CHAPTER 30: ZONING REGULATIONS OF THE TOWN OF CAMILLUS

ARTICLE I - GENERAL PROVISIONS

Section 100: Title
This Chapter shall be known and may be cited as the "Zoning Regulations of the Town of Camillus".

Section 101: Authority
This Chapter is adopted pursuant to the authority contained in Article 16 of the Town Law of New York State.

Section 102: Purpose
The Town Board of the Town of Camillus deems it necessary for the promotion of health, safety and the general welfare of the Town to regulate and restrict the use of land and the placement of improvements upon it. In pursuance thereof, districts have been created and the following regulations are hereby adopted and no building, structure or lot shall hereafter be used or occupied and no building or structure shall hereafter be erected or altered unless it is in conformity with all of the regulations herein specified for the district in which it is located.

ARTICLE II - BASIC DEFINITIONS

Section 200: Word Usage
A. Unless a contrary intention clearly appears, the following words and phrases shall have the meanings hereinafter set forth:

1. The term "shall" is mandatory.

2. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be occupied."

B. Basic Definitions:

1. Block -- A unit of land bounded by streets or by a combination of streets and public land, railroad right of way, waterways or any other barrier to the continuity of development.

2. Building -- A structure designed to be used as a place of occupancy, storage or shelter and which is enclosed on all sides.

3. Building, Accessory -- A building which is occupied or devoted to a use incidental to the principal use and is not attached to the principal building by an enclosed structure.

4. Building, Principal -- The primary building on a lot which houses the principal use.

5. Dwelling Unit -- Building space containing an area designed for residential occupancy with common bathroom and common cooking facilities.

6. Frontage -- The side of a lot which abuts a street or private right of way.

7. Living Space – The square foot area of a dwelling unit, exclusive of garage, basement or attic

space.

8. Lot -- A designated parcel, tract or area of land created by conveyance, subdivision, or eminent domain.

9. Lot Line -- A line bounding a lot that divides one lot from another lot or from a street or private right of way.

10. Right of way -- An area of land which is utilized by vehicles or pedestrians or as a location for the placement of a utility service line.

11. Setback -- The minimum required distance between a lot line and any structure or building.

12. Street -- A public way used or intended to be used for passage or travel by motor vehicles.

13. Structure -- A combination of materials constructed, the use of which requires location on the ground or attachment to something having location on the ground and is not a building as herein above defined.

14. Use -- The business or personal activity conducted upon land.

15. Use, Accessory -- A use customarily subordinate and incidental to a principal use.

16. Use, Principal -- The predominant use of the lot.

ARTICLE III - ZONING DISTRICTS AND ZONING MAP

Section 300: Zoning Districts Established

The zoning districts set forth in Section 301 and 302 are created for the purpose of restricting activity therein to those uses which are compatible.

Section 301: Descriptions of Fixed Zoning Districts

These zoning districts are located pursuant to the Comprehensive Plan and will be set forth in the areas as designated on the Official Zoning Map referred to hereinafter.

A. R-R - Rural Residential -- The R-R District is designed to preserve a rural atmosphere and protect environmentally sensitive areas by promoting large individual residential lot development with minimal public infrastructure.

B. R-1 - Residential -- The R-1 District is designed to accommodate the least intensive category of single-family residential use.

C. R-2 - Residential -- The R-2 District is designed to accommodate single-family residential development at densities which are higher than that permitted in the R-1 District but still relatively low when compared to the majority of residential subdivisions in the Town.

D. R-3 - Residential -- The R-3 District is designed primarily to accommodate single-family residential development at densities comparable to the majority of residential subdivisions in the predominantly built-up areas of the Town.

E. R-4 - Mixed Residential -- The R-4 District is designed to accommodate single-family detached dwellings as well as higher density multiple-family buildings.

F. R-5 - Special Residential -- The R-5 District is designed to accommodate single-family detached dwellings in certain relatively small-lot subdivisions which were laid out before the current system of zoning and subdivision controls was established.

G. C-1, C-2, C-3, C-4 and C-5 - Commercial -- The C-1, C-2, C-3, C-4 and C-5 Districts are designed to accommodate a variety of shopping and commercial activities and are distinguished by generally perceived activity and aesthetic impacts.

H. LBO - Limited Business Office -- The LBO District is designed to accommodate a mixture of residential uses and relatively low-intensity office and professional or service uses. It is intended that this zoning classification be applied primarily in areas that no longer are viable as single-family residential areas because of high traffic volumes on adjacent streets or because of other market factors, but remain viable as locations for multiple family building developments or offices. Such areas will also generally constitute transition or buffer zones between major arterial or more intensively developed commercial areas and residential districts. The dimensional restrictions in the zone are designed in appropriate areas to encourage the renovation for commercial purposes of buildings that formerly were single-family detached dwellings.

I. GBO - General Business Office District – The General Business Office District is designed to accommodate a mixture of administrative office uses and personal or professional services which uses are not of a general retail shopping nature. The business conducted in such a district shall typically occur Monday through Friday during daylight hours, with perhaps limited hours on Saturday and customarily closed on Sunday.

J. I - Industrial -- The I District is designed primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling, disassembling, warehousing, or distribution of goods, merchandise or equipment.

K. MUN - Municipal -- The MUN District is designed to contain public schools, public libraries, emergency service organizations and all governmentally owned parcels. This district should contain all parcels which are owned by the West Genesee Central School District, the Fairmount Community Library Association, the Protective Company No. 1 of the Fairmount Fire Department, Inc., the Camillus Volunteer Fire Department, Inc., the Warners Fire District, the Western Area Volunteer Emergency Service, Inc. the Town of Camillus, the County of Onondaga, the State of New York, the Federal government and any other parcels owned by a governmental agency or a not-for-profit organization which renders on or from the particular site a public service pursuant to contract with a governmental entity. In order to qualify for this zoning designation the parcel must be wholly exempt from real property taxation.

Section 302: Description of Floating Zoning Districts

These zoning districts are located upon a specific application pursuant to the procedures set forth in Article V and as they are approved they are placed upon the Official Zoning Map.

A. C-P - Planned Commercial -- The C-P District is designed to accommodate projects consisting of groups of commercial establishments in shopping or office complexes. C-P Districts are intended to promote creative, efficient, more pleasant design of predominantly commercial areas through a specialized project review process. C-P Districts are floating districts and are not given specific locations on the zoning map until a preliminary plan for development has been approved. Development projects in C-P Districts are subject to the requirements set forth in Section 500.

B. I-P - Planned Industrial -- The I-P District is designed to accommodate industrial uses in new planned developments. This district is also intended to promote sensitive, creative, efficient and more pleasant design of predominantly industrial sites through a specialized project review process. I-P Districts are floating districts and are not given specific locations on the zoning map until a preliminary plan for development has been approved. Development projects in I-P Districts are subject to the requirements set forth in Section 501.

C. PUD - Planned Unit Development Districts -- These districts are designed to accommodate “planned unit developments”, or projects planned and developed as a single entity which may contain diverse uses and various residential building types. PUD Districts are also intended to promote creative, efficient, and more livable community design through a specialized project review process. PUD Districts are floating districts and are not given specific locations on the zoning map until a preliminary, but unified and cohesive plan for development has been approved. Planned Unit Developments are subject to the requirements set forth in Section 502.

D. POD - Planned Office Development Districts -- These districts are designed to accommodate "planned office developments", or projects planned and developed as a single entity which may incorporate a variety of business office and professional uses and which also contain supporting commercial uses intended to primarily service persons working at or patronizing the site. POD Districts are floating districts and are not given specific locations on the zoning map until a preliminary plan for development has been approved. Development projects in POD districts are subject to the requirements set forth in Section 503.

E. PRTF - Planned Residential Treatment Facility Districts -- These districts are designed to accommodate "planned residential treatment facility" developments. The uses allowed are only to be allowed within this district and are generally characterized by residential buildings which house persons in need of treatment, care or supervision. PRTF Districts are floating districts and are not given specific locations on the zoning map until a preliminary plan for development has been approved. Development projects in PRTF Districts are subject to the requirements set forth in Section 504.

Section 303: Official Zoning Map

A. There shall be a map known and designated as the Official Zoning Map. This map shall delineate the boundaries of all zoning districts within the Town. It shall be portrayed on durable material from which prints can be made and it shall be dated, certified by the Town Clerk and kept in the office of the Town Clerk.

B. The Official Zoning Map dated June 19, 1998,is adopted and incorporated herein by reference.

C. Amendments to this map which have been approved since the adoption of the Code shall be set forth in Section 1503.

Section 304: Amendments to Official Zoning Map

A. Amendments to the Official Zoning Map may only occur pursuant to the procedures as set forth in either Article V or Article XV.

B. The Town Clerk shall update the Official Zoning Map as soon as possible after amendments to it are adopted by the Town Board by an appropriate note upon the latest published edition. Periodically, as may be warranted, the Clerk shall republish the Official Zoning Map.

C. The Town Clerk shall keep copies of superseded prints of the zoning map for historical reference.

Section 305: Interpretation of District Boundaries

A. Uncertainty With Respect to Boundaries -- Where uncertainty exists with respect to the boundaries of the district as indicated on the Official Zoning Map, the following rules shall apply:

1. Where district boundaries are indicated as approximately coinciding with the center lines of streets, railroad lines or streams, such center lines shall be construed to be such boundaries.

2. Where district boundaries are so indicated that they approximately coincide with lot lines, such lot lines shall be construed to be said boundaries; or where district boundaries are extensions of lot lines or connect the intersections of lot lines, such lines shall be said district boundaries.

3. Where district boundaries are so indicated that they are approximately parallel to center lines of streets, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map.

B. Parcels in Two or More Zoning Districts -- Whenever a single lot is located within two or more different zoning districts, each portion of that lot shall be subject to all the regulations applicable to the district in which it is located.

ARTICLE IV - USE REGULATIONS

Section 400: Explanation of Table of Uses

The Table of Land Uses (Table 1) sets forth in what zoning district and by what procedural mechanism a particular use is allowed in a zoning district.

A. The letter **"A"** means that the use is allowed in the indicated zoning district as a matter of right without the approval of the Town Board, Planning Board or Zoning Board of Appeals.

B. The letter **"P"** means that the use is allowed in the indicated zoning district upon approval of the Planning Board.

C. The letter **"Z"** means that the use is allowed in the indicated zoning district upon approval of the Zoning Board of Appeals.

D. The letters **"TP"** mean that the use is allowed in the indicated zoning district upon approval of the Town Board and the Planning Board.

E. A blank space indicates that the use is not allowed in the indicated zoning district.

Section 401: Applicability of Regulations

Land uses are hereinafter designated as principal or accessory uses and are defined for the purpose of designating the zoning district within which such land uses are allowed. Such land uses may not be all inclusive and therefore those land uses which are listed shall be interpreted to include other land uses which have similar impacts. Certain land uses are specifically prohibited and are set forth hereinafter in Section 406.

Section 402: Definitions of Principal Uses

Residential Uses

P1. Single-Family Detached Dwelling -- A single detached building containing one dwelling unit.

P2. Multiple Family Building -- A building containing two or more dwelling units.

Agricultural Land Uses

P3. Agricultural Uses -- Agricultural uses include operations oriented to the on-site raising or using of animals, or the growing of crops, trees or plants and the processing thereof including the brewing of beer, distilling of alcoholic beverages and fermentation of cider. Agricultural uses include uses which are predominantly husbandry as well as uses which are predominantly nursery oriented, including commercial green house operations. Fish farms, apiaries and other non-farm animal raising operations are also considered agricultural uses. The foregoing uses are determined to be agricultural uses only if conducted upon lands consisting of a minimum of five acres, which acreage may consist of more than one parcel of land and may be owned by another. However, if such is the case, proof of legal right to utilize such other lands as agricultural must be provided upon request.

P4. Riding Stable -- A riding stable is a business which consists of one or more of the following activities: the boarding of horses, riding instruction or the renting of horses for trail riding. This activity may only be conducted upon a lot of at least five acres.

Institutional Land Uses

P5. Extended Care Medical Facility -- Extended care medical facility uses include hospitals and other medical service treatment facilities which provide overnight care and which operate twenty-four hours a day, seven days a week. This activity may only be conducted upon a lot of at least five acres. This use category does not include any of the uses described in Section 504A.

P6. Adult Housing Facility -- Adult housing facility uses include adult care facilities, enriched housing programs, adult homes and senior citizen housing projects, which may include some appropriate ancillary uses.

P7. Indoor Institutional -- Indoor institutional uses include libraries, museums, educational institutions, adult and child day care centers, religious institutions.

P8. Cemeteries -- Cemeteries include public and private cemeteries.

P9. Public Service and Utilities -- Public service and utility uses include waste water treatment plants, public and private utility substations, water towers, mass transit passenger stations excluding airports, and utility and public service related distribution facilities including conventional television, radio, communications antennas.

P10. Emergency Services -- Emergency service facilities include such uses as fire departments and ambulance services.

P11. Fraternal Organizations -- Fraternal organizational uses include the Elks, the Moose, the Masonic, the VFW, the Knights of Columbus and other similar organizations.

Commercial Land Uses

P12. Mixed Use Building -- A building with nonresidential uses and residential dwelling units

P13. Administrative Office -- Administrative office uses include uses whose primary function is the handling of information or administrative services. Such uses do not typically provide service directly to customers on a walk-in basis.

P14. Personal or Professional Service -- Personal service and professional service uses include uses whose primary function is the provision of services directly to an individual. Such uses include all licensed and unlicensed professional services, as well as acute care medical facilities that operate during limited hours and do not provide overnight care. Excluded from this use category are Appearance Enhancement Services and Banking Services as hereinafter defined.

P14(a). Appearance Enhancement Services – Includes all of the following: barbering, cosmetology, esthetic services, nail specialty, natural hair styling, tanning and waxing.

P14(b). Banking Services-banks, credit unions and other entities that offer checking and savings accounts and other financial services.

P15. Indoor Sales Uses -- Indoor sales uses include uses which conduct sales and/or display merchandise or equipment, except furniture stores, in an enclosed building. These uses also include non-personal services, non-professional services, or banking services and self-service facilities such as coin-operated laundromats. A use in which the outdoor display area exceeds fifteen per cent of the indoor sales area shall be considered an Outdoor Sales Use.

P16. Furniture Store Sales Uses -- Furniture store uses include uses in which the sale of furniture at retail is the predominant activity.

P17. Outdoor Sales Uses -- Outdoor sales uses include uses which sell, rent or display merchandise or equipment predominantly outside of an enclosed building. Such uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard.

P18. Light Vehicle Maintenance and Service -- 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.

P19. Heavy Vehicle Maintenance and Service -- Heavy vehicle maintenance and service includes all uses which perform maintenance services, including repairs, and which perform all or any portion of their operations

outside of an enclosed building.

P20. Fuel Stations and Car Washes -- Fuel stations and car washes include all sites from which motor fuel is sold and vehicles are washed, even though other services are offered on the site. Fuel sales and car wash activities are deemed to predominate and therefore any other sales and services which are offered on the same site shall be considered a secondary use, such as is the case with a convenience store.

P21. Indoor Commercial Entertainment -- Indoor commercial entertainment uses include all uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extend significantly later than most other commercial uses. Such uses include theaters, health or fitness centers, all forms of studios (dance, art, martial arts, etc.) bowling alleys, arcades, roller rinks, pool halls and tanning parlors. Restaurants and taverns are excluded (See P25 below).

P22. Outdoor Commercial Entertainment -- Outdoor commercial entertainment uses include all uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Such uses include outdoor commercial swimming pools, driving ranges, miniature golf facilities, amusement parks and drive-in theaters.

P23. Outdoor Recreational Uses -- These uses include all golf courses regardless of the number of holes or par strokes and sportsman clubs and the various indoor and outdoor activities of both of these uses, as well as horse trails, fishing areas, tennis courts, basketball courts, baseball diamonds, football fields, soccer fields and also to include facilities for overnight or short term parking for motor homes, trailers or other camp ground activities

P24. Commercial Animal Boarding -- Commercial animal boarding facility uses include uses which provide boarding for domestic animals. This activity may only be conducted upon a lot of a least three acres. (See P4 above).

P25 (a). Small Restaurants – Includes all facilities not exceeding 3,500 square feet whose business is limited to the sale of prepared food and wine, beer, and cider for on premises consumption as may be allowed under the licensing criteria of the New York State Liquor Authority, and which does not provide drive through pickup service.

P25 (b). Restaurants and Taverns -- Includes all facilities whose principal business is the sale of prepared food and any type of beverage.

P26. Commercial Indoor Lodging -- Commercial indoor lodging facilities include uses which provide overnight housing in individual rooms or suites of rooms. Such uses may provide in-room or in-suite kitchens, and may also provide indoor or outdoor recreational facilities.

P27. Bed and Breakfast Establishments -- Bed and breakfast establishments are an owner-occupied residence providing not more than five rooms for temporary transient lodgers with sleeping accommodations and a meal in the forenoon of the day. This activity may only be conducted upon a lot of at least 25,000 square feet.

P28. Ancillary Parking Area -- An ancillary parking area is a parking area which is located in a residential district or Limited Business Office district and either across the street from or contiguous to the boundary of a commercial or Limited Business Office District and which contains a use for which the ancillary parking area provides required parking space. Ancillary parking areas shall be located entirely within three hundred feet of the commercial or the Limited Business Office District boundary containing the uses for which they provide

required parking space. (See Section 905)

P39. Commercial Solar Project -- A solar energy system or collection of solar energy systems or area of land principally used to convert solar energy to electricity, whether by photovoltaics, concentrating solar thermal devices or various experimental solar technologies, with the primary purpose of supplying electricity to a utility grid for wholesale or retail sales of electricity to the general public or utility provider.

Storage or Disposal Land Uses

P29. Indoor Storage or Warehousing -- Indoor storage and warehousing uses are primarily oriented to the receiving, holding, and shipping of packaged materials. With the exception of loading and parking facilities, such uses are contained entirely within an enclosed building. Such uses include warehouse facilities, indoor storage facilities, and freight terminals.

P30. Outdoor Storage or Warehousing -- Outdoor storage and warehousing uses are primarily oriented to the receiving, holding, and shipping of materials for a single business or a group of businesses. Such uses include contractors' storage yards, equipment yards, lumberyards, coal yards, construction materials yards, mini-storage facilities and shipping materials yards. Such uses do not include the storage of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard.

