Moratoria and shall provide as follows:

The authority of the Planning Board to approve a subdivision of any lands with frontage on the east side of Knowell Road is suspended for 90 days, commencing upon the filing of this local law with the Secretary of State of New York,

The Town Board is also seeking to amend Chapter 44, Section 44.10 by adding a new section to be numbered (D) which shall provide as follows:

The authority of the Highway Superintendent to grant a curb cut for any lands with frontage on the east side of Knowell Road is suspended for 90 days, commencing upon the filing of this local law with the Secretary of State of New York.

After a brief discussion, Mr. Fittipaldi motioned to recommend that the Moratorium be implemented by the Town Board in order to allow the Town to investigate the impact of any further improvements within that corridor. Mr. Trombetta seconded the motion and it was approved unanimously. The Board instructed Mr. Curtin to draft the response to the Town Board on their behalf.

Old Business

There was no old business before the Board this evening.

Minutes of the Previous Meeting

Mr. Logana moved to approve the minutes of the meeting of November 10, 2008. The motion was seconded by Mr. Flaherty and unanimously approved.

Discussion

2009 Organizational, continued

Mr. Logana motioned to recommend the reappointment of Martin Voss for a five-year term expiring December 31, 2013. Mr. Trombetta seconded the motion and it was unanimously approved.

Meeting Dates for 2009

Ms. Wheat motioned to approve the 2009 Planning Board meeting schedule as follows: 7:00 pm on the second and fourth Mondays, with the exceptions as noted with (*), being

<p><u>JANUARY</u> Monday - January 12, 2009 Monday - January 26, 2009</p>	<p><u>JULY</u> Monday - July 13, 2009 Monday - July 27, 2009</p>
<p><u>FEBRUARY</u> Monday - February 9, 2009 Monday - February 23, 2009</p>	<p><u>AUGUST</u> Monday - August 10, 2009 Monday - August 24, 2009</p>
<p><u>MARCH</u> Monday - March 9, 2009 Monday - March 23, 2009</p>	<p><u>SEPTEMBER</u> Monday - September 14, 2009 Monday - September 28, 2009</p>
<p><u>APRIL</u> Monday - April 13, 2009 Monday - April 27, 2009</p>	<p><u>OCTOBER</u> **Wednesday - October 14, 2009 Monday - October 26, 2009</p>
<p><u>MAY</u> Monday - May 11, 2009 **Wednesday - May 27, 2009</p>	<p><u>NOVEMBER</u> Monday - November 9, 2009 Monday - November 23, 2009</p>
<p><u>JUNE</u> Monday - June 8, 2009 Monday - June 22, 2009</p>	<p><u>DECEMBER</u> Monday - December 14, 2009 Monday - December 28, 2009</p>

The motion was seconded by Mr. Logana and unanimously approved.

Professional Fees

Mr. Curtin stated as previously discussed with the Town Attorney, under our Town Law and local ordinance, anytime additional professional fees are imposed, it would need to be done by motion. After reviewing the Planning Board professional fee account balances, the Board ascertained that there are outstanding balances on accounts that need to be collected. He then read the following account balances into the record:

Account	Balance Total
Alliance Bank	-659.50
Camillus Commons-Benderson	-1,178.58

CAMS Pizza	-62.50
Coppertop Restaurant	-345.00
Country Creek Estates	-292.50
Country Oaks - Fox Chase	-969.85
Fairmount Fair	-572.50
GOLDEN MEADOWS-	-276.28
Kandon LLC - Dunkin / Moes	-231.00
Kehoski - 99 Yorkshire Blvd	-190.00
Kumon Learning Ceneter	-95.00
Maestri-Szczecz	-475.00
Malibu Hills Estates (Snowbirds	-683.47
PIONEER FARMS, 7	-934.50
Shaker Heights (Pointe West)	-1,481.06
STARLIGHT ESTATES-	-2,449.81
Store America- Mahoney Properti	-549.00
Township 5-Hinsdale Road	-8,929.39
Viewpoint Estates	-11.82
Waterbridge Terrace	-2,316.00
Widewaters Home Depot	-754.50

After a brief discussion, Mr. Curtin instructed the Board that those account balances could be motioned separately where additional fees may be incurred or in mass.