P31. Contractor's Services – Includes the business of construction, remodeling, repairing and/or landscaping of buildings, structures and lots and which stores out of doors building supplies and contractor's equipment. This activity requires a Special Use Permit if conducted in a residential district (See §1303 (D)).

P32. Second Hand Material and Parts Facility - Second hand material facilities include uses which display, store and offer for sale used construction material and mechanical parts. This activity may only be conducted upon a parcel of at least three acres and all materials and parts must be stored and displayed within an enclosed building.

P33. Solid Waste Management Facility -- A facility as defined in Part 360 of Title 6 of the New York Codes, Rules and Regulations, Solid Waste Management Regulations.

P34. Composting Operation -- A facility as defined in Part 360 of Title 6 of the New York Codes, Rules and Regulations, Solid Waste Management Regulations.

Industrial Uses

P35. Light Industrial Use - Light industrial uses are industrial processes which are conducted entirely within an enclosed building, and which do not emit odor, noise, heat, vibration or radiation which is detectable at the property line and do not pose a significant public safety hazard.

P36. Heavy Industrial Use - Heavy industrial uses are industrial uses which may be wholly or partially located outside of an enclosed building, and which do have the potential to emit odor, noise, heat, vibration or radiation which is detectable at the property line, or may involve materials which pose a significant public safety hazard.

P37. Vehicle Dismantler – The business of acquiring motor vehicles and trailers for the purpose of dismantling the same and selling the major and minor component parts thereof and the reselling of such vehicles as scrap.

P38. Excavation Mining - The extraction from the earth of soil and stone products. This use does not include

oil, gas, and solution mining.

Section 403: Definitions of Residential Accessory Uses

The following activities, if they satisfy the general criteria set forth below, are specifically determined to be accessory to residential principal uses:

A1. Hobbies -- Hobbies of a non-commercial nature which do not constitute a nuisance by reason of smoke, odor, vibration, dust, or noise. There shall be no paid employees or assistants.

A2. Yard/Garage Sales -- Yard/garage sales, so long as such sales are not conducted on the same lot for more than three days (whether consecutive or not) during any ninety-day period.

A3. Residential Television Reception Only Satellite Dish Antennas (TVROs), Ground Mounted -- Ground-mounted satellite dish antennas, more than one meter in diameter accessory to a use permitted in a residential district, may be permitted by Special Use Permit subject to the following criteria:

1. All residential installations must comply with all accessory use, yard, height, and bulk requirements.

2. All installations shall employ (to the extent possible) materials and colors that blend with the surroundings.

3. All installations must include screening treatments located along the antenna's non-reception window axes and low-level ornamental landscape treatments along the reception window axes of the antenna's base. Such treatments should completely enclose the antenna.

A4. Residential Television Reception Only Satellite Dish Antennas (TVROs), Roof Mounted -- Roof-mounted satellite dish antennas, more than one meter in diameter accessory to a use permitted in a residential district, may be permitted by Special Use Permit subject to the following criteria:

1. Demonstration by the applicant that compliance with provisions of this Chapter for a ground-mounted antenna would result in the obstruction of the antenna's reception window and that such obstruction involves factors beyond the control of the applicant.

2. The height of the proposed installation does not exceed the maximum height restriction imposed upon principal uses with the district.

A5. Home Occupation -- A home occupation is a commercial activity which is permitted by Special Use Permit and is conducted by a person at his residence, is not so insubstantial or incidental nor is it so commonly associated with the residential use as to be regarded as a residential accessory use, but nevertheless can be conducted without any significant adverse impact on the surrounding neighborhood.

1. A use may be regarded as having a significant adverse impact upon the surrounding neighborhood if:

    a. persons other than residents of the dwelling are employed in the conduct of the home occupation;

    b. it creates objectionable noise, obnoxious odors, vibrations, glare, smoke, fumes, dust or other particulate matter, heat, humidity, or electrical or electronic interference detectable to normal sensory perception outside the structure;

c. toxic, explosive, flammable, combustible, corrosive, or radioactive materials are used or stored on the site;

d. a process is used which is hazardous to public health, safety, or welfare.

2. No more than twenty-five per cent of the habitable floor area of the dwelling unit, not to exceed five hundred square feet, may be used in conjunction with a home occupation or for storage purposes in conjunction with a home occupation.

A11. Solar Energy System -- A complete system of solar collectors, panels, controls, energy devices, heat pumps, heat exchangers, and other materials, hardware or equipment necessary to the process by which solar radiation is collected and converted into another form of energy, including but not limited to thermal and electrical, stored and protected from dissipation and distributed. For purposes of this Section, a solar energy system does not include any solar energy system of four square feet in size or less.

Section 404: Definitions of Non-residential Accessory Uses

Activities conducted in connection with a non-residential use, which use constitutes only an incidental or insubstantial part of the total activity that takes place on the non-residential lot and is commonly associated with the principal use and integrally related to it, will be regarded as accessory to that principal use and may be carried on under the umbrella of the principal use.

A6. Farm Store -- This use includes the sale of agricultural products grown locally or produced from locally grown products. The sale of other agricultural products shall not be permitted as on-site agricultural retail.

A7. Farm Brewery Store – This use includes all uses defined in the A6 Farm Store use, plus the on premises consumption of beer tasting, serving prepared foods and the sale of products used for transport, preparation and consumption of brewed products such as shot glasses, corkscrews, chillers, and beer glasses. This accessory use requires site plan approval.

A8. Farm Brewery Activity-This use is an activity intended to promote the marketing of farm operation products such as wedding receptions, parties and other special events including charitable events which NYS Agriculture and markets interprets as a farm operation event. This accessory use requires site plan approval.

A9. Non-residential Television Reception Only Satellite Dish Antennas, Ground mounted -- Ground-mounted television reception only satellite dish antennas are permitted in non-residential districts; however, these installations require site plan approval and must comply with all appropriate district regulations.

A10. Non-residential Television Reception Only Satellite Dish Antennas, Roof mounted -- Roof-mounted television reception only satellite dish antennas are permitted in non-residential districts and are not subject to site plan approval.

(Section 405 – Repealed LL #4-2-23)

Section 406: Prohibited Uses

A. The following uses are specifically prohibited as a principal or an accessory use in all districts:

1. Rendering plant

2. Junk yard

3. Automobile grave yard

4. The manufacture, handling, sale or distribution of any highly combustible or explosive materials including but not limited to such things as the manufacture or bulk storage of fire works; however, the retail sale of liquid propane tanks of twenty pound capacity or less is allowed.

5. The exploration of land for natural gas by horizontal drilling and hydraulic fracturing.

6. Collateral loan broker, otherwise known as pawnbroker

B. Slaughterhouses are specifically prohibited as a principal and an accessory use in all districts; however, it is allowed as an accessory use to an agricultural use.

C. The storage of crude oil or any of its volatile products or other highly inflammable liquids in above ground tanks is specifically prohibited as a principal and accessory use in all districts. However, this use is allowed as an accessory use for on site use as a heating fuel or for any commercial activity provided that its purpose is to facilitate the operational convenience of the principal use.

D. A vehicle which does not qualify as a manufactured home and which was originally intended to be used as a means of conveyance either as a motor vehicle or attached to or hauled by a motor vehicle, may not be used as a residence.

E. The harboring of animals, other than dogs or cats, is prohibited upon a parcel less than three acres. However, pet animals of any species may be kept provided that such animal is housed at all times within a principal building.

F. The uses allowed in the Planned Residential Treatment Facility District as provided for in Section 504 are prohibited in all other districts.

G. No wind electricity generating structures are allowed for a period of ninety (90) days from the effective date of Local Law 6 of 2007.

H. Short-Term Rentals

1. Short-term rentals are prohibited as a principal or accessory use in all zoning districts. It shall be unlawful for any person to offer to rent or to operate any dwelling unit or rooming unit or portion thereof, or to rent or operate any accessory structures or outdoor areas related to the dwelling unit or rooming unit or portions thereof, as a short-term rental as defined in subsection 2 herein.

2. Definitions

a. SHORT-TERM RENTAL - A dwelling unit or rooming unit and/or any accessory outdoor areas, yards or structures that are rented, in whole or in part, to any person or entity for a period of twenty-nine (29) consecutive nights or less. “Short-term rental” includes an agreement, written or oral, granting such use or

possession of a residence, in whole or part, to a person in exchange for monetary compensation or other valuable consideration. "Short-term rental" shall also include any offer to rent, personally or through an agent, referral service, representative or other entity or person, communicate or advertise, verbally, in writing, or through other electronic means or otherwise, the availability for such rental or similar use of any dwelling unit or rooming unit and/or any accessory outdoor areas, yards or structures in whole or in part, or to knowingly allow, commission, authorize, or permit such communication or advertisement. "Short-term rental" shall also mean the selling of shares, time-share ownership or the establishing of other ownership, tenancy or use arrangement in which a person obtains a right of occupancy in all or any portion of a dwelling unit or rooming unit and/or accessory outdoor areas or yards or accessory structures for 29 consecutive nights or less. The term "Short-term rental" shall not include month-to-month tenancies in dwelling units, Bed and Breakfast Establishments or Commercial Indoor Lodging. Short-term rentals are prohibited in the Town of Camillus."

3. Presumption of Use

   a. The presence of the following shall create a presumption that a dwelling unit is being used as a transient rental property: the dwelling unit or any room therein is offered for lease on a short-term rental website, including but not limited to Airbnb, HomeAway, VRBO and the like, for a period of less than 30 nights; the dwelling is offered for lease in any medium for a period of less than 30 nights.

   b. The foregoing presumption may be rebutted by evidence that the dwelling unit is not a short-term rental.

4. Penalties for offenses

   a. Any person, partnership, corporation, limited liability company, limited liability partnership or other entity who shall violate this Section regarding the prohibition of short-term rentals, shall be liable for a fine of at least $1,000 and not to exceed $2,500 for the first offense, and shall be liable for a fine of at least $2,500 and not to exceed $5,000 for a second offense committed within three years of the first offense and shall be liable for a fine of at least $5,000 and not to exceed $7,500 for a third offense committed within three years of the commission of the second offense. Each short-term rental period offered or rented shall be considered a separate offense. The foregoing penalties shall take precedence over those outlined elsewhere in this Chapter or Code for violations of this Section regarding the prohibition of short-term rentals.

   b. Any short-term rental existing as of the date of enactment of this Section may continue for a period of 60 days from the effective date of this Section. Upon expiration of the 60-day period such short-term rental shall be prohibited and subject to the penalties set forth herein for violations of this Section for the unlawful operation of a short-term rental.

ARTICLE V - ESTABLISHMENT OF FLOATING ZONING DISTRICTS

Section 500: Planned Commercial (C-P) District

A. Purpose -- In order to carry out the purpose of this Section, Planned Commercial (C-P) Districts shall promote and accomplish the following objectives:

1. Provide better designed, more appropriately located open space areas;

2. Conserve natural resources and outstanding landscape features;

3. Utilize land more efficiently by creating less extensive networks of utilities and streets;

4. Create more desirable commercial retail or service areas than would be possible without applying the provisions of this Section

5. Allow the grouping of buildings in such a manner as to constitute a convenient and efficient shopping center or professional office complex

6. Create a land use and development pattern consistent with the goals, objectives and policies of the Town Comprehensive Plan.

B. General Requirements

1. No area of less than ten contiguous acres may be zoned as a C-P District.

2. The entire area of the C-P District shall be owned or controlled by the same entity.

3. The Table of Land Uses (Table 1) indicates the various purposes for which developers may be authorized to make use of the C-P Districts, subject to the provisions of this chapter.

4. Dimensional regulations for the district shall be as determined and specified by the Planning Board upon site plan approval.

5. Signage for the district shall be as determined and specified by the Planning Board and shall conform to the provisions of Article VIII. The applicant may request a change to the allowed signage, in which case it shall demonstrate special circumstances and the Planning Board shall make specific findings to approve such changes in the allowed signage.

C. Application and Approval Procedure

1. Application -- All applications for a zone change to a C-P District shall be initiated at the discretion of the Town Board.

2. Concept Plan -- If the Town Board determines to allow an application to be initiated, such application shall be referred to the Planning Board for its review. The developer shall submit a concept plan of his proposal to the Planning Board. The concept plan shall be approximately to scale, although it need not be to the precision of a finished engineering drawing and it shall clearly show the following information:

a. The location of the various buildings and their area in square footage;

b. The general outlines of the interior roadway system and all existing rights of way and easements, whether public or private;

c. Any interior open space system;

d. The overall drainage system;

e. If grades exceed three per cent or portions of the site have soils which have a moderate-to-high susceptibility to erosion or a moderate to high susceptibility to flooding and ponding, a topographic map with contours at intervals of not more than five feet of elevation shall be provided along with an overlay portraying the above susceptible soil areas;

f. Uses and ownership of contiguous lands.

3. Additional Documentation -- The following documentation shall accompany the concept plan:

a. A completed long Environmental Assessment Form (EAF);

b. Evidence of the existing and future community demand for proposed uses;

c. Evidence that the proposal is compatible with the Town Comprehensive Plan;

d. General statement as to how open space is to be maintained;

e. If the development is to be phased or sectioned, a general indication of how the phasing or sectioning is to proceed. Whether or not the development is to be phased or sectioned, the concept plan shall show the entire project;

f. Statement regarding the availability of water supply and sewage disposal;

g. A general description of the public safety services which will be required and whether such services are presently available;

h. Evidence demonstrating the applicant's competence to carry out the plan.

4. Planning Board Review of the Concept Plan -- The Planning Board shall review the concept plan and its accompanying documents and shall make a recommendation to the Town Board within sixty days of receipt of the referral. The Planning Board may call upon any Town department and any other public agencies or private consultants that it feels are necessary to provide a sound review of the proposal. The following matters shall be addressed in the referral report:

a. The consistency of the plan with the Town Comprehensive Plan;

b. The consistency of the plan with the purposes and objectives of C-P Districts;

c. Whether the plan meets all of the applicable general requirements;

d. Whether the plan is conceptually sound in that it meets local and area-wide needs and conforms to accepted design principles in the proposed functional roadway system, land use configuration, open space system, pedestrian system and drainage system;

e. Whether there are adequate services and utilities available or proposed to be made available for the site;

f. Whether the proposed phasing or sectioning, if any, is feasible and appropriate to the purposes and circumstances of the project. The Planning Board shall consider whether the phasing or sectioning proposed will have an adverse impact upon the completion of the entire project or a negative impact in the event that the entire project is not completed as contemplated.

5. Town Board Action -- Upon receipt of the Planning Board's referral report, the Town Board may then determine in its own discretion whether to proceed further with consideration of the application.

6. Town Board Approval -- Establishment of a C-P District is a change to the zoning map and shall be undertaken in accordance with the provisions of Article XV.

7. Project Plan Approval -- Upon Town Board approval as provided for in paragraph 6 above, the Planning Board shall undertake final project site plan review which shall be in accordance with Article XII. The fees specified in Article XII shall be paid as set forth therein.

Section 501: Planned Industrial (I-P) District

A. Purpose -- In order to carry out the purpose of this Section, Planned Industrial (I-P) Districts shall promote and accomplish the following objectives:

1. Provide better designed, more appropriately located open space areas;

2. Conserve natural resources and outstanding landscape features;

3. Utilize land more efficiently by creating less extensive networks of utilities and streets;

4. Create more desirable industrial areas than would be possible without applying the provisions of this Section.

5. Create a land use and development pattern consistent with the goals, objectives and policies of the Town Comprehensive Plan.

B. General Requirements

1. No area of less than ten contiguous acres may be zoned as an I-P District.

2. The entire area of the I-P District shall be owned or controlled by the same entity.

3. The Table of Land Uses (Table 1) indicates the various purposes for which developers may be

authorized to make use of the I-P Districts, subject to the provisions of this chapter.

4. Dimensional requirements for the district shall be as determined and specified by the Planning Board upon site plan approval.

5. Signage for the district shall be as determined and specified by the Planning Board and shall conform to the provisions of Article VIII. The applicant may request a change to the allowed signage, in which case it shall demonstrate special circumstances and the Planning Board shall make specific findings to approve such changes in the allowed signage.

C. Application and Approval Procedure

1. Application -- All applications for a zone change to an I-P District shall be initiated at the discretion of the Town Board.

2. Concept Plan -- If the Town Board determines to allow an application to be initiated, such application shall be referred to the Planning Board for its review. The developer shall submit a concept plan of his proposal to the Planning Board. The concept plan shall be approximately to scale, although it need not be to the precision of a finished engineering drawing, and it shall clearly show the following information:

   a. The location of the various buildings and their area in square footage;

   b. The general outlines of the interior roadway system and all existing rights of way and easements, whether public or private;

   c. Any interior open space system;

   d. The overall drainage system;

   e. If grades exceed three percent or portions of the site have soils which have a moderate-to-high susceptibility to erosion or a moderate-to-high susceptibility to flooding and ponding, a topographic map with contours at intervals of not more than five feet of elevation shall be provided along with an overlay portraying the above susceptible soil areas;

   f. Uses and ownership of contiguous lands.

3. Additional Documentation -- The following documentation shall accompany the concept plan:

   a. A completed long Environmental Assessment Form (EAF);

   b. Evidence of the existing and future community demand for proposed uses;

   c. Evidence that the proposal is compatible with the Town Comprehensive Plan;

   d. General statement as to how open space is to be maintained;

   e. If the development is to be phased or sectioned, a general indication of how the phasing or sectioning is to proceed. Whether or not the development is to be phased or sectioned,

the concept plan shall show the entire project;

f. Statement regarding the availability of water supply and sewage disposal;

g. A general description of the public safety services which will be required and whether such services are presently available;

h. Evidence demonstrating the applicant's competence to carry out the plan

4. Planning Board Review of the Concept Plan -- The Planning Board shall review the concept plan and its accompanying documents and shall make a recommendation to the Town Board within sixty days of receipt of the referral. The Planning Board may call upon any Town department and any other public agencies or private consultants that it feels are necessary to provide a sound review of the proposal. The following matters shall be addressed in the referral report:

   a. The consistency of the plan with the Town Comprehensive Plan;

   b. The consistency of the plan with the purposes and objectives of I-P Districts;

   c. Whether the plan meets all of the applicable general requirements;

   d. Whether the plan is conceptually sound in that it meets local and area-wide needs and conforms to accepted design principles in the proposed functional roadway system, land use configuration, open space system, pedestrian system and drainage system;

   e. Whether there are adequate services and utilities available or proposed to be made available for the site;

   f. Whether the proposed phasing or sectioning, if any, is feasible and appropriate to the purposes and circumstances of the project. The Planning Board shall consider whether the phasing or sectioning proposed will have an adverse impact upon the completion of the entire project or a negative impact in the event that the entire project is not completed as contemplated.

5. Town Board Action -- Upon receipt of the Planning Board's referral report, the Town Board may then determine in its own discretion whether to proceed further with consideration of the application.

6. Town Board Approval -- Establishment of an I-P District is a change to the zoning map and shall be undertaken in accordance with the provisions of Article XV.

7. Project Plan Approval -- Upon Town Board approval as provided for in paragraph 6 above, the Planning Board shall undertake final project site plan review which shall be in accordance with Article XII. The fees specified in Article XII shall be paid as set forth therein.

Section 502: Planned Unit Development (PUD) District

A. Purpose -- It is the purpose of the Planned Unit Development District to provide flexible land use and

design regulations so that sites or portions thereof may be developed within the Town incorporating a variety of residential types and nonresidential uses and which contains both individual building sites and common property which are planned and developed as a unit. Where planned unit development is deemed appropriate through the rezoning of land to a Planned Unit Development District by the Town Board, the uses and the dimensional specifications elsewhere in this chapter are herein replaced by an approval process in which an approved plan becomes the basis for continuing land use controls. The district may be established in any area of the Town where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of this district.

In order to carry out the foregoing, Planned Unit Developments shall promote and accomplish the following:

1. Provide a choice of environments, housing types, lot sizes and community facilities available within a planned neighborhood;

2. Provide more usable open space and recreation areas and to conserve natural resources and outstanding landscape features;

3. Provide for more conveniently located accessory commercial and service areas;

4. Allow orderly transition from rural to urban uses through creative use of land and related physical development;

5. Utilize land more efficiently by creating less extensive networks of utilities and streets;

6. Create a land use and development pattern consistent with the goals, objectives and policies of the Town Comprehensive Plan;

7. Create more desirable living, shopping and working environments than would be possible without applying the provisions of this Section.

B. General Requirements

1. A Planned Unit Development (PUD) shall have a minimum area of twenty contiguous acres.

2. The allowed uses shall be determined by the Town Board upon creation of the district.

3. All Planned Unit Developments are required to dedicate at least five per cent of the total district area to a recreational purpose.

4. The density of allowed uses shall be determined by the Town Board upon creation of the district.

5. If the District is predominantly residential uses, the Planning Board may, in its discretion, require that some specified percentage of the residential portion of the Planned Unit Development be completed before the nonresidential portion of the development may be developed.

6. Dimensional requirements for the district shall be as determined and specified by the Planning Board upon site plan approval.

7. Signage for the district shall be as determined and specified by the Planning Board and shall

conform to the provisions of Article VIII. The applicant may request a change to the allowed signage, in which case it shall demonstrate special circumstances and the Planning Board shall make specific findings to approve such changes in the allowed signage.

8. The PUD shall be managed in such a manner that the entire area of it functions as an integrated site. The Town Board shall approve the management plan upon recommendations of the Planning Board.

C. Application and Approval Procedure

1. Application -- All applications for a zone change to a PUD District shall be initiated at the discretion of the Town Board.

2. Concept Plan -- If the Town Board determines to allow an application to be initiated, such application shall be referred to the Planning Board for its review. The developer shall submit a concept plan of his proposal to the Planning Board. The concept plan shall be approximately to scale, although it need not be to the precision of a finished engineering drawing, and it shall clearly show the following information:

    a. The location of the various uses and the subdivision of those areas;

    b. The general outlines of the interior roadway system and all existing rights of way and easements, whether public or private;

    c. Any interior open space system;

    d. The overall drainage system;

    e. If grades exceed three per cent or portions of the site have soils which have a moderate-to-high susceptibility to erosion or a moderate-to-high susceptibility to flooding and ponding, a topographic map with contours at intervals of not more than five feet of elevation shall be provided along with an overlay portraying the above susceptible soil areas;

    f. Uses and ownership of contiguous lands.

3. Additional Documentation -- The following documentation shall accompany the concept plan:

    a. A completed long Environmental Assessment Form (EAF);

    b. Evidence of the existing and future community demand for proposed uses;

    c. Evidence that the proposal is compatible with the Town Comprehensive Plan;

    d. General statement as to how open space is to be maintained;

    e. If the development is to be phased or sectioned, a general indication of how the phasing or sectioning is to proceed. Whether or not the development is to be phased or sectioned,

the concept plan shall show the entire project;

f. Statement regarding the availability of water supply and sewage disposal;

g. A general description of the public safety services which will be required and whether such services are presently available;

h. Evidence demonstrating the applicant's competence to carry out the plan.

4. Planning Board Review of the Concept Plan -- The Planning Board shall review the concept plan and its accompanying documents and shall make a recommendation to the Town Board within sixty days of receipt of the referral. The Planning Board may call upon any Town Department and any other public agencies or private consultants that it feels are necessary to provide a sound review of the proposal. The following matters shall be addressed in the referral report:

   a. The consistency of the plan with the Town Comprehensive Plan;

   b. The consistency of the plan with the objectives of PUD Districts;

   c. The proposed uses and the density of such uses within their intended areas;

   d. Whether the plan is conceptually sound in that it meets local and area-wide needs and conforms to accepted design principles in the proposed functional roadway system, land use configuration, open space system, pedestrian system and drainage system;

   e. Whether there are adequate services and utilities available or proposed to be made available for the site;

   f. Whether the proposed phasing or sectioning, if any, is feasible and appropriate to the purposes and circumstances of the project. The Planning Board shall consider whether the phasing or sectioning proposed will have an adverse impact upon the completion of the entire project or a negative impact in the event that the entire project is not completed as contemplated.

5. Town Board Action -- Upon receipt of the Planning Board's referral report, the Town Board may then determine in its own discretion whether to proceed further with consideration of the application.

6. Town Board Approval -- Establishment of a PUD District is a change to the zoning map and shall be undertaken in accordance with the provisions of Article XV.

7. Project Plan Approval -- Upon Town Board approval as provided for in Paragraph 6, the Planning Board shall undertake final project site plan review which shall be in accordance with Article XII. The fees specified in Article XII shall be paid as set forth therein.

Section 503: Planned Office Development (POD) District

A. Purpose -- It is the purpose of the Planned Office Development District to provide flexible land use and design regulations so that project sites may be developed within the Town which incorporate a variety of

business office and professional uses and which also contain supporting commercial uses intended to primarily service persons working at or patronizing the site. Planned Office Development District development is deemed appropriate through the rezoning of lands to a Planned Office Development District by the Town Board. The uses and the dimensional specifications of each such district are determined by an approval process in which an approved plan becomes the basis for continuing land use controls. The district may be established in any area of the Town where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of this district.

In order to carry out the foregoing, Planned Office Development Districts shall promote and accomplish the following:

1. Provide more usable open space and conserve natural resources and outstanding landscape features;

2. Provide ancillary on site commercial services for patrons and on site workers;

3. Utilize land more efficiently by creating less extensive networks of utilities and parking;

4. Create a land use and development pattern consistent with the goals, objectives and policies of the Town Comprehensive Plan;

B. General Requirements

1. A Planned Office Development District shall have a minimum area of ten contiguous acres.

2. The allowed uses shall be determined by the Town Board upon creation of the district. Such uses may include administrative office use whose primary function is the handling of information or administrative services; personal or professional service uses which include all uses whose primary function is to provide services directly to an individual, whether such provider is licensed or unlicensed; and medical care and support facilities. In addition, ancillary commercial services intended to service those persons working within or obtaining services at the site may be allowed. The Town Board, upon creation of the district shall also determine the percentage of total leasable square footage of the project which may be dedicated to ancillary commercial uses.

3. The density of use shall be determined by the Town Board upon creation of the district.

4. Dimensional requirements for the district shall be as determined and specified by the Planning Board upon site plan approval.

5. Signage for the district shall be as determined and specified by the Planning Board and shall conform to the provisions of Article VIII. The applicant may request a change to the allowed signage, in which case it shall demonstrate special circumstances and the Planning Board shall make specific findings to approve such changes in the allowed signage.

6. The entire area of the POD shall be owned or controlled by the same entity.

C. Application and Approval Procedure

1. Application -- All applications for a zone change to a POD District shall be initiated at the

discretion of the Town Board.

2. Concept Plan -- If the Town Board determines to allow an application to be initiated, such application shall be referred to the Planning Board for its review. The developer shall submit a concept plan of his proposal to the Planning Board. The concept plan shall be approximately to scale, although it need not be to the precision of a finished engineering drawing; and it shall clearly show the following information:

    a. The location of the various uses;

    b. The general outlines of the interior roadway system and all existing rights of way and easements, whether public or private;

    c. Any interior open space system;

    d. The overall drainage system;

    e. Site topography with contours at intervals of not more than five feet of elevation shall be provided;

    f. Uses and ownership of contiguous lands.

3. Additional Documentation -- The following documentation shall accompany the concept plan:

    a. A completed long Environmental Assessment Form (EAF);
    b. Evidence of the existing and future community demand for proposed uses;

    c. Evidence that the proposal is compatible with the Town Comprehensive Plan;

    d. General statement as to how open space is to be maintained;

    e. If the development is to be phased or sectioned, a general indication of how the phasing or sectioning is to proceed. Whether or not the development is to be phased or sectioned, the concept plan shall show the entire project;

    f. Statement regarding the availability of water supply and sewage disposal;

    g. A general description of the public safety services which will be required and whether such services are presently available;

    h. Evidence demonstrating the applicant's competence to carry out the plan.

2. Planning Board Review of the Concept Plan -- The Planning Board shall review the concept plan and its accompanying documents and shall make a recommendation to the Town Board within sixty days of receipt of the referral. The Planning Board may call upon any Town Department and any other public agencies or private consultants that it feels are necessary to provide a sound review of the proposal. The following matters shall be addressed in the referral report:

a. The consistency of the plan with the Town Comprehensive Plan;

b. The consistency of the plan with the objectives of POD Districts;

c. The proposed uses and the density of such uses within their intended areas;

d. Whether the plan is conceptually sound in that it meets local and area-wide needs and conforms to accepted design principles in the proposed functional roadway system, land use configuration, open space system, pedestrian system and drainage system;

e. Whether there are adequate services and utilities available or proposed to be made available for the site;

f. Whether the proposed phasing or sectioning, if any, is feasible and appropriate to the purposes and circumstances of the project. The Planning Board shall consider whether the phasing or sectioning proposed will have an adverse impact upon the completion of the entire project or a negative impact in the event that the entire project is not completed as contemplated.

5. Town Board Action -- Upon receipt of the Planning Board's referral report, the Town Board may then determine in its own discretion whether to proceed further with consideration of the application.

6. Town Board Approval -- Establishment of a POD District is a change to the zoning map and shall be undertaken in accordance with the provisions of Article XV.

7. Project Plan Approval -- Upon Town Board approval as provided for in paragraph 6, the Planning Board shall undertake final project site plan review which shall be in accordance with Article XII. The fees specified in Article XII shall be paid as set forth therein.

Section 504: Planned Residential Treatment Facilities District

A. Purpose

It is the purpose of the Planned Residential Treatment Facility (PRTF) District to allow within the Town the following special residential treatment facilities as defined in the Social Services Law, the Mental Hygiene Law and the Corrections Law, without regard to the number of persons residing within such a facility, and are generally described as follows: domestic violence shelter, residence for adults, shelter for adults, assisted living program, facility for treatment of alcoholism, alcohol abuse and substance abuse and residential correctional facility.

It is hereby determined to be in the best interest of the general public to locate such facilities upon an appropriately located and sized site. It is further deemed appropriate that a special process be employed to ensure that these facilities will not adversely impact the surrounding neighborhood. Where Planned Residential Treatment Facility Districts are deemed appropriate through the rezoning of land to such a zoning district, the uses and the dimensional specifications elsewhere in this chapter are herein replaced by an approval process in which an approved plan becomes the basis for continuing land use controls. The district may be established in any area of the Town where the applicant can demonstrate that the treatment facility would be compatible.

In order to carry out the foregoing, the Planned Residential Treatment Facility District shall:

1. Employ land use and development techniques to provide a campus-like setting incorporating open space, natural vegetation and outstanding landscape features as buffers in such a way as to accomplish spatial separation from the surrounding neighborhood.

2. Employ a land use and development pattern consistent with the goals, objectives and policies of the Comprehensive Plan.

B. General Requirements

1. A Planned Residential Treatment Facility District shall have a minimum area of five contiguous acres.

2. The allowed uses shall be determined by the Town Board upon creation of the district.

3. The density of use shall be determined by the Town Board upon creation of the district.

4. Dimensional requirements for the district shall be as determined and specified by the Planning Board upon site plan approval.

C. Application and Approval Procedure

1. Application -- All applications for a zone change to a PRTF District shall be initiated at the discretion of the Town Board.

2. Concept Plan -- If the Town Board determines to allow an application to be initiated, such application shall be referred to the Planning Board for its review. The developer shall submit a concept plan of the proposal to the Planning Board. The concept plan shall be approximately to scale, although it need not be to the precision of a finished engineering drawing; and it shall clearly show the following information:

    a. The location of the various uses;

    b. The general outlines of the interior roadway system and all existing rights of way and easements, whether public or private;

    c. Any interior open space system;

    d. The overall drainage system;

    e. Site topography with contours at intervals of not more than five feet of elevation;

    f. Uses and ownership of contiguous lands.

3. Additional Documentation -- The following documentation shall accompany the concept plan:

    a. A completed long Environmental Assessment Form (EAF);

    b. All operational details including a statement of the types of the residents' personal

problems for which treatment will be rendered;

c. Evidence that the proposal is compatible with the Town Comprehensive Plan;

d. Statement regarding the availability of water supply and sewage disposal;

e. A general description of the public safety services which will be required and whether such services are presently available.

4. Planning Board Review of the Concept Plan -- The Planning Board shall review the concept plan and its accompanying documents and shall make a recommendation to the Town Board within sixty days of receipt of the referral. The Planning Board may call upon any Town Department and any other public agencies or private consultants that it feels are necessary to provide a sound review of the proposal. The following matters shall be addressed in the referral report:

   a. The consistency of the plan with the Town Comprehensive Plan;

   b. The consistency of the plan with the objectives of PRTF Districts;

   c. Whether the plan is conceptually sound in that it meets local and area-wide needs and conforms to accepted design principles in the proposed functional roadway system, land use configuration, open space system, pedestrian system and drainage system;

   d. Whether there are adequate services and utilities available or proposed to be made available for the site.

5. Town Board Action -- Upon receipt of the Planning Board's referral report, the Town Board may then determine in its own discretion whether to proceed further with consideration of the application.

6. Town Board Approval -- Establishment of a PRTF District is a change to the zoning map and shall be undertaken in accordance with the provisions of Article XV.

7. Project Plan Approval -- Upon Town Board approval as provided for in Paragraph 6, the Planning Board shall undertake final project site plan review which shall be in accordance with Article XII. The fees specified in Article XII shall be paid as set forth therein.

Section 505: Overlay Billboard District

A. Purpose
Notwithstanding the provisions of section 802 (K), it is recognized that there is an outdoor advertising industry which erects off-premises signage throughout the State of New York. Although this industry has been excluded from various communities and has been significantly restricted by various Federal, State and Local regulations, it is nevertheless recognized that a legitimate public service is offered by this industry notwithstanding the adverse aesthetic effects of such signage, which can be significantly mitigated by the provisions hereinafter made.

B. An Overlay Billboard District may only be established for sites which are visible to the motoring public traversing Interstate Route 695 and New York State Route 5. Prior to establishing such a district, the

Town Board shall determine that the area of the site does not have an important vista, the character and quality of which would be significantly impaired by a billboard.

C. The procedure for the placement of an Overlay Billboard District shall be only by application of a property owner and shall be processed in the same manner as any other zone change application. Upon placement of such a district, the applicant must obtain a Special Permit as provided for in Section 1303

ARTICLE VI - DIMENSIONAL REGULATIONS

Section 600: General Dimensional Regulations

A. Definitions

1. Yard -- An open space that lies between the principal building and the nearest lot line.

2. Yard Required -- The open space between a lot line and the setback line within which no structure or building may be located except as otherwise provided for herein. In the case of a property line which falls within a street right of way the setback measurement shall be made as provided for in Subdivision (L) below.

B. District Regulations -- General district regulations pertaining to lot area, lot width, required yards, building height, lot coverage, and dwelling unit size are specified in the Table of Dimensional Requirements (Table 2). These regulations do not pertain to any of the floating districts and are subject to any exceptions hereinafter provided as well as any further applicable provisions regarding required buffering as specified in Article X.

C. C-P Districts -- The dimensional regulations for all Planned Commercial Districts are provided for in Section 500.

D. I-P Districts -- The dimensional regulations for all Planned Industrial Districts are provided for in Section 501.

E. PUD Districts -- The dimensional regulations for all Planned Unit Development Districts are provided for in Section 502.

F. POD Districts -- The dimensional regulations for all Planned Office Development Districts are provided for in Section 503.

G. PRTF Districts -- The dimensional regulations for all Planned Residential Treatment Facilities District are provided for in Section 504.

H. Accessory Buildings on Lots Which Do Contain Principal Buildings -- No accessory building may be situated in front of the rear of the principal building, except that in the case of a corner lot an accessory building may be situated in front of the rear of the principal building along that side of the principal building which does not face a street and which does not contain the main entryway. However, such an accessory building may not encroach upon any required front, rear or side yard.

I. Accessory Buildings on Lots Which Do Not Contain Principal Buildings -- An accessory building on a lot of at least five acres which does not contain a principal building shall be allowed subject to the same

yard requirements as a principal building provided that the accessory building is used solely for the housing of farm animals or equipment or the storage of crops. However, if the principal use of the lot is other than agriculture, such an accessory building may be allowed only upon approval of the Zoning Board of Appeals as a Special Use Permit.

J. Accessory Buildings in R-R Districts -- An accessory building may be situated in front of the principal building; however, its location must comply with all district setback regulations.

K. Farm Store -- A farm store building may be situated in front of a principal building or upon a lot which does not contain a principal building. However, it must be set back from the front property line thirty-five feet, it shall not exceed one thousand square feet in area and it shall not exceed fifteen feet in height.