Ms. Wheat motioned to increase the professional fees for the following:

Coppertop Restaurant	to	\$ 750.00
Starlight Estates	to	\$ 5,000.00
Township 5	to	\$15,000.00
Waterbridge Terrace	to	\$ 3,000.00
Country Oaks	to	\$ 2,000.00

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

Ms. Wheat then motioned to move to collect the deficit balances of the remainder of the above accounts listed with the exception of the accounts mentioned above, where the collection would be increased over the deficit balance to the amount indicated. Mr. Trombetta seconded the motion and it was approved unanimously.

Chairman Fatcheric stated that going forward, the Board would review the account balances bi-monthly.

Correspondence

An email was received from Mr. Kehoskie requesting an informal work session for the property located at 99 Yorkshire Blvd.

An invitation to the annual Town of Camillus Christmas party was received.

An email was received from the Comptroller requesting documentation of hours worked for the following Planning Board members:

- Jay Logana
- John Williams
- Marty Voss
- Richard Flaherty

A voucher was received from Barton & Loguidice, PC for the services performed for the period of August 24, 2008 to November 1, 2008 for \$12,468.34, \$12,093.34 of which is recoverable from fees or paid by developers. Motion to approve payment was made by Mr. Voss, seconded by Mr. Logana, and approved unanimously.

Comments of Town Officials

There were no Town Officials present at this time.

Comments of the Attorney

Mr. Curtin had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski commented that he met on site with representatives from the Coppertop Tavern and Mr. Stelter from the County DOT. It appears that drainage is not an issue; however, Mr. Stelter has requested that the curb cut be narrowed along Milton Avenue. He advised that the applicants are in the process of revising their site plan to accommodate the County DOT's request.

Comments of the Board Members

The Board extended Thanksgiving greetings to one another.

With no further business before the Board, Mr. Voss motioned to adjourn the meeting at 8:33 pm, seconded by Mr. Fittipaldi and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

**Town of Camillus
Planning Board
December 8, 2008
7:00 PM**

Present

John A. Fatcheric II, Chairman
Jay Logana, Vice Chairman
Donald Fittipaldi
Richard Flaherty
John Trombetta
Lynda Wheat
John Williams

Staff Present

Paul Czerwinski, P.E.
Michael Discenza, Esq.

Members of the Public

Four others

Not Present

Martin Voss

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

**Marshall's Home Goods– Fairmount Fair
TP#048.-01-01
Site Plan**

Bob Trybulski of Benderson Development, LLC appeared before the Board to present a site plan for Marshall's Home Goods, located in the Fairmount Fair Plaza, zoned CP.

Mr. Trybulski stated that he took the Board's suggestions to find a creative way to break-up the upper EFIS band. Based on those suggestions, they are proposing to extend the brick column piers adjacent to the entrance doors, add EFIS elements over all the windows, and install blue window awnings. The proposed renderings offer a strong center appeal to the main entry of the Marshall's Home Goods storefront. The Board complimented Mr. Trybulski on the final renderings.

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

Mr. Logana 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 this application a negative declaration under SEQR. Mr. Williams seconded the motion and it was approved unanimously.

As there were no additional comments or concerns, Mr. Trombetta motioned to approve the site plan for Marshall's Home Goods, as prepared by Lauer-Manguso & Associates Architects, titled Fairmount fair Façade Renovation Camillus, New York dated December 8, 2008. Ms. Wheat seconded the motion and it was approved unanimously.

After conferring with staff, Chairman Fatcheric stated no professional fees would be assessed to this application.

**Starlight Estates Apartments-Phase 2
Site Plan**

TP#015.1-02-03

Seth Jensen of Clough Harbour & Associates Inc., representing the applicants, Robert and Sherry Rocco, appeared before the Board to present a site plan for Starlight Estates Apartments, Phase 2, and zoned PUD.

Mr. Jensen stated that in response to some of the comments received at the last Planning Board meeting, they met with the Town Engineer and the Fire Department to address the access road to the site from Pegasus Circle. During that site visit, it was determined that the access road would need to be relocated to the south and widened at the entrance to 30' in order to accommodate fire apparatus, then narrow to a width of 24'. With relocating the road to the south, the issues with the catch basin have been mitigated, as it would now be located at the edge of the pavement. The applicant stated that the basin would be brought up to grade, using structural concrete grade rings and covered with a solid cap.

The Developer has also modified the plan to include two separate dumpster enclosures within the open parking area. The elevations of the enclosures match the architecture of the garages. To keep the dumpster secure within the enclosure, 6" vertical curbing will be installed on each side, to act as a guide. In the interest of public safety, it was mentioned that separating the dumpsters from the garages would be advantageous.