L. Measurement of Required Yards when Parcel Boundaries Are Contained Within Street Rights of Way -- For the purposes of applying the standards set forth in this Article, when any portion of the boundary of a parcel lies within a street right of way (such as when the boundary coincides with the centerline of a street), the inside edge of such right of way shall be the point from which the measurement of the setback is determined.

Section 601: Lot Area and Lot Width Regulations

A. Definitions

1. Lot Area -- The total area within the lot lines of a lot, excluding any public street right of way.

2. Lot Width -- The linear distance between the side lines of a lot measured from the points at which the front setback line intersects the sidelines.

3. Flag Lot -- A lot which only has frontage on a public highway sufficient in width to provide access to the lot.

B. Required Lot Area & Width -- The lot area and the lot width required for any district shall be as specified in the Table of Dimensional Regulations (Table 2).

Section 602: Front Yard Regulations

A. Definition
A front yard is a space extending the full width of the lot between any building and the front lot line and measured perpendicular to the front lot line, unless the lot is a flag lot, in which case the depth of the required front yard is measured from that point at which the access merges with the regular portion of the lot.

B. Required Front Yards -- The depth of a front yard shall be not less than the dimension specified in the Table of Dimensional Requirements (Table 2).

C. Front yard exceptions

1. Except as hereinafter provided for in Paragraphs 6 & 7, a building in an R-1 District may extend as near to the front lot line as the mean depth of the front yards of the nearest building or buildings, other than accessory buildings, existing within three hundred feet on each side of the subject building and having frontage on the same side of the street. In no instance, however,

shall the application of this provision result in a front yard less than twenty-five feet in depth.

2. Except as hereinafter provided for in Paragraphs 6 & 7, a building in an R-2, R-3 or R-5 District, may extend as near to the front lot line as the mean depth of the front yards of the nearest building or buildings, other than accessory buildings, existing within two hundred feet on each side of the subject building and having frontage on the same side of the street. In no instance, however, shall the application of this provision result in a front yard less than twenty-five feet in depth.

3. In all residential districts corner lots shall have a front yard on each abutting street with a minimum depth equal to the required front yard depth.

4. Corner Lots in R-3 Districts, in addition to the requirement of paragraph 3 supra, the side front yard, the front yard which is not the property address, may not be used for the parking or storage of any motor vehicle, trailer, all-terrain vehicle, snowmobile, boat, or snow plow, except upon an improved driveway approved pursuant to Article II of Chapter 44 of the Municipal Code

5. Except as hereinafter provided for in Paragraphs 6 & 7, a single-family detached dwelling unit in an R-4 or LBO District may be situated as provided for hereinabove in paragraph 2. However, all multiple family buildings shall comply with the dimensions specified in the Table of Dimensional Requirements (Table 2).

6. The front yard setback in C-1, C-2, C-3, C-4 and C-5 Districts shall be a minimum depth of fifty (50) feet.

    a. When a commercial district boundary divides a block with a residential district, the same front yard shall be required in the business portion of the block as is required in the adjoining residential district.

7. Lots which front an arterial street shall have a front yard setback which is double the amount otherwise specified for it in Table 2. This requirement shall apply only to buildings which are constructed as a single-family dwelling unit.

8. Lots which front a collector street shall have a front yard setback of fifty feet. This requirement shall apply only to buildings constructed as a single-family dwelling unit.

D. Accessory Buildings and Structures -- No accessory building or structure shall protrude into a required front yard.

E. Permitted Protrusions Into Front Yards by Building Parts in All Districts -- No building parts except rainwater leaders, window sills, eaves, vents and bay windows and other such fixtures may protrude into a front yard; however, such a protrusion may not exceed two feet. Except as provided in Subdivision F of this Section, stoops and steps may not protrude into the required front yard.

F. Permitted Protrusions Into Front Yards in All Residential Districts – All single-family dwelling structures constructed prior to July 25, 2000 may, in addition to the protrusions permitted by Section 602E, construct an open porch in the front yard setback. Such an open porch may extend the entire length of the house and may be 8’ in depth. Such an open porch shall be covered and that cover may be supported by columns and also have an open railing system.

Section 603: Side Yard Regulations

A. Definition

1. Subject to the provisions set forth in Paragraph 2 below, a side yard is a space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular from the side lot line to the closest point of the principal building.

2. In cases where the side lot line lies within a street right of way, the side yard is the space extending from the front yard to the rear yard between the principal building and the street right of way and measured perpendicular to the building at the closest point to the edge of the street right of way.

B. Side Yards Required

1. There shall be two side yards provided with depths as specified in the Table of Dimensional Requirements (Table 2).

2. Where both total side yards and individual side yard minimums are indicated in the Table of Dimensional Requirements (Table 2), there shall be two side yards with a total depth as indicated, neither of which may be less than the depth indicated for one side yard.

C. Side Yards for Multiple Family Buildings -- For each dwelling unit beyond the first unit contained within a building, the total depth of the two side yards shall be increased by eight feet over the side yard requirements for single-family detached dwelling units and the total required depth is to be equally distributed between each side yard.

D. Side Yard Exceptions

1. Notwithstanding the requirements set forth in the Table of Dimensional Requirements (Table 2), no building shall be constructed on a lot in an R-5 District such that there is less than fifteen feet between the building and any building existing on any lot adjoining the subject lot at the side or sides.

2. In C-1, C-2, C-3, C-4 and C-5 Districts no side yard shall be required except that when a building is of non-fireproof construction there shall be side yards not less than that which are required by the New York State Uniform Fire Prevention and Building Code.

3. In all districts, structures or buildings which house animals other than cats or dogs, must be set back one hundred fifty feet from any side line.

4. In a General Business Office District, the side yard shall be 25'/25' for a one-acre parcel. As the acreage increases up to five acres, the side yards shall increase proportionately. For parcels larger than five acres any additional side yard shall be established by the Planning Board upon Site Plan Approval.

E. Permitted Protrusions Into Side Yards by Building Parts -- No building parts except rainwater leaders, window sills, eaves and vents may protrude into a side yard; however, such a protrusion may not exceed two feet.

F. Accessory Buildings and Structures

1. In R-R and R-1 Districts, an accessory building or structure on the same lot as the principal building may be situated no closer to a side property line than ten feet. For each foot the height of such a building exceeds fifteen feet, the minimum required distance from the side property lines shall be increased by two feet.

2. In R-2, R-3, R-4 and R-5 Districts, an accessory building or structure on the same lot as the principal building may be situated no closer to a side property line than five feet. For each foot the height of such a building exceeds fifteen feet, the minimum required distance from the side property lines shall be increased by one foot.

3. In LBO, I, C-1, C-2, C-3, C-4 and C-5 Districts an accessory building or structure on the same lot as the principal building must comply with the district side yard regulations.

Section 604: Rear Yard Regulations

A. Definition

1. Subject to the provisions set forth in paragraph 2 below, a rear yard is a space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular from the rear lot line to the closest point of the principal building.

2. In cases where the rear lot line lies within a street right of way, the rear yard is the space extending across the full width of the lot between the principal building and the street right of way and measured perpendicular to the building at the closest point to the edge of the street right of way.

B. Rear Yards Required -- There shall be a rear yard provided with depths as specified in the Table of Dimensional Requirements (Table 2).

C. Designating Rear Yards for Corner Lots -- In the case of a corner lot, the owner may designate any interior lot line as the rear lot line.

D. Rear Yard Exceptions

1. In all districts where a lot extends through from street to street, a rear yard with a minimum depth equal to the minimum required front yard depth shall be provided.

2. In all districts, structures or buildings which house animals other than cats or dogs, must be set back one hundred fifty feet from any rear line.

E. Accessory Buildings and Structures

1. In R- R and R-1 Districts an accessory building or structure on the same lot as the principal building may protrude into a required rear yard provided it is situated no closer to the rear property line than ten feet. For each foot the height of such a building exceeds fifteen feet, the minimum required distance from the rear property line shall be increased by two feet.

2. In R-2, R-3, R-4 and R-5 Districts an accessory building or structure on the same lot as the

principal building may protrude into a required rear yard provided it is situated no closer to the rear property line than five feet. For each foot the height of such a building exceeds fifteen feet the minimum required distance from the rear property line shall be increased by one foot.

3. In LBO and Industrial Districts, and for fireproof buildings which are accessory to buildings designed wholly for commercial use in C-1 and C-2 Districts, an accessory building on the same lot as the principal building may protrude into a required rear yard provided it is situated no closer to the rear property line than ten feet. For each foot the height of such a building exceeds fifteen feet, the minimum required distance from the rear property line shall be increased by one foot.

4. Accessory buildings on the same lot as the principal building shall not occupy more than thirty per cent of the area of the rear yard.

Section 605: Height Regulations

A. Definition -- The height of a structure other than a building is the vertical distance of the structure measured from the average elevation of the finished grade surrounding the structure to the highest point of the structure. The height of a building is the vertical distance from the average elevation of the finished grade surrounding the building to the highest point of the building's roof structure exclusive of church spires, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, stage tower, scenery lift or similar structures.

B. Height Limits of Principal Buildings -- Residential buildings in R-R, R-1, R-2, R-3, R-5 and LBO Districts shall not exceed the height specified in the Table of Dimensional Requirements (Table 2).

C. Height Limit Exceptions

1. There shall be no limit on the height of agricultural buildings in R-R, R-1, R-2, and R-3 Districts except that for agricultural buildings other than grain elevators and silos accessory to principal structures in use on the effective date of this chapter, for each foot the height of such a structure exceeds thirty-five feet, the total depth of the two required side yards shall be increased by four feet in R-R, R-1 Districts, three feet in R-2 and R-3 Districts, and the depth of the required front yard increased by one foot.

2. There shall be no limit on the height of buildings in C-1, C-2, C-3, C-4, C-5 and Industrial Districts except that, for each foot the height of such a building exceeds fifty-five feet, the total depth of the two required side yards shall be increased by two feet.

3. The maximum height of buildings in I-P Districts shall be at the discretion of the Planning Board and determined in the process of site plan review.

D. Height Limits on Buildings in an R-4 District -- There shall be no limit on the height of buildings in an R-4 District except that, for each foot the height of such a building exceeds forty-five feet, the total depth of the two required side yards shall be increased by three feet.

E. Height Limits of Structures -- There shall be no height limit for structures except that for each foot the height of such structure exceeds thirty-five feet, the total width of the two side yards shall be increased by four feet and the depth of the front yard by one foot.

F. Cell towers are exempt from the provisions of this section

Section 606: Lot Coverage Regulations

A. Lot Coverage Defined -- The percentage of the area of a lot that is covered by buildings, structures, parking spaces, parking aisles and parking lots.

B. Maximum Lot Coverage Permitted -- Subject to the additional restrictions of paragraph C below, no more than the percentage of the area of the lot indicated for each district in the Table of Dimensional Requirements (Table 2) may be covered. This coverage percentage shall include all buildings, structures, parking spaces, parking aisles and parking lots.

C. Lot Coverage in R-5 Districts -- If a lot is less than ten thousand square feet and is served by a public sewer, all buildings including accessory buildings shall not cover more than twenty-five per cent of the lot area. If a lot is ten thousand square feet or more in area and is served by a public sewer, all buildings including accessory buildings shall not cover more than thirty per cent of the lot area. If a lot is ten thousand square feet or more in area and is not served by a public sewer, all buildings including accessory buildings shall not cover more than ten per cent of the lot area.

D. Lot Coverage in Limited Business Office (LBO) Districts -- Buildings, accessory buildings and required parking spaces shall not cover more than seventy-five per cent of the area of the lot.

E. Lot coverage in Commercial Districts -- In C-1 and C-2 Districts buildings, accessory buildings and required parking spaces, shall not cover more than ninety per cent of the lot area. In C-3 Districts buildings, accessory buildings and required parking spaces shall not cover more than eighty-five per cent of the lot area. In C-4 and C-5 Districts buildings, accessory buildings and required parking spaces, shall not cover more than eighty per cent of the lot area.

F. Lot coverage in Industrial Districts -- Buildings, accessory buildings and required parking spaces shall not cover more than seventy-five per cent of the lot area.

Section 607: Minimum Residential Dwelling Unit Size

The minimum dwelling unit size for all residential units shall not be less than those indicated for each district in the Table of Dimensional Requirements (Table 2).

ARTICLE VII - STREAM CORRIDOR OVERLAY DISTRICT

Section 700: Purpose

The Stream Corridor Overlay District provides special controls for land development. Stream corridors serve many natural functions which promote and protect the public health, safety, and general welfare. They transport surface and storm water to downstream areas, supplement floodplain and wetland water storage functions in heavy storm or melt events, filter water-borne pollutants and sediments, promote infiltration and groundwater recharging, and provide unique plant and animal habitat. Stream corridors also provide recreational amenities and enhance the aesthetic quality of the community. The purpose of the Stream Corridor Overlay District is to protect these functions by minimizing impacts of development on the stream corridor. These regulations do not replace, but rather supplement other zoning district provisions. Stream Corridor

Overlay Districts are superimposed upon other zoning districts and represent an additional level of review and regulation specifically related to the protection of the identified water resource and may not be varied by the Zoning Board of Appeals.

Section 701: Definitions

A. High Water Mark -- the line between upland and bottom land which persists through successive changes in water levels below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the surface of the soil, and the vegetation.

B. Stream Corridor -- areas which lie between the centerline of a watercourse and a line fifty feet horizontal from and perpendicular to the high water mark on either side of the watercourse.

C. Watercourse -- any stream, river, creek, or brook as described in the Official Compilation of Codes, Rules & Regulations of the State of New York, Title 6, Conservation.

Section 702: Co-ordination of Regulations

Where land is included in the stream corridor it is subject to the regulations and restrictions of the underlying district in addition to the regulations and restrictions of the overlay district. Whenever a requirement of the overlay district is at variance with a requirement of the underlying district, the most restrictive requirement shall govern.

Section 703: District Boundaries

The stream corridor shall include all areas which lie between the center line of all watercourses (as defined in Section 701 (C) which are generally depicted on the Environmental Inventory Maps for the Town of Camillus as prepared by the Onondaga County Environmental Management Council) and a line fifty feet horizontally from and perpendicular to the high water mark on either side of such watercourses. When an applicant contemplates activity upon a parcel which contains a stream corridor, the applicant shall be required to determine the boundaries of the stream corridor through the performance of a field survey applying the stream corridor definition. Evidence documenting the results of the boundary survey may also be required.

Section 704: Structures Within the Stream Corridor

No structures except for fences, boat launching sites, boathouses, poles, lean-tos, docks, bridges, and fisherman parking areas shall be constructed within the stream corridor; however, structures less than five hundred square feet in ground floor area may be permitted by Special Use Permit.

Section 705: Bridges Within the Stream Corridor

No bridge shall be erected over a stream corridor except for such rights of way as are necessary for purposes of public safety, fire access or access to otherwise landlocked parcels. Any such bridge shall be located, designed and constructed so as to minimize its visibility from the watercourse, minimize alteration of the natural environment, avoid undue adverse environmental impact and shall be reasonable and necessary. Any such bridge over the watercourse shall be constructed of naturally occurring materials, such as wood or stone, to the extent feasible and shall not interfere with the recreational use of the watercourse.

Section 706: Grading and Filling Within the Stream Corridor
No new fills shall be placed above the existing grade inside the high water mark of a watercourse.

Section 707: Utilities Within the Stream Corridor
A stream corridor utility use shall be located, designed, and constructed so as to avoid undue adverse environmental impact and to minimize its visibility.

ARTICLE VIII - SIGNS

Section 800: Purpose
The purpose of this Article is to regulate the size, location, and physical characteristics of all signs in all zoning districts. It is intended to create a more attractive economic and business climate, enhance and protect the physical appearance of the community and preserve the scenic and natural beauty of designated areas. It is further intended to reduce sign or advertising distraction and obstructions that may contribute to traffic accidents and reduce hazards that may be caused by sign location.

Section 801: Definitions
A. Area of Sign - Includes the background area of any face of a sign and shall include any spaces between parts, and the immediate frame thereof. With regard to freestanding signs, the area of the sign shall not include any supporting structure such as planters, masonry walls, and pillars. The area of a sign face shall be computed by means of the smallest circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the sign.

B. Billboard – a sign which advertises a product or service sold or offered off of the premises upon which the sign is situated, or announces an event occurring off of such premises or promotes the interests of any person or business who does not have a domicile or business office on such premises.

C. Free Standing Sign -- Any sign not attached to or part of a building but separate by itself and including monument signs and masonry wall types and frames thereof. However, the total area of the freestanding sign structure may not exceed three times the area of the sign incorporated therein.

D. Front of a Building -- The outer surface of a building measured linearly from corner to corner which faces the main street except in the case of corner lots.

E. Hanging Sign -- Any sign which is not attached to the front of the building but hangs from a bracket, post or chains attached to the building.

F. Illuminated Sign -- Any sign illuminated by electricity, gas, or other artificial light, either from the interior or exterior of the sign, and including reflective and phosphorescent light.

G. Projecting Sign -- Any sign which projects from the exterior of any building and is attached to that building.

H. Sign -- Any lettering, material, structure or device, or part thereof, including frame, composed of lettered or pictorial matter which is located out of doors, or on the exterior of any building, or inside of any building and is visible from any public or private street, displaying an advertisement, announcement,

notice, directional matter or name, and including sign frames, signboards, painted wall signs, illuminated signs, pennants, banners, fluttering devices, projecting signs or ground signs, and also including any announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote the interests of any person or business or cause when same is placed in view of the general public.

Section 802: General Restrictions

Unless otherwise specifically allowed, the prohibitions contained herein shall apply to all signs regardless of location.

A. Abandoned Uses -- Any sign which identifies a use which no longer exists upon the premises shall be removed within ten days after termination of the use identified.

B. Animated Signs -- Signs which are mechanically animated, such as moving, rotating, or revolving signs, are prohibited.

C. Banners and Pennants -- No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices. The said devices, as well as strings of lights or colored neon tubes, shall not be used for the purpose of advertising or attracting attention.

D. Construction -- All signs, including supporting parts, must be constructed of durable materials and shall be maintained in good condition and neat appearance. No sign may contain any breakable glass except light bulbs whatsoever. All signs shall comply with applicable regulations of the Building Code regarding construction, erection and electrical needs.

E. Corner Lots -- Buildings situated upon lots with frontage on more than one street are allowed the permitted signs for each street frontage. The permitted signs may be placed on all building frontages; however, their area may not be combined to increase the permitted signage for any one building face.

F. Emergency Exits -- No commercial sign shall be installed, erected, or attached in any form, shape or manner to a fire escape or any door or window giving access to any emergency exit.

G. Hanging or Projecting Signs -- Hanging or projecting signs not exceeding six square feet in area shall be allowed in any C-P, PUD or POD District.

H. Interior Signs -- No sign erected inside of a building which is visible from the outside shall cover more than fifty per cent of the glass surface.

I. Letters -- No projecting letter or image shall be erected from the face of a building extending out a distance of more than one foot.

J. Lighting -- Any illuminated sign or related lighting device, where allowed, shall employ only lights emitting a light of constant intensity. No sign shall be illuminated by or contain flashing, intermittent, rotating or moving lights, except a stationary message which may change every three minutes.

K. On Premise Signs -- All signs, except for subdivision construction, special public or institutional events, and billboards as permitted or allowed herein shall be located on the same site as the use they identify.

L. Pricing -- The price of services or the price of products sold shall not be stated on any sign except as may be allowed by Section 803(C) or Section 810.

M. Roof Lines -- No sign shall extend above the roof ridge of any building, except in the case of a flat-roofed, single-storied building which may support a single sign in such cases hereinafter provided for, limited to three feet in height above the roof line.

N. Setbacks -- Free standing signs shall be set back a minimum of fifteen feet from the existing street right of way line or alternatively, from the future street right of way line, if such future street right of way line has been determined. Such a sign shall also be set back fifteen feet from any side or rear lot line. Not withstanding the foregoing, temporary signs may be set back ten feet from the existing street right of way.

O. Two Faces Allowed -- All permitted free standing signs shall be allowed to have two faces, each face containing the allowed maximum area.

P. Pole Signs – No sign may be attached to or supported by a pole

Section 803: Temporary Signs

No temporary sign shall be allowed except the following non-illuminated signs:

A. A sign, not exceeding twenty square feet in area, announcing special public or institutional events is allowed thirty days prior to the event and during the event and must be removed within two days after the event.

B. Special Commercial Event Promotional Sign -- A sign, not exceeding twenty square feet in area, announcing a special commercial event promotion is allowed seven days prior to the event and during the event and must be removed within two days after the event.

C. Sale Promotion Sign -- In C-1, C-2, C-3, C-4, C-5, I, CP and IP Districts and the commercial and industrial portions of a PUD District, an interior sign visible from the outside which advertises a sale promotion, the message of which may not be displayed for more than thirty consecutive days. (See 802(H).

D. A contractor's sign, not exceeding twenty square feet in area, announcing the erection of a building. Such sign may identify the name of the building, the name of the architect and the name of the building contractor. Such a sign is allowed if it relates to the renovation of the premises; however, such sign may only be erected upon commencement of the renovations and must be removed upon completion of the work.

E. Real Estate Advertising Signs

1. One real estate advertising sign, not exceeding six square feet in area advertising the auction, sale or rental of a single-family detached dwelling unit shall be permitted.

2. One real estate advertising sign, not exceeding twenty-four square feet in area advertising the auction, sale or rental of any residential lot or building, the use of which is other than single-family detached dwelling, shall be permitted. More than one name may appear on the sign; however, the total signage of all advertisers shall not exceed the aforesaid

twenty-four square feet.

3. One real estate advertising sign, not exceeding thirty-six square feet in area, which advertises the auction, sale or rental of property in any commercial or industrial district shall be permitted.

4. All "sold" signs, regardless of location, shall be removed within seven days after the premises has been sold or leased.

5. "Open house" directional signs will be allowed on a daily basis identifying the address to be shown. Such signs must be placed and removed daily.

F. Upon preliminary plat approval and subject to the approval of the Planning Board, a subdivision construction sign limited to 2 sign faces of no more than thirty-two square feet for each face, may be permitted for a subdivision development site. Such a sign may contain the name of the subdivision and the identification of the developer which may include an address and telephone number. The sign shall be removed one year after final plat subdivision approval.

G. Subdivision directional signs may be placed at such locations as the Planning Board may approve. Such signs shall be erected by the Town at the cost of the developer and shall be the same size as street identification signs and shall be affixed to a street identification sign pole. Such signs shall be removed upon the sale of all of the lots to individual homeowners.

H. One farm products sign, not exceeding fifteen square feet in area, shall be permitted advertising the sale of seasonal farm products produced on the premises.

I. Political signs are permitted; however, they shall not exceed thirty-two square feet for each face of such sign. Such signs are limited to two-sided signs and no such sign may be erected in excess of thirty-one days prior to Election Day. No such sign shall be located on any street and such signs must be removed no later than seven days after the election. The responsibility for maintenance and removal of such sign is upon the person and the party advertised upon such sign. The Highway Superintendent shall remove any sign in violation of this provision.

J. Yard/Garage Sale signs -- A sign, not exceeding four square feet, is allowed seven days prior to the event and during the event and must be removed within two days after the event.

Section 804: Property Number Sign Required

A. All residential buildings shall display the property address number of the premises on the front of the building. The number shall be of a contrasting color to the background and of a block style and shall be at least four inches in height.

B. All non-residential buildings shall display the property address number of the premises on the front of the building. The number shall be of a contrasting color to the background and of a block style and shall be at least four inches in height.

Section 805: Signs Permitted in All Districts

The following on-site signs shall be permitted in all districts:

A. Non-illuminated signs not exceeding two square feet regulating the use of a property, such as no hunting, no fishing, etc.

B. Signs not exceeding three square feet, unless a larger sign is recommended by the New York State Manual of Traffic Control Devices, which direct traffic and parking on private property, inclusive of "enter" and "exit" signs, but bearing no advertising matter.

Section 806: Signs Permitted in Residential Districts

The following signs are allowed in all residential districts.

A. Home Occupation Sign -- A non-illuminated sign not exceeding two square feet in area and erected upon the front of the building.

B. Subdivision Identification Sign -- A sign, not exceeding thirty-two square feet, shall be permitted for a subdivision site and may contain only the name of the subdivision and the identification of the developer. Such signs are subject to and may be installed only after final subdivision plat approval by the Planning Board.

C. Multiple Family Building Sign -- A multiple family building use may identify itself by the name of the project site. The size of the signage allowed shall be limited as provided in Subdivision (E) below.

D. Non-residential Use Signs in Residential Districts -- Non-residential users may identify the name of the organization which occupies the parcel. The size of the signage allowed shall be as provided in Subdivision (E) below.

E. The size of the signage allowed for the uses described in paragraphs C & D above shall be as follows:

    1. For parcels with one hundred feet or less of frontage a sign not exceeding ten square feet in area.

    2. For parcels with more than one hundred feet of frontage one square foot for every ten feet of frontage may be permitted, not to exceed forty square feet.

Section 807: Signs Permitted in Limited Business Office Districts

One freestanding sign, not exceeding twenty-four square feet in area, shall be allowed for each building in the LBO District. Such sign shall not exceed six feet in height from finished grade.

Section 808: Signs Permitted in General Business Office Districts

Signage for the district shall be as determined by the Planning Board and shall conform to the provisions of Article VIII. The Planning Board shall make specific findings to approve requested signage.

Section 809: Signs Permitted in Commercial Districts

A. The following signs are allowed in all commercial districts improved with less than thirty-five thousand square feet of leasable area:

    1. One freestanding sign, not exceeding thirty-six square feet in area per face, the height of which

shall not exceed fifteen feet from the finished grade.

2. Signage upon the front of the building shall be allowed. A separate business identification sign may be placed for each occupant. The total of such signage shall not exceed one square foot per lineal foot of building frontage. This amount of allowable signage is inclusive of all permanent signage which is visible from the exterior even though some of the signage is located inside of a building.

3. One moveable business sign with two faces not to exceed six square feet, erected so that its height does not exceed four feet above grade. The sign must state the name of the business and may also advertise a product or service with or without price. Notwithstanding Section 802(n) supra, the sign's location must be at least 10 feet from the edge of highway pavement and must not obstruct pedestrian or vehicle movement. The message must be quality printing of painted or replaceable letters. The sign may only be placed when the business opens and must be removed daily at the close of business.

B. The following signs are allowed in all commercial districts which are improved with at least thirty-five thousand square feet of leasable area.

1. Identification Sign -- The following free-standing identification signs shall be no lower than four feet above finished grade and no higher than twenty-five feet above finished grade:

   a. For sites containing thirty-five thousand square feet of leasable area, one free-standing sign, not exceeding one hundred square feet in area.

   b. For sites containing over fifty thousand square feet of leasable area, one free-standing sign, not exceeding one hundred-fifty square feet in area.

   c. For sites containing over one hundred seventy five thousand square feet of leasable area, two free-standing signs, each of which shall not exceed one hundred-fifty square feet in area.

   d. For sites containing over five hundred thousand square feet of leasable area, three free-standing signs, each of which shall not exceed one hundred-fifty square feet in area.

2. Business identification signs may be attached to buildings. Such signs shall be limited to businesses with a direct public entrance from the parking lot. Each business shall be allowed one square foot for each lineal foot of the tenant's demising wall which contains a direct public entrance. Signs for interior businesses are prohibited.

3. Delivery door identification signs, not exceeding two square feet, may be attached to buildings.

Section 810: Signs Permitted in Industrial Districts

One business identification sign shall be permitted placed flat against the building or free standing. The background area of such sign shall not exceed one and one-half square feet per lineal foot of building frontage which shall be measured along the face of the building which contains the user's main entrance. In any event such a sign may not exceed a maximum area of one hundred square feet.

Section 811: Signs Permitted for Fuel Sales Establishments

The following signs are allowed for fuel sales establishments:

A. One free-standing sign, not exceeding fifty-two square feet of area per face, identifying the brand of fuel and its prices. Such sign may be illuminated only by indirect lighting. The height of such sign shall not exceed twenty-five feet from the finished grade.

B. A business identification sign upon the front of each building, not exceeding one square foot per lineal foot of the building frontage.

C. One proprietor identification sign, not exceeding two square feet.

D. Price signs will be allowed, one per gasoline pump, as prescribed by State law and such logo signs as are inscribed on the base of the pumps by the manufacturer of the pump.

E. Upon each face of a canopy erected over the gasoline pumps a brand logo may be displayed, each one of which shall not exceed nine square feet in area.

Section 812: Billboards

A. Billboards located on tax parcels 042.-03-12, 13, 14 and 15 as of the effective date of this local law are to be removed on or before September 1, 2005 and not replaced and are declare to have been fully amortized in value since March 10, 1981.

B. Billboards located on tax map parcel 041.-01-61.2

1. As of the effective date of local law 10-2005, all billboards located on this parcel shall be removed and may be replaced by no more than 2 monopole billboard structures, having each a maximum of 2 faces and 1 existing ground sign of not more than 440 sq. ft. as currently exists. Notwithstanding the provisions of §1303 subdivision F (5) infra, such new billboards shall not exceed in height the height of the existing billboards. All of the replacement billboards shall be subject to the Special Permit requirements and procedure hereinafter provided for in §1303, except Subdivision F (1), (2) & (3).

2. Notwithstanding the foregoing paragraph, as of the effective date of local law #12 of 2013 (August 30, 2013), the westerly most array of three 11' x 40 'billboards on this parcel shall be demolished and may be replaced only with a single monopole Commercial Electronic Variable Message Sign. This sign shall be no greater than 22 feet in height and no greater than 11 feet in width and 22 feet long. The duration of its messages shall be not less than 8 seconds and the interval between messages shall not exceed 2 seconds. The intensity of its lighting may not exceed 7500 NIT for daylight or 500 NIT from dusk to dawn and it shall be equipped with a light sensor. In the event of malfunction the sign must go blank or a static display. Upon request of the Town, the sign shall post public service messages such as Amber Alerts, Disaster/Hazard Alerts and Severe Weather Warnings. The sign's message shall otherwise comply with all provisions of Article VIII.

C. Billboard signs other than those allowed by Subdivision A and B hereinabove, are allowed only by

Special Permit pursuant to Section 1303 (F) of this Code.

Section 813: Sign Alteration and Maintenance

No sign may hereafter be erected or altered except in conformity with these regulations. The sign must be kept clean, neatly painted and free from all hazards such as, but not limited to, faulty wiring, loose fastenings and inoperable light bulbs must be maintained at all times in such safe condition so as not to be detrimental to the public health or safety.

Section 814: Required Permits

A. No sign shall be displayed without obtaining a permit from the Code Enforcement Officer, except as provided for in Subdivision (F) below.

B. Application for a sign permit shall be made in writing, in duplicate, on forms prescribed and provided by the Code Enforcement Officer, which shall require the property owner's consent.

C. Fees – in accordance with the current fee schedule for each sign up to one hundred square feet in area and ten dollars plus one dollar per square foot for each square foot that the sign exceeds one hundred square feet shall be required for issuance of the sign permit.

D. Issuance of Permit -- The Code Enforcement Officer shall, within seven days of a completed application either issue a sign permit or return the application with reasons for refusal noted thereon. If the authorized sign has not been installed within six months from the date of issuance of the permit, the permit shall expire and a new application must be made.

E. Notice of Violation -- In the event of a violation of any provision of this Article the Code Enforcement Officer shall give written notice to the occupant and/or owner of the land upon which the sign is erected. Such notice shall specify the violation and order conformity or removal of the sign. The sign shall thereupon be brought into conformance or removed within ten days from the date of said notice, or the permit shall be revoked, and the responsible party shall be subject to the penalties specified in Article XIV.

F. Exceptions -- A permit shall not be required for signs described in Sections 803, 804 and 805.

Section 815: Non-conforming Signs

All existing signs as of June 22, 1998, which do not conform to the regulations of this Article shall be allowed to continue until June 21, 2005, as non-conforming signs. Thereafter, all signs shall comply with this Article.

Section 816: Exceptions

A. To allow a sign of 24 square feet to be situated on 5701 West Genesee Street as portrayed on a survey document prepared by George A. Venditti Jr., dated 6/14/07, which location is approximately 17' south of the extended northerly property line of said premises and approximately 15' westerly from the westerly property line extending into the private road known as Rebhahn Lane.

B. "The Camillus Canal Society, Inc. may commemorate the history of the Town of Camillus and Erie Canal by placement of a mural on the south and east walls of the building located at 3660 Milton Avenue, TM#: 046.-01-06.0 and 046.-01-07.0, subject to the approval of the content and oversight of the maintenance of the mural advertisement by the Town of Camillus Parks & Recreation Director".

C. This item supersedes §807 as it relates to 4801 West Genesee Street and adjacent West Genesee Street property known as TM #s: 057.-01-05.1 and 057.-01-06.1 and provides special provisions regarding signage to be permitted on the pending site development to be incorporated into a Covenant to Run with the Land, by which the Town Board will reserve unto itself now and in future oversite as to all signage to be placed on this site.

ARTICLE IX - PARKING SPACES, DRIVING AISLES & DRIVEWAYS

Section 900: Purpose

The purpose of these provisions is to establish minimum requirements for off-street parking and on-site traffic circulation.

Section 901: Definitions

A. Parking Space -- A parking space is a delineated part of a site upon which a vehicle is intended to be parked. Except for single-family dwellings, a parking space shall be located such that a vehicle may proceed to and from it without requiring the movement of any other vehicle. A parking space shall be no less than 10' x 18' and shall be constructed either parallel to or at 90 to the driving aisle which services it. The Planning Board may, upon a proper presentation, permit angular parking. No parking space shall be used for any use that interferes with its availability for the parking need it is required to serve.

B. Driving Aisle -- A driving aisle is that part of a non-single-family dwelling site which is intended to be utilized for vehicular access and circulation. It shall be twenty-four feet in width; however, the Planning Board may, upon a proper presentation, permit a narrower driving aisle.

Section 902: General Regulations

Existing parking spaces and driving aisles which do not conform to the regulations provided for in this Article shall be recognized as legal nonconforming only to the extent that it is physically impossible to build out the required parking spaces and driving aisles as required by this Article.

Section 903: Site Plan Review of Parking and Driving Aisles

A. Upon review of a particular site for adequacy of parking and driving aisles, the Planning Board shall consider the most intense use allowed upon the site and shall require that the applicant demonstrate the availability of space on the site to construct all of the parking spaces and driving aisles that said most intense use would require.

B. Upon a proper presentation the Planning Board may waive the build out of that portion of the maximum required parking and driving aisles that in its judgement is not required for adequate service of the present user.

C. Curb cuts and driveways shall connect with the street and shall be constructed as permitted by the County Department of Transportation or New York State Department of Transportation or the Camillus Highway Superintendent pursuant to Article II of Chapter 44 of the Camillus Municipal Code.

Section 904: Number of Parking Spaces Required

A. All required off-street parking spaces shall be on the same lot or premises as the proposed use served except as permitted by Section 905.

B. All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development and therefore must comply with the parking standards set forth in the Table of Parking Requirements (Table 3).

C. The Planning Board shall approve the parking spaces and driving aisles and shall require at a minimum that which is specified in the Table of Parking Requirements (Table 3); however, it may upon special findings require more than that which is specified in said Section.

D. In determining the number of parking spaces required for a particular use or site, and if the entity using the site has different types of uses which are separable and are significant in their proportion of the total use and such uses have different parking ratios established by generic usage in the Table of Parking Requirements (Table 3), the parking ratio for the entire site may be calculated by apportioning the site usages to the particular use.

E. If a parking ratio is not provided in the Table of Parking Requirements (Table 3), it is presumed that the nature of the activity is such that more than enough area will be employed by the user such that it is unnecessary to specify required parking spaces. However, upon a special finding upon site plan review, a particular parking space requirement may be established by the Planning Board.

F. The Planning Board shall establish the number of parking spaces to be required in C-P, I-P, POD and PRTF Districts.

G. The parking ratio for all Planned Unit Developments shall be in accordance with the Table of Parking Requirements (Table 3), as such uses are allowed by the Town Board pursuant to Section 502 (B) (2).

Section 905: Ancillary Parking

Where parking requirements cannot be satisfied on the same lot, it may be provided as ancillary parking within 300' of the same lot, upon obtaining a Special Use Permit. However, such permit shall be subject to the following requirements:

1. No fee shall be charged for parking.

2. There shall be no sales, dead storage, repair work, dismantling or servicing of any kind on the parking lot.

3. Such area shall be surfaced with asphalt paving.

4. Entrances and exits shall provide direct access to the commercial district or the street separating the commercial district from the residential district. No direct access to the parking lot shall be permitted through other parts of the residential district.

5. The parking lot shall be enclosed or screened by either fencing or plantings having a height not less than three feet above finished grade. All screening shall be set back five feet from the

property line.

6. 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 area.

7. An identification sign not exceeding eight square feet in area may be erected upon said ancillary parking lot.

Section 906: Driveways

A. All driveways shall connect at 90 with the public street or easement which provides access to the lot serviced and shall be graded as provided by § 39.36 of the Camillus Municipal Code.

B. Driveways serving corner lots must connect only with the secondary road fronting the lot.

C. No driveway shall be allowed without a curb cut permit as required either by Chapter 44 of the Camillus Municipal Code for local roads, Onondaga County Department of Transportation or the New York State Department of Transportation.

D. Residential driveways constructed within a required front yard may not cover more than thirty per cent of said required front yard. In the case of a corner lot which has two required front yards the foregoing limitation applies such that the thirty per cent coverage shall be determined by only the required front yard which contains the prinicipal entry to the residence. This coverage limitation is inclusive of parking spaces.

Section 907: Required Surface Improvement

A. All parking spaces, driveways and driving aisles shall be surfaced with asphalt paving, except for single-family detached dwellings.

B. All parking spaces shall be delineated with a painted line. Such line shall be colored white or yellow, and shall be four inches in width.

ARTICLE X - BUFFER STRIPS AND SCREENING

Section 1000: Purpose

The provisions of this Article are intended to separate and shield negative impacts of adjacent land uses.

Section 1001: Definitions

A. A buffer strip is a landscaped strip of land contiguous to a lot line and designed to visibly separate the use of one lot from another.

B. Screening is a wall, fence, earthen berm, planting, architectural feature, or combination of such elements designed and used to muffle noise, shield light or otherwise minimize the activity migration from one lot toward another lot or toward the street.

Section 1002: Required Buffer Strips

A. A buffer strip twenty-five feet in width shall be provided upon all residential lots which abut another residential lot at the side or rear lot line if the use of said lot is other than single family dwelling, unless the use is Landscape gardening, in which event the buffer shall be fifty feet in width. This strip shall be in addition to any other required yard as specified in Article VI.

B. A buffer strip twenty-five feet in width shall be provided upon all fixed zone non-residential lots which abut a fixed zone residential lot at the side or rear lot line. This 25 foot buffer requirement shall be measured in a straight perpendicular line from the side or rear line of the adjoining residential lot. This buffer strip shall be in addition to any other required yard as specified in Article VI.

C. The Planning Board shall require an appropriately sized buffer strip at the sides and rear of all floating districts with appropriate screening placed thereon as may be necessary in order to fulfill the intentions of the provisions of this Article.

Section 1003: Buffer Strip Restrictions

A. No parking area, building, or other structure or paved area except walks, wall or fences shall be permitted in any buffer strip.

B. No storage or display of goods shall be permitted in any buffer strip.

Section 1004: Buffer Strip Landscaping

All buffer strips shall be landscaped as follows:

A. Each buffer strip shall be planted with at least two trees and/or shrubs every ten linear feet. The remainder of each buffer strip shall be landscaped in grass, ground cover, or other vegetation. If woodlands are located within the required landscaped area, preservation may substitute for the required trees and/or shrubs. If woodlands are located in only part of the required landscaped area, the number of trees and/or shrubs required may be proportionally reduced.

B. All vegetation shall be planted according to accepted horticultural standards.

C. Landscaping of buffer strips shall not interfere in any manner with either on-site or off-site traffic visibility.

Section 1005: Buffer Strip Maintenance

The owner and occupant of property upon which a buffer strip is located shall maintain the buffer strip in such a manner as to preserve its intended appearance.

Section 1006: Screening Required

Screening shall be required by the Planning Board as shall be determined by it to be necessary pursuant to Article XII.

ARTICLE XI - NONCONFORMING SITUATIONS

Section 1100: Definitions

A. Nonconforming Lot -- A lawfully created lot existing on June 22, 1998 which does not meet the minimum area requirements of the district in which the lot is located.

B. Nonconforming Sign -- A lawfully erected sign which on June 22, 1998 does not conform to the regulations set forth in Article VIII, Signs.

C. Nonconforming Use -- A legal nonconforming use is a use other than a use allowed by the district in which the property is located and which use preexisted June 22, 1998.

Section 1101: Extension or Enlargement of a Nonconformity

A. A nonconforming building may remain provided that no such building or structure may be enlarged or altered in a way which increases its nonconformity.

B. A nonconforming use may not be changed to another nonconforming use and no such use shall be enlarged or increased to occupy a greater land area than was occupied at the date it became a nonconforming use.

C. Site plan approval for all instances described in Section 1205(C) will be required for all nonconforming uses.

Section 1102: Termination of Nonconforming Rights

The nonconforming rights established by this Article shall terminate as hereinafter provided:

A. Upon conversion to a conforming building or use.

B. Upon discontinuance of use for a consecutive period of six months.

C. Upon expiration of seven years, all signage must conform as provided for in Article VIII.

D. Upon the expiration of one year following the adoption of this Code, the pre-existing harboring of animals, other than dogs or cats, upon a parcel of less than three acres shall be terminated.

Section 1103: Reconstruction of a Nonconforming Building

A nonconforming building which has been destroyed by any means may be rebuilt and reoccupied as a nonconforming building only if reconstructed with the same or less volume and with the same general layout as that of the original structure.

Section 1104: Merger of Nonconforming Lots

All nonconforming contiguous lots in common ownership shall be merged to the extent required to create a lot or lots which conform to the area and width requirements of the district within which such lots are located.

ARTICLE XII - PLANNING BOARD

Section 1200: Planning Board Membership and Terms of Office

A. The Planning Board shall consist of five members.

B. The provisions of section 271 of the Town Law are superseded to the extend that they mandate that the terms of office of a seven member Planning Board shall be seven years and it is herein provided that the terms of office of the Camillus Planning board shall be five years. This reduction in the terms of office shall be phased in as the terms of office of existing members expires.

C. The provisions of subdivision B shall become effective on January 1, 2007.

D. In addition to the seven board members provided for herein above there shall be one alternate Planning Board member whose term of office shall be one year. This alternate Planning Board member shall be appointed annually by the Town Board and shall serve upon the call of the Planning Board Chairman as a substitute for a member who is unable to participate because of a conflict of interest. The provisions of Section 271 (15) of the Town Law are hereby superseded and said alternate Planning Board member is hereby also authorized to substitute for a member who is unable to participate for any other reason than conflict of interest, upon the call of the Planning Board Chairman.

Section 1201: Qualifications of Board Members

The qualifications of the present Board members is hereby acknowledged; however, any new member shall be provisionally appointed subject to completion of a generally accepted basic qualification program to be promulgated by either the State of New York or the New York Planning Federation. Any such new member shall successfully complete such basic qualification program within six months of appointment. All members, including those who are presently qualified, shall participate annually in a continuing education course to be approved by the Town Board upon the recommendation of the Planning Board. Each Board member shall attend annually at least two meetings of the Onondaga County Planning Federation.

Section 1202: Referral of Matters to the Planning Board

The Planning Board shall review any matter referred to it by either the Town Board or the Zoning Board of Appeals.

Section 1203: Investigations and Reports

The Planning Board shall have the authority to make such investigations, maps, reports and recommendations in connection with the planning and development of the Town as it deems necessary.

Section 1204: Fees

A fee according to the current fee schedule shall be paid at the time of filing any site plan application. If the use is temporary fee to be paid is according to the current fee schedule. If the application is for a use in the MUNICIPAL district, no fee shall be charged.

Each applicant shall pay all publication fees, recording fees and fees for all professionals engaged by the Planning Board to advise it regarding any such application. Only the fees of such professionals which are incurred for necessary time devoted to reviewing the application and all required submittals, other than time

expended at regular Planning Board meetings, shall be paid by the applicant. The applicant shall also be required to reimburse the Planning Board for any legal fees incurred for the preparation of any legal documents required by the action of the Board. The fee rate to be paid shall be the same rate such professionals charge the Planning Board for its routine services. The fees so incurred shall be paid in advance by the applicant by depositing with the Planning Board clerk, within ten days of notification, a sum to be estimated by the Planning Board at its first meeting where the application is considered. The actual professional fees to be charged to the applicant shall be charged against said sum and any unused portion thereof shall be returned to the applicant upon completion of action by the Board. In the event that said estimated fees are not paid when due, the Planning Board shall deny the application at its next regularly scheduled meeting, unless the Planning Board shall have made another suitable arrangement with the applicant to insure payment of all fees that may be incurred. The Planning Board shall from time to time during its review of the project revise the estimated fees, if appropriate, and require additional estimated payments.

Section 1205: Site Plan Review

A. The Planning Board is hereby authorized to review and approve site plans as required in the various zoning district regulations as set forth in Table I and also for the MUNICIPAL district in all instances provided for in Section 1205(C).

B. A site plan shall consist of a rendering or drawing prepared to scale and containing necessary details which portrays the arrangement, layout and design of the site and shall include a Storm Water Pollution Prevention Plan prepared in accordance with Article VI of Chapter 26.

C. Site plan review shall be required in the following instances:

    1. When a building or structure is to be erected; or

    2. When a building or structure is to be altered such that its footprint or its facade is altered; or

    3. When vehicular movement, vehicular parking or a pedestrian walkway is altered; or

    4. When surface water drainage is altered; or

    5. When exterior lighting is installed or altered; or

    6. When designed landscaping is installed or altered.

D. Application -- Each applicant shall submit a written application in such form as the Planning Board shall determine.

E. Decisions

    1. Before making its decision regarding a site plan, the Planning Board shall consider the following matters:

        a. Geometric characteristics of all structures and related improvements.

        b. Aesthetic characteristics, including design, texture, materials, colors and illumination.

        c. Physical attributes of the site, including size, shape, elevation, topography and natural

vegetation.

2. Thereupon the Planning Board shall make general findings regarding the matters hereinafter set forth:

    a. Whether the proposed use is in compliance with all other applicable regulations of this Chapter inclusive of specific district controls, controls applicable to all districts, and all other applicable local, state and federal regulations.

    b. Whether the proposed use will not have an adverse impact upon the character or integrity of any land use within the immediate neighborhood having an unique cultural, historical, geographical, architectural, or other special characteristic.

    c. Whether the proposed use is being developed in such a way as to insure maximum amenities available to the site based upon a consideration of the site plan and functional requirements of the proposed use.

    d. Whether the proposed use 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 subject site.

    e. Whether the proposed use will be 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 proposed use.

    f. Whether the design of vehicular and pedestrian movement, including handicapped accessibility, provides for the safety of the general public.

    g. Whether the parking and loading facilities are adequate and whether the location of same is appropriate. Compliance with the provisions of Article IX shall not constitute a determination that the foregoing requirements have been satisfied.

    h. Accessibility by emergency vehicles with particular emphasis on access to all buildings and structures, and provision for turning and free movement.

    i. Provision for snow storage.

    j. Age and mobility of all persons for whose benefit the use is intended.

    k. General character and speed limits of streets in close proximity.

3. In approving a site plan, the decision of the Planning Board may be conditioned as follows:

    a. Imposition of provisions for financial security to guarantee performance.

    b. Time limitations on the duration and/or hours of operation of any activity associated with the use.

    c. Provisions for termination, conversion or re-certification of the manner of operational

use.

d. Any other conditions reasonable under the circumstances.

4. Effective January 1, 2010 pursuant to Section 274-a of the Town Law, the Planning Board shall require the applicant to show on the site plan for a multiple family dwelling a park for playground or other recreational purposes of 5% of the total site area which shall not be less than ½ acre. If the Planning Board determines that a suitable park of adequate size cannot be properly located on such site or is otherwise not practical, the Planning Board shall require as a condition to approval of the site plan a per unit fee payment to the Town in accordance with the current fee schedule.

Section 1206: Effect & Duration

Upon approval by the Planning Board of a site plan it shall have the effect only of granting permission for the development of the particular proposal in accordance with the plans, drawings, elevations and specifications so approved. Such approval shall be deemed automatically revoked if, within six months from the date of said approval, substantial progress has not been made in the execution of construction of the project. Six-month extension periods may be granted by the Planning Board.

ARTICLE XIII - ZONING BOARD OF APPEALS

Section 1300: Zoning Board of Appeals Membership and Terms of Office

The Zoning Board of Appeals shall consist of five members and their terms of office shall be five years with staggered expirations.

Section 1301: Qualifications of Board Members

The qualifications of the present Board members is hereby acknowledged; however, any new member shall be provisionally appointed subject to completion of a generally accepted basic qualification program to be promulgated by either the State of New York or the New York Planning Federation. Any such new member shall successfully complete such basic qualification program within six months of appointment. All members, including those who are presently qualified, shall participate annually in a continuing education course to be approved by the Town Board upon the recommendation of the Zoning Board of Appeals. Each Board member shall attend annually at least two meetings of the Onondaga County Planning Federation.

Section 1302: Appellate Power

The Zoning Board of Appeals shall have such appellate powers as are enumerated in Article XVI of the Town Law.

Section 1303: Special Permits

The Zoning Board of Appeals is authorized to grant a Special Use Permit for any of the uses listed in the Table of Land Uses (Table 1) with the designation "Z", however subject to the limitation hereinafter provided. Section 274-(b) (3) of the Town Law and the decision of the Court of Appeals in the matter of Real Holding Corp. v. Alan Lehigh, 2 NY3d 297, interpreting this section to vest in a Zoning Board of Appeals the authority to grant an area variance from any requirement set forth hereinafter, is superseded, and that authority is hereby revoked. It is expressly declared that compliance with the qualifying requirements hereinafter established is essential to the compatibility of Special Permit uses with the other uses allowed as a matter of right in the

zoning district in the immediate area of the proposed Special Permit use. This foregoing supersession shall not impair the authority of the Zoning Board of Appeals to grant variances in any other instances.

A. A Special Use Permit may only be granted if the Board determines that the activity to be pursued is conducted in such a manner that its potential adverse impacts upon the character of the neighborhood have been mitigated to the extent that is reasonably practicable, and is consistent with the general purpose of the zoning district within which the use is proposed, would not change the essential character of the neighborhood, and is otherwise not detrimental to the health, safety and general welfare of the inhabitants of the neighborhood.

B. In addition to the foregoing determination, upon application for a Special Use Permit for a public service and utility use the Board shall require the applicant to establish by competent direct evidence all sites which would serve the public need with reasonable adequacy. Each site considered shall be evaluated as to its suitability for the proposed use as well as to its potential detriment to the neighborhood. In conducting the foregoing review, the Zoning Board of Appeals shall take into consideration the peculiarities of the particular public service or utility applying for the permit. In approving any such application, the Zoning Board of Appeals shall find that the site selected will not significantly diminish the residential character of the neighborhood of the site.

C. In addition to the findings required in subdivision A, a Special Permit for Appearance Enhancement Services in an LBO District may only be granted if:

    1. The parcel fronts West Genesee Street.

    2. Adequate onsite parking is available based upon the number of chairs, beds, stations, etc. and the number of employees or independent contractors rendering services.

    3. The hours and days of operation shall be limited to ensure compatibility with the neighborhood.

    4. Signage shall be reviewed and approved and limited to that permitted by the district regulations.

    5. The parcel fronts the 500 block of Hinsdale Road

D. In addition to the findings required in subdivision A, a Special Use Permit for Contractor's Services in a residential district may only be granted if:

    1. The lot is at least 4 acres and located on Belle Isle Road

    2. All Supplies, contractors equipment and commercial vehicles stored or parked out –of-doors are screened by a device specified in §1001(B) and buffered as required by §1002(A) and such storage yard is located no closer than 100 feet away from the street fronting the lot.

    3. A condition is imposed that only light duty equipment is allowed to be stored or garaged on the lot and that heavy-duty equipment such as excavators earthmovers, graders, large dozers, pavers, rollers and similar large sized equipment are prohibited from the lot.

    4. Fabrication, assembly and the sale of goods are prohibited and office activities are limited to business administration.

E. In addition to the findings required in subdivision A, a special permit for Banking Services in an LBO District may only be granted if the parcel fronts West Genesee Street.

F. In addition to the findings required in Subdivision A, a Special Permit for a Billboard may be granted only if it complies with the following provisions:

1. The site is located within the Billboard Overlay District.

2. The billboard is at least 350' away from any single family dwelling or private school, park or place of worship measured on a straight line from proposed billboard to such building.

3. The billboard is at least 1000' away from any other billboard.

4. A billboard may not be erected on any rooftop or the wall of any building.

5. A billboard shall be limited to 440 sq. ft. per face, a maximum of 2 sign faces per structure placed in either a back to back or V configuration, and shall be a minimum of 10' off the ground and be a maximum of 35' above ground level.

6. All billboard structures shall have a maximum of one (1) vertical support, constructed on non-corrosive material. The structure shall be capable of handling a wind load capacity of 30 p.s.i. or a minimum of 60 mph winds. The billboard sign faces shall be independently supported and have vertical supports of metal or galvanized steel or otherwise treated to prevent corrosion.

7. All billboard structures with display lighting shall use stationary indirect illumination so that it does not glare onto adjoining properties and shall have a maximum foot candle power of 1.54 upon such adjoining properties.

8. The base of all billboard structures shall be appropriately landscaped and maintained as planted.

9. Changeable message signs i.e. led or tri vision faces, are prohibited.

G. In addition to the findings required in subdivision A, a Special Use Permit for Vehicle Dismantlers may only be granted if:

1. License by New York State Department of Motor Vehicles has been granted to business operator.

2. Business is located on a parcel which is zoned for Industrial use, is at least 1½ acres and no more than 4 acres in area and the parcel is situated within the Garden Terrace Tract.

3. The outside storage of inoperable vehicles and parts must be within a securely fenced area. The storage area shall be screened such that the contents thereof are substantially masked at eye level outside thereof. Fencing up to 8' in height may be allowed.

4. The outside storage area shall be so arranged that all objects therein are directly accessible from a driving aisle.

5. Adequate on site fire extinguishing equipment shall be readily available.

6. The draining, dismantling and crushing of vehicles shall be done upon an impervious surface.

7. No vehicle will be stored upon another vehicle.

8. Any temporarily stored vehicle which is leaking fluids shall be drained immediately.

9. Adequate off street paved parking shall be provided for customers.

10. No wet washing of vehicles or parts shall be permitted.

11. Tires not on rims will be stored indoors or otherwise covered.

12. Oil removed from vehicles will be stored in an appropriate container and disposed of by an appropriate agency.

13. Customers shall not be permitted to select and dismantle a part from an inoperable vehicle for purchase.

14. All vehicles not suitable for operation on a public highway shall be repaired, dismantled or removed from the site within six months of acquiring title. In any event, no inoperable vehicle may be stored on the premises for more than twelve months.

H. In addition to the findings required by subdivision A, a Special Use Permit for a Small Restaurant may only be granted if all exhaust fans for cook station hoods discharge in such a manner as to minimize the occasion for migration of cooking odors into adjoining parcels.

I. In addition to the findings required in Subdivision A, a special permit for a noncommercial Wind Energy Conservation System (WECS), a special permit may be granted only if it complies with the following provisions:

1. A site plan drawn by a licensed professional shall show the following:

    a. Location of the tower on the site and the tower height, including blades, rotor diameter and ground clearance

    b. Utility lines, both above and below ground, within a radius equal to the proposed tower height, including blades

    c. Property lot lines and the location and dimensions of all existing structures and uses on site within 300 feet of the system

    d. Surrounding land use and all structures within 500 feet of the WECS location

    e. Dimensional representation of the various structural components of the tower construction, including the base and footing

    f. Design data indicating the basis of design, including manufacturer's dimensional drawings and installation and operation instructions

g. Certification by a registered professional engineer or manufacturer's certification that the tower design is sufficient to withstand wind-load requirements for structures as established by the New York State Uniform Fire Prevention and Building Code

h. Evidence from a qualified individual that the site is feasible for a WECS

2. A Full Environmental Assessment Form ("EAF") and Visual EAF Addendum Form prepared in accordance with the State Environmental Quality Review Act. The visual EAF shall address in addition to the information requested by the form, the shadow flicker effect upon any contiguous lands.

3. Digital elevation model-based project visibility map showing the impact of topography upon visibility of the WECS from other locations, to a distance radius of three (3) miles from the center of the WECS site. Scale used shall depict 3-mile radius as no smaller the 2.7 inches, and the base map shall be a published topographic map showing cultural features.

4. Access to the tower shall be limited by means of a fence no lower than six (6) feet high around the tower base with a locking portal and with a locking gate on fence or by limiting tower climbing apparatus to no lower than twelve (12) feet from the ground.

5. The minimum required setback for any WECS tower from property lines, overhead utility lines, dwellings, agricultural buildings, or other WECS shall be equal to 1.5 times the proposed structure height, including blades.

6. WECS towers shall be properly maintained and operated at all times and shall be located with relation to property lines so that the noise produced during operation shall not exceed fifty (50) dbA, measured at the boundaries of all contiguous parcels that are owned by non-site owners.

7. WECS generators and alternators shall be properly filtered and/or shielded in order to avoid electromagnetic interference and shall comply with the rules and regulations of the Federal Communications Commission contained in 47 CFR Parts 15 an d18

8. Safety Requirements:

a. No WECS shall be permitted that lack an automatic braking governing, or feathering system to prevent uncontrolled rotation, overspeeding, and excessive pressure on the tower structure, rotor blades, and turbine components.

b. The minimum distance between the ground and any part of the rotor blade system shall be thirty (30) feet.

c. Procedures acceptable to the Town Board for emergency shutdown of power generation units shall be established and posted prominently and permanently on at least one location on the road frontage of each individual unit

d. Appropriate warning signs shall be posted. The type and placement of signs shall be determined on an individual basis as safety needs dictate

e. The Permittee shall meet all FAA requirements to lighting.

9. All power transmission lines from the WECS to on-site substations shall be underground

10. WECS shall not exceed a total height of fifty (50) feet unless the parcel on which the WECS is to be located is ten (10) acres or larger, in which case the maximum total height may be 100 feet.

11. If any WECS remains non-functional or inoperative for a continuous period of (1) year, the permittee shall remove the WECS. Removal of the system shall include removal of the entire structure, including foundations, transmission equipment, and fencing, from the property.

12. The owner of each WECS shall have it inspected at least every two years for structural and operational integrity by a New York State licensed professional engineer, and shall submit a copy of the inspection report to the Town. If such report recommends that repairs or maintenance are to be conducted, the owner shall provide to the Town Board a written schedule of the repairs or maintenance.

13. Colors and surface treatment of the installation shall minimize visual disruption.

J. In addition to the findings required by subdivision A, a Special Permit for Light Industrial use in an LBO District may only be granted if:

1. No emissions shall be detectable beyond the property line;

2. No noise caused by fabrication activities shall be detectable beyond the property line;

3. No fabrication activities shall be conducted before 6 a.m. or after 10 p.m.;

4. No loading or unloading of delivery vehicles shall occur before 7:00 a.m. or after 7:00 p.m.;

5. Outdoor fabrication is prohibited;

6. Outdoor storage of any raw materials or goods is prohibited;

7. The exterior appearance of all buildings and structures shall be compatible with the neighborhood;

8. Parking shall be prohibited in any front yard;

9. The front yard shall consist of lawn and landscaping;

10. Signage shall be limited to that which is permitted by Section 807 supra;

11. Any dumpster or other trash disposal vessel shall be located in the rear yard and screened;

K. In addition to the findings required by subdivision A, a Special Permit for Extractive Mining in an Industrial District may only be granted if:

1. Appropriate setbacks from property boundaries and public thorough fare rights of way are established by the Board.

2. Man made or natural barriers are designed and placed to restrict access to the site, such to be described as to type, height, and location thereof.

3. Specifically approved dust control measures are employed.

4. Hours of operation are limited based upon nature of neighbor's land uses and the noise generated by the operations.

Section 1304: Referrals to the Planning Board

Prior to making a decision upon a Use Variance or a Special Use Permit the Zoning Board of Appeals shall refer the matter to the Planning Board for its recommendation regarding any site plan considerations of the proposed use. The Planning Board shall consider the matter within twenty days of the receipt of the referral. In the event that the Planning Board shall not act within that period, the Zoning Board of Appeals may proceed without the Planning Board's recommendation. The Zoning Board of Appeals must incorporate in its decision all recommendations of the Planning Board unless the Zoning Board of Appeals by a majority plus one vote of all of its members, acts to reject any such site plan recommendation and sets forth the reason for such contrary action in its resolution.

Section 1305: Fees

Each applicant shall pay a filing fee as per the current fee schedule. Each applicant shall also pay the fees for any professionals engaged by the Zoning Board of Appeals to advise it regarding any such application. Only the fees of such professionals which are incurred for necessary time devoted to reviewing the application and all required submittals, other than time expended at regular Zoning Board of Appeals meetings, shall be paid by the applicant. The fees so incurred shall be paid in advance by the applicant by depositing with the Zoning Board of Appeals clerk, within ten days of notification, a sum to be estimated by the Zoning Board of Appeals at its first meeting where the application is considered. The actual professional fees to be charged to the applicant shall be charged against said sum and any unused portion thereof shall be returned to the applicant upon completion of action by the Board. In the event that said estimated fees are not paid when due, the Zoning Board of Appeals shall deny the application at its next regularly scheduled meeting, unless the Zoning Board of Appeals shall have made another suitable arrangement with the applicant to insure payment of all fees that may be incurred. The Zoning Board of Appeals shall from time to time during its review of the project revise the estimated fees, if appropriate, and require additional estimated payments.

ARTICLE XIV - VIOLATIONS AND PENALTIES

Section 1400: Administration

The provisions of this Chapter shall be enforced by the Code Enforcement Officer.

Section 1401: Violation

Whenever, by the provisions of this Chapter, or any SEQRA review of an action pursuant to this Chapter, the performance of any act is required or the performance of any act is prohibited or whenever any regulation or limitation or condition is imposed upon the use of any land, or on the erection of a building or structure, a failure to comply with such provisions shall constitute a violation of this Chapter.

Section 1402: Responsible Party

The owner, tenant, or occupant of any land, building, structure, or part thereof, and any architect, builder, contractor, agent, or other person who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of this Chapter may be held responsible for the violation and be subject to the penalties and remedies provided herein.

Section 1403: Procedure Upon Discovery of Violations

Upon the determination that any provision of this Chapter is being violated, the Code Enforcement Officer shall send a written notice to the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. Such notice shall state what action the Code Enforcement Officer intends to take if the violation is not corrected and shall advise that the Code Enforcement Officer's decision or order may be appealed to the Zoning Board of Appeals. Notwithstanding the foregoing, in cases when delay would endanger the public health, safety, or welfare, the Code Enforcement Officer may seek enforcement without prior written notice.

Section 1404: Penalties and Remedies for Violations

A. A violation of this Chapter or a failure to comply with any of its requirements, including the provisions of any variance, special permits, or site plan review approval, shall constitute a misdemeanor and may be punishable by a fine of up to two hundred fifty dollars or imprisonment for a period not to exceed six months, or both. Each week's continued violation shall constitute a separate additional violation.

B. The Code Enforcement Officer is authorized to issue cease and desist orders in the form of written official notices sent by certified mail to the person responsible for the violation.

C. In addition to other remedies stated above, the Code Enforcement Officer may with the approval of the Town Board, institute any appropriate action or proceedings to restrain, correct, or abate any violation.

ARTICLE XV - AMENDMENTS

Section 1500: General Provisions

All amendments to this Chapter shall be in accordance with the Comprehensive Plan.

Section 1501: Initiation of Amendments

Proposals for amendment may be initiated by an owner, contract purchaser or the Town Board. All such proposals which the Town Board determines it shall consider, shall be referred to the Planning Board for its review and recommendation.

Section 1502: Public Hearing

A public hearing shall be held upon ten days notice to be published and noticed as provided for in the Municipal Home Rule Law. If the action is initiated by the Town Board, a written notice of the proposed action shall be served upon the property owner by mail at least ten days prior to the date of the public hearing in addition to those other parties required to be noticed pursuant to Section 264 (2) of the Town Law. The date set for the public hearing shall allow for a sufficient period of time for the matter to be reviewed by the Planning Board

and reported to the Town Board.

Section 1503: Amendments to the Zoning Map

The zoning map dated June 19, 1998, is hereby amended as follows:

A. To change the zoning classification from R-3 to C-3 for the benefit of Vision Development, on property in the 4200 block of West Genesee Street, on a portion of TM#'s 042.-05-07, 042.-05-12 and 042.-05-13, as described in the legal description. LL#17 10-13-98

B. Change the zoning classification from R-2 to R-3 at the McShane Subdivision located on Kasson Road, TM#061.-02-48.0. LL#6 04-27-99

C. Change the zoning classification from C-3 to C-1 at the 3900 block of West Genesee Street, TM#042.-08-10,11 &12. LL#2 1-11-00

D. Change the zoning classification from MUN (Municipal) to PUD (Planned Unit Development) on property located at the corner of Warners Road and Belle Isle Road, TM# 015.-04-09.1, subject to the following conditions:

1. The use of the structures located on this site as portrayed and denominated on a certain layout plan titled First Ukrainian Pentecostal Church 3875 Warners Road, Syracuse New York, prepared by Roberston Strong Apgar Architectural and Engineering dated March 5, 2024 shall be restricted as follows:

   - Existing church building previously denominated as building #106 to be utilized for services, meetings, and children's programs
   - Existing building previously denominated as building #104 or building E to be utilized for educational purposes and public food pantry
   - Existing building previously denominated as building #105 or building D to be utilized for educational and social uses for church members
   - Existing four bay garage to be utilized for storage purposes
   - Existing playground and pavilion area for church gatherings
   - New church building with a worship center, fellowship hall, kitchen, educational wing, and office space to be utilized for church functions and events, educational purposes, and recreational activities.

   (LL #13-2024 amending former LL #3-2000)

E. Change the zoning classification from MUN (Municipal) to C-1 on property located at 103 Milo Lane, TM#045.-08-08.1. LL#5 5-9-00

F. Change the zoning classification from MUN (Municipal) to R-3 on property located at 3952 Milton Avenue, TM#017.-05-72.0 described as follows: All that tract or parcel of land situate in the Town of

Camillus, County of Onondaga and State of New York, being part of Farm Lot No. 21 in said Town, being part of lands conveyed by County of Onondaga to Town of Camillus by deed dated march, 11, 1992 and recorded in Onondaga county Clerk's Office April 16, 1992 in Book 3761 of Deeds at page 285 and being more particularly described as follows: Beginning at a point in the northerly boundary of Westerlea Addition, formerly southerly boundary of Milton Avenue, according to a map of said tract filed in Onondaga county clerk's Office August 10, 1956 as map No. 3902, said point being the intersection of said northerly boundary with the division line between Lot No. 178 on the east and Lot No. 179 on the west as shown on said map of Westerlea Addition, said point also being 108.00 feet distant easterly, measured along said northerly boundary, from its intersection with the easterly boundary of Knowell Road; running thence easterly along said northerly boundary of Westerlea Addition, following a curve to the right having radius of 2,662.50 feet, an arc distance of 644.52 feet to the southeasterly corner of said lands conveyed to the Town of Camillus; thence northwesterly boundary of said lands conveyed to the Town of Camillus, a distance of 102.18 feet to the northerly boundary of said formerly Milton Avenue; thence westerly along said northerly boundary of formerly Milton Avenue, following a curve to the left having a radius of 2712.50 feet, an arc distance of 561.70 feet to its intersection with the northerly prolongation of the first mentioned division line between Lot No. 178 on the east and Lot No. 179 on the west; thence southerly along said northerly prolongation, a distance of 50.24 feet to the point of beginning, containing 30,133 square feet or 0.691 acre of land, more or less. Subject to any easements or restrictions of record. LL#13/00 07/25/00.

G. Change the zoning classification from MUN (Municipal) to R-3, on that portion of TM#061.-02-01.0 described as follows: All that tract, piece or parcel of land situated in the Town of Camillus, County of Onondaga and the State of New York and said lands being part of Farm Lot 49 in said town and said lands being part of lands now or formerly owned by the Camillus Water District as recorded in the Onondaga County Clerk's Office in Book of Deeds 2329 on Page 519 and said lands being more particularly bounded and described as follows: Beginning at a point (1), said point being the southwesterly corner of lands now or formerly owned by John R. & Judith A. Dattellas as recorded in the Onondaga County Clerk's Office in Book of Deeds 3519 on Page 227: Thence N 21° 07' 02" W a distance of 50.29 feet to a point of curvature (2): Thence on a curve to the left with a radius of 60.00 feet, an arc distance of 34.00 feet to a point (3): Thence N 50° 49' 30" E a distance of 41.53 feet to a point (4), said point being on the easterly line of lands now or formerly owned by said Camillus Water District, and said point being the northwesterly corner of said lands owned by said Dattellas: Thence S 03° 35' 52" E along said lands owned by said Camillus Water District a distance of 100.00 feet to the point of beginning: The above described area containing 0.03 acres more or less. LL#13-00 07/25/00

H. Change the zoning classification from CP (Planned Commercial) to R-3 on property located at 215 Kasson Road, TM#066.-01-09.2. LL#4-2001 02/13/01

I. Change the zoning classification from MUN to R-3 on property located at 3952 Milton Avenue, TM#033.-01-26.1. LL#7-2001 05/08/01

J. Change the zoning classification from R-3 to C-1 at 5310 West Genesee Street, TM#035.-05-25.1. LL#10-2001 06/26/01

K. To amend Local Law #3 of 2000, Section 1503 (D) supra, by changing the allowed used of Building 4 from "single-family residential" to "educational uses". (On property located on the corner of Warners Road and Belle Isle Road which parcel is known as TM #015.-04-09.1. LL#13-2002 08/27/02

L. Change the existing zoning classification from LBO (Limited Business Office) to General Business

Office District for property located at 5860 Belle Isle Road, TM#015.-04-09.3. LL#17-02 10/22/02

M. Change the zoning classification from R-2 to RR for property located at 2641 Howlett Hill Road, TM#025.-03-34.0. LL#8-2003 05/27/03

N. Change the zoning classification from Industrial to a C-5 classification on that portion of TM#017.-05-69.1 located on Hinsdale Road.

O. Change from MUN and R-3 to PUD for the premises described on the attached legal descriptions and as portrayed on drawing S-2 dated March 25, 2003 titled Starlight Terrace Subdivision Plan the uses, lot coverage and density of uses are only to be permitted as follows:

- Section 1- Uses: P-2, 6, 7, 12, 13, 14, 15 and 25. If the uses are only P-2 or 6 the density and lot coverage shall be the same as Zoning District R-4. If the uses are P7, 12,13,14,15 or 25 the density and lot coverage shall be the same as Zoning District C-1. However, should there be a P-25 use, it may not occupy more than 2,500 sq. ft.

- Section 2- Uses: P-2, 6, 7, 12, 13, 14 and 15. If the uses are only P-2 or 6 the density and lot coverage shall be the same as Zoning District R-4. If the uses are P7, 12, 13, 14 or 15 the density and lot coverage shall be the same as Zoning District C-1.

- Section 3- Use P-2. The density and lot coverage shall be the same as Zoning District R-4.

- Section 4- Use P-1. The density and lot coverage shall be the same as Zoning District R-3.

- Section 5-Use P-1. The density and lot coverage shall be the same as Zoning District R-3.

This zone change is contingent upon the applicant obtaining title to all of the lands portrayed in the drawing hereinabove referred to. (LL#21-2003)

The Starlight Estates PUD (Town of Camillus Local Law No. 21 of 2003) is hereby amended to convert the commercial use area (located at Tax Map ID Nos.: 015.1-02-01.0; 015.1-02-02.0) to a residential area with a supporting indoor storage facility within the existing Starlight Estates PUD such that the PUD, as amended, shall be developed and operated in accordance with the plans, terms and statements set forth in the application materials submitted by Starlight Estates Development, LLC and Robert Rocco, as well as the record of the previously adopted Town of Camillus Local Law No. 21 of 2003, all of which are on file with the Town Clerk and which are expressly incorporated herein by reference and Section 1503 O. of the Town of Camillus Zoning Law is also amended in accordance with the above such that uses P-1 (single-family detached dwelling) and P-29 (indoor storage facility) are permitted within Sections 1 and 2 of the PUD. (LL#11-2024)

P. Change from R-3 to LBO for the premises described in the attached legal descriptions: Beginning at a point which marks the intersection of the present northerly right of way line of West Genesee Street with the present easterly right of way line of Richlee Drive; thence N.07°-29'-20"E., along said easterly line of Richlee Drive, a distance of 104.80 feet to a point of curve; thence northerly, along a curve to the left, having a radius of 610.00 feet, an arc distance of 95.60 feet to its intersection with the southerly line of Lot #11A of the Westerlea Tract as filed in the Onondaga County Clerk's Office on August 19, 1948 as Map #2952; thence S.82°-30'-40"E., along the southerly line of said Lot #11A a distance of 120.48 feet to a point; thence S.06°-54'-40"W., a distance of 200.00 feet to its intersection with said northerly line of West Genesee Street; thence N.82° -30'-40"W., along said northerly line of West Genesee Street, a

distance of 115.00 feet to the point of beginning. Containing 0.53 Acres of Land more or less.

Change from R-3 & LBO to C-1 for the premises described in the attached legal descriptions: All that tract or parcel of land situate in the Town of Camillus, County of Onondaga and State of New York and being part of Farm Lot #35 in said Town and being more particularly described as follows: Beginning at a point in the present northerly right of way line of West Genesee Street, said point being S.82°-30'-40"E., a distance of 115.00 feet from the present easterly right of way line of Richlee Drive as measured along said northerly line of West Genesee Street; thence N.06°-54'-40"E., a distance of 200.00 feet to its intersection with the southerly line of Lot #11A of the Westerlea Tract as filed in the Onondaga County Clerk's Office on August 19, 1948, as Map #2952; thence, S.82°-30'-40"E., along said southerly line of Lot 11A and the southerly line of Lot 13A of said Westerlea Tract, a distance of 207.78 feet to a point; thence, N.06°-54'-40"E, along the easterly line of said Lot 13A, a distance of 200.00 feet to a point; thence, S.83°-30'-40"E., along the southerly line of Lot 14A of said Westerlea Tract, a distance of 100.00 feet to its intersection with the westerly line of property now or formerly owned by the Board of Education of Central School District #1, as recorded in the Onondaga County Clerk's Office in Liber of Deeds #1850, Page #302; thence S.06°-54'-40"W., along the westerly line of said Board of Education of Central School District #1 property, a distance of 400.00 feet to its intersection with said northerly line of West Genesee Street; thence N.82°-30'-40"W., along said northerly line of West Genesee a distance of 307.78 feet to the point of beginning. Containing 1.87 Acres of Land more or less.

Q. Change the zoning classification from R-3 to LBO for the property located at the north corner of Willowwood Lane and Warners Road, TM#: 018.-01-16.0

R. Change the zoning classification from C-2 to C-1 on the property located at 112 Kasson Road, TM#: 065.-04-13.0

S. Change the zoning classification from R-1 to PRTF (Planned Residential Treatment Facility) for the property located on West Genesee Turnpike, TM#: 023.-01-33.1

T. Change from R-1 to R-3 on property located at the corner of Ike Dixon Road and Scenic Drive, TM#: 023.-01-10.0

U. Change from R-R to R-2 on property located on Winchell Road TM#010.-02-13.1

V. On property located at 97 Northwood Way, TM#020.-05-01.2 and a portion of 5700 West Genesee Street, TM#020.-05-01.1, from POD to R3

W. On property located at 5302 West Genesee Street, TM#035.-05-22.0, from LBO to C2, 5304 West Genesee Street, TM#035.-05-23.l, from C-1 to C-2 and 101 Vanida Drive, TM#035.-05-21.0 from R-3 to C-2

X. On the property located at 5308 West Genesee Street, TM#035.-05-24.0 from R3 to C2 and on property located at 5310 West Genesee Street, TM#035.-05-25.1 a zone change from C1 –C2

Y. The zoning classification of the following tax map parcels on Hinsdale and Bennett Roads are changed to PUD with the allowable uses of P-2, 12, 13, 14, 14a, 14b, 15, 16, 18, 20, 21, 25(b) and 26:

017.-05-71.0	017.-05-70.0	017.-05-67.1
017.-05-66.1	017.-05-65.1	017.-05-60.0

017.-05-59.0	017.-05-57.0	017.-05-56.0
017.-05-55.0	017.-05-54.0	017.-05-53.0
017.-05-52.0	017.-05-51.0	017.-05-50.0
017.-05-49.0	017.-05-46.0	017.-05-44.0
017.-05-43.0	017.-05-42.0	017.-05-22.0
017.-05-03.0		

Z. The zoning classification of TM#012.-01-02.0 at 3475 Warners Road is changed from R3 to LBO upon site plan approval by the Camillus Planning Board.

AA. The zoning classification of the tax map parcel #s 015.-01-12.1 & 015.-01-13, is changed from R3 to R4 .

BB. The zoning classification of tax map parcel #037.-02-01.0, 49 Elm Hill Way is changed from LBO to R3.

CC. The zoning classification of the tax map parcel #015.-01-15.1, 202 Bennett Road is changed from R-2 to MUN.

DD. The zoning classification of the tax map parcel #019.-03-17.0, Bennett Road is changed from R-R to MUN.

EE. The zoning classification of the tax map parcel #019.-03-05.0, Bennett Road is changed from R-R to MUN.

FF. The zoning classification of the tax map parcel #023.-01-09.1, Scenic Dr. is changed from R-3/R-4 to R3.

GG. The zoning classification of the tax map parcel #023.2-04-01.0, Scenic Dr. is changed from R-3/R-4 to R3.

HH. The zoning classification of the tax map parcel #020.1-04-02.1, 5539 Scenic Dr. is changed from R-4 to R-2.

II. The zoning classification of the tax map parcel #021.-03-08.1, 5640 Ike Dixon Road is changed from R-2 to R-1.

JJ. The zoning classification of the tax map parcel #020.1-01-01.0, Scenic Dr. is changed from R-3/R-4 to R-2.

KK. The zoning classification of the tax map parcel #023.-02-03.1, Bennetts Cnrs. & W. Genesee is changed from R-1 to C-2.

LL. The zoning classification of the tax map parcels #020.1-02-06.0, 020.1-02-07.0, 020.1-02-08.0, 020.1-02-09.0, 020.1-02-10.0, 020.1-02-11.0, 020.1-02-12.0, 020.1-02-13.0, 020.1-02-14.0, 020.1-02-15.0, 020.1-02-16.0, 020.1-02-17.0, 020.1-02-18.0, 020.1-02-19.0, 020.1-02-20.0, 020.1-02-21.0, 020.1-02-22.0, 020.1-02-23.0, 020.1-02-24.0, 020.1-02-25.0, 020.1-02-26.0, 020.1-02-28.1, 020.1-03-01.0, 020.1-03-02.0, 020.1-03-03.0, 020.1-03-04.0, 020.1-03-05.0, 020.1-03-06.0, 020.1-03-07.0, 020.1-03-08.0, 020.1-03-09.0, 020.1-03-10.0, 020.1-03-11.0, 020.1-03-12.0, 020.1-03-13.0, 020.1-03-14.0, 020.1-03-15.0, 020.1-03-16.0, 020.1-03-17.0, 020.1-03-18.0, 020.1-04-04.0, 020.1-04-06.0, 020.1-04-07.0, 020.1-

04-08.0, 020.1-04-09.0, 020.1-04-10.0, 020.1-04-11.0, 020.1-04-12.0, 020.1-04-13.0, 020.1-04-14.0, 020.1-04-15.0, 020.1-04-16.0, 020.1-04-17.0, 020.1-04-18.0, 020.1-04-19.0, 020.1-04-20.0, 020.1-04-21.0 also known as 100 through 125 Snowberry Lane and 104 through 158 Raspberry Lane, is changed from R3/R4 to R2.

MM. The zoning classification of the tax map parcels #005.-03-08.1, 005.-03-08.0/1, and 005.-03-09.0, also known as 6429, 6421, & 6415 Newport Road, is changed from R3 to LBO.

NN. The zoning classification of the tax map parcels #035.-05-25.2 & 035.-05-26.0, also known as 5318 and 5320 West Genesee Street, is changed from LBO to C1.

OO. The zoning classification of the tax map parcel #017.-05-62.1, also known as 509 Hinsdale Road, is changed from Industrial to C5.

PP. The zoning classification of the tax map parcel #029.-01-17.1, also known as 5705 West Genesee Street, is changed from R2 to LBO.

QQ. Change the zoning classification of 3877 Milton Avenue, TM#: 037.-01-02.1, from R3 to a PUD made up of 22 single family lots, 29 townhouse lots, 126 senior apartments, and recreational/open space as depicted on the submitted map.

RR. Change the zoning classification of lots 15 through 30 and lots 65 through 81 in the Cessna Drive Subdivision, part of the Farm Lot No. 55 in the Town of Camillus from Municipal to Industrial.

SS. Change the zoning classification of 2420 Sands Road-TM#: 005.-05-13.0, 2440 Sands Road-TM#: 005.-05-18.0, and 2456 Sands Road–TM#: 005.-05-19.0 from RR to R1.

TT. Change the zoning classification from LBO to C5 for 1243 square feet of the northwest corner of the property located at 106 Sawyer Street, TM#: 046.-02-04.1, as portrayed on a conceptual site plan titled “Milton Avenue Byrne Dairy, dated March 2013.

UU. Change the zoning classification of 5340 West Genesee Street, TM#: 035.-05-52.2, from MUN to C5.

VV. Change the zoning classification of 191 Bennett Road, TM#: 019.-03-01.1 from R3 to R4, contingent upon the execution by the applicant of a Covenant to Run with the Land which will provide for a driveway maintenance and shared expense agreement and that there will be limitation on the potential yield on this site to the proposed 14 units and the single family house potentially being used as a two unit structure.

WW. Change the zoning classification of TM #: 020.0-03-17.1 & TM #: 020.0-03-20.1 from R3 to C2 for the area south of Ryan Way and from R3 to LBO for the area north of Ryan Way

XX. Change the zoning classification of TM #: 028.-04-01.0 & TM#028.-04-02.0 (Windcrest Drive @ West Genesee Street) R2 to LBO.

YY. Change the zoning classification of 202 Kasson Road, TM #: 064.-07-35.0, from R3 to LBO.

ZZ. Change the zoning classification of 106 Hunt Avenue, TM#: 042.-10-03.0 from R-3 to C-3.

AAA. Change the zoning classification of 5742 Scenic Drive, TM #: 020.-03-17.3 from R-1 to R-3.

BBB. Change the zoning classification of TM#: 020.1-01-01.0 on Scenic Drive from R-2 to R-3.

CCC. Change the zoning classification of TM#: 021.-03-08.1 on Ike Dixon Road from R-1 to R-3.

DDD. Change the zoning classification of the Warners Road property known as TM#: 015.-01-13.0 from R-3 to R-1.

EEE. Change the zoning classification of the 5633 West Genesee Street, TM#: 029.-01-18.1 from C-2 to LBO

FFF. Change the zoning classification of the 210 Onondaga Road, TM#: 056.-04-09.1 from R-4 to R-3

GGG. Change the zoning classifications of 4801 West Genesee Street, TM #: 057.-01-06.1 and of the West Genesee Street property known as TM #: 057.-01-05.1 from R-4 to LBO.

HHH. Change the zoning classification of Hinsdale Road TM #s: 017.-04-04.0, 017.-04-05.0, 017.-04-06.0, 017.-05-58.0, 017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-11.0, 017.-04-12.0, 017.-04-13.0, 017.-04-14.0, 017.-04-15.0, 017.-04-16.0, 017.-04-17.0, 017.-05-48.0, 017.-04-18.0, 017.-05-47.0, 017.-04-19.0, 017.-04-20.0, 017.-05-65.1/2, 017.-04-21.1, and 017.-05-45.0 from R-3 to LBO.

III. Change the zoning classification of 5410 West Genesee Street–TM #: 035.-04-12.0, 601 Knowell Road–TM #: 033.-11-02.1, and 3478 Warners Road–TM #: 018.-01-16.0 from LBO to R-4.

JJJ. Change the zoning classification of 100 Inwood Drive–TM #: 056.-04-07.1 and 102 Inwood Drive-TM 056.-04-08.0 from R3 to LBO

KKK. Change the zoning classification of 2476 W. Genesee Tnpk, TM#: 023.-02-33.1 from C2 to R4

LLL. Change the zoning classification of the property known Lot 100 as portrayed on the Preliminary Plat for the Angus Road Subdivision as prepared by Ianuzi & Romans Land Surveying, P.C., dated October 10, 2017, known as a portion of TM #: 023.-02-14.1 on Angus Ranch Road from RR to R1

MMM. Change the zoning classification of 105 Hunt Avenue, TM #: 042.-09-09.0 from R3 to C3

NNN. Change the zoning classification of 2986 Warners Road, TM #: 007.-05-06.1 from R-1 to R-R

OOO. Change the zoning classification of 133 & 137 Angus Ranch Road, TM #: 023.-02-14.1 from R-R to R-1

PPP. Change the zoning classification of Horan Road, TM #: 015.-04-18.0 from R4 to C3

QQQ. Change the zoning classification of 3160 Horan Road, TM #: 007.-05-09.1 from R2 to R1

RRR. Change the zoning classification of TM #s 023.-02-11.0 and 023.-02-09.1 C-2 to C-5

SSS. Change the zoning classification of 532 Hinsdale Road-TM #: 017.-04-08.1, 534 Hinsdale Road-TM #: 017.-04-09.0, and 536 Hinsdale Road-TM #: 017.-04-10.0 from LBO to C-5.

TTT. Repeal & replace LL#7-2024 to change the zoning classification of 2060 W. Genesee Turnpike-TM #: 023.-02-11.0 and 5406 Bennetts Corners Road-TM #: 023.-02-09.1 C-2 to C-5

UUU. Change the zoning classification of TM#s 017.-04-48.1 (a 19.86± acre portion thereof); 017.-04-08.1; 017.-04-09.0; 017.-04-10.0; 17.-04-05.0; 017.-04-06.0 from Limited Business Office (LBO) and Commercial (C-5) as applicable to a PUD to allow for the construction of up to 50,000 SF of commercial/retail facilities (may include multiple buildings) including on the two free-standing outparcels along Hinsdale Road and a total of eighteen (18) apartment buildings comprised of six (6) 6-unit buildings and twelve (12) 12-unit buildings for a total of one hundred eighty (180) units – all to be a developed in a manner consistent with the plans, terms and statements set forth in the PUD application materials. The density of structures and uses allowed within the PUD shall be limited to the structures, uses and densities as reflected above and as contained with the plans and application materials. The Zoning Map of the Town of Camillus is hereby amended to reflect this change in zoning classification.

VVV. Change the zoning designation of TM #: 066.-01-11.0 (Camillus Commons) from Commercial C-2 to Planned Commercial C-P

WWW. Change the zoning designation of TM #: 017.-01-01.1, 103 Bennett Road Commercial C-3 Billboard Overlay BO

XXX. Change the zoning classification of the following parcels on Chapel Drive from Residential R-3 to Limited Business Office LBO: 056.-09-01.1, 056.-09-06.1, 056.-09-09.0, 056.-04-01.1, 056.-09-10.0.

Section 1504: Amendments to Zoning Code

A. The West Genesee Athletic Club, Incorporated as to its athletic field project for its 21.120 ± acre site on Pottery Road, TM# 007.-01-14.1, shall be allowed to defer the placement of asphalt paving and parking space delineation as required by Section 907 of this chapter until a point in time no later than three years form approval of its required special use permit. During the period of this deferment dust abatement measures shall be employed to mitigate any dust generated by the temporary surface employed.

B. Tax Map parcel 046.-06-07.2 is hereby exempt from the lot area and lot width regulations of the R-3 Zoning District as provided for in section 601 (B) of this chapter such that Lot 60 of the Spring Gardens Tract as portrayed in filed Map #3071 may be built upon with a single family dwelling which in all other respects must comply with the regulations of this chapter.

C. Tax map parcel 017.-04-48.2 is hereby exempt from the off premises prohibition contained in Section 802(K) of this Chapter to allow owners and occupants of parcels 017.-04-02.1 and 017.-04-48.3 to advertise on a sign to be erected at the Hinsdale Road driveway of parcel 017.-04-48.2, which sign shall otherwise comply with the provisions of Chapter 30, unless varied by the Zoning Board of Appeals.

Section 1505: Exceptions to Article 8 – Signs

A. To allow until June 21, 2005 the continuance of a sign, 24" x 24" with a message stating: Don D'Alterio, 468-3662, Remodeling/Roofing, Siding/Windows, at 914 Onondaga Road, TM#051.-02-20.0.

B. At 914 Onondaga Road, TM# 051.002-20.0 as follows: to allow the continuance of a sign 24 inches x 24 inches with a message to read Don D'Alterio, 468-3662, remodeling/roofing, siding/windows. This exception shall terminate upon the cessation of the advertised business of Mr. D'Alterio.

ARTICLE XVI - FENCES

Section 1600: Purpose

The purpose of this Article is to promote the health, safety, morals and general welfare of the community by regulating the use, construction, location and height of fences.

Section 1601: Permit required

No fence shall be constructed, erected, enlarged or altered unless a permit is first obtained from the Code Enforcement Officer upon payment of the applicable permit fee as established by the Town Board.

Section 1602: Application

Application for a fence permit shall be made upon a form to be provided which shall be accompanied by an accurate survey upon which there shall be shown the proposed location of the fence, a scaled drawing of a typical section of the fence including all gates, and material and color details, together with any other information as may be required.

Section 1603: General Regulations

A. Any fences situated in a required front yard shall not exceed four (4) feet in height and shall be so constructed as to allow one to see through it (a minimum of a 50% open view), so as not to block visibility of or by pedestrians or motorists.

B. Fences shall not exceed six feet (6') in height in rear or side yards.

C. All fences shall be constructed such that the finished surface is located on the side which is visible from the exterior of the premises. All posts and reinforcement members shall be located on the interior side of the fencing.

D. No fence shall be located within the boundary of any public right of way.

E. Barbed wire or similar fencing and electrified fencing are prohibited, except as part of an agricultural use.

Section 1604: Site Plan Review Exception

The provisions of Section 1603 shall not apply to any parcel the use of which is subject to Site Plan Review by the Planning Board pursuant to this Chapter. In such circumstances, the location, height, construction and placement of fences shall be determined by the Planning Board as part of the Site Plan Review process.

Section 1605: Variances

Any application which does not comply with the provision of this Article or if any person is aggrieved