Mr. Jensen stated that the locations of the fire hydrants were reviewed. Based on recommendations received from Representatives of the Fairmount Fire Department, one of the fire hydrants will be moved to the center of the parking area. It was also mentioned that OCWA would be installing the fire hydrants.

The last modification to the site plan is for the maintenance building located in the rear of the site. The building itself has been modified to incorporate a second floor living area, which would be a residence for the maintenance person. It would not be a rentable unit. The architectural details of the building have not been modified, only the peak of the roof has been raised 3.5 feet higher.

After reviewing the proposal, Mr. Czerwinski stated that the density had increased by two and although he does not feel there will be an issue, the Board should be aware of it and stipulate in the record that the apartment in the maintenance building is not a rentable unit. The Board then requested the plan reflect that the unit located in the M1 maintenance building become 'caretaker quarters' and thus be taken out of the density count as it would not be a leasable unit.

When asked if the number of parking spaces had been adjusted for the additional living unit, the applicant stated it had not. Per Mr. Czerwinski's calculations, the plan identifies 98 parking spaces, which meets the current parking requirements.

After a brief discussion, the Board suggested the applicant install landscaping along the rear of the garages, in an effort to soften the view. Mr. Rocco replied that they were planning to plant pine trees in those areas. On a side note, the Board complimented Mr. Rocco on the Starlight Estates Apartments, Phase 1 landscaping, noting that it was beyond what had been agreed to.

Mr. Fittipaldi moved to declare the Town of Camillus Planning Board Lead Agency for this application. Mr. Logana seconded the motion and it was unanimously approved.

Mr. Flaherty 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. Logana seconded the motion and it was approved unanimously.

As there were no additional comments or concerns, Mr. Fittipaldi motioned to approve the site plan for Starlight Estates Apartments, Phase 2, as shown on the Layout Plan dated October 30, 2008 revised December 2008 with the added trash buildings and as shown on the Drawing Title Maintenance Building dated August 26, 2006, revised May 2, 2007 and as shown on the 6 Bay Garage Elevation and Trash Enclosure Building received December, 2008, conditioned upon the living quarters for the maintenance unit being labeled 'not a leasable unit', legal review and engineering review. Mr. Logana seconded the motion and it was approved unanimously.

Ms. Wheat motioned to assess professional fees for \$500.00 for this application. Mr. Trombetta seconded the motion and it was approved unanimously.

Minutes of the Previous Meeting

The minutes of the previous meeting were not yet available.

Discussion

Kehoskie – 99 Yorkshire Blvd.

Chairman Fatcheric stated that an informal work session had been conducted between staff and Mr. Kehoskie pertaining to the site located at 99 Yorkshire Blvd. He then asked Mr. Czerwinski to update the Board.

Mr. Czerwinski stated that the majority of the discussion centered on the driveway situation as Mr. Kehoskie desires two curb cuts for the site. As it was discussed how that could or could not be possible, Mr. Kehoskie understands that it is not up to the Planning Board to make the determination for the curb cut, it is up to the Highway Department as it relates to public safety and traffic safety issues. Those in attendance

at the work session did offer suggestions, which would modify the plan and require further consideration by the Highway Department, but they did not guarantee that doing so would allow both curb cuts. The applicant stated that he was going to contact Mr. Pigula to schedule a meeting after the plans had been redrawn. He also is planning to contact the County DOT to discuss the possibility of obtaining a curb cut along West Genesee Street.

The applicant has also modified the plan to reduce the density of the structure, as he is no longer proposing office or business space in the basement. Mr. Kehoskie was reminded that if there were rentable space on the second floor, he would need to comply with the ADA requirements for handicapped accessibility.

Correspondence

A voucher was received from the New York State Planning Federation for Planning Board membership fees for \$75.00. Motion to approve payment was made by Ms. Wheat, seconded by Mr. Flaherty, and approved unanimously

Comments of Town Officials

There were no Town Officials present at this time.

Comments of the Attorney

Mr. Discenza had no additional comments this evening.

Comments of the Engineer

Mr. Czerwinski extended holiday greetings.

Comments of the Board Members

The Board extended holiday greetings.

After a brief discussion, the clerk was instructed to order a nameplate for Mr. Discenza.

With no further business before the Board, Mr. Flaherty motioned to adjourn the meeting at 7:29 pm, seconded by Mr. Logana and unanimously approved.

Respectfully submitted,

Ann C. Clancy, Clerk

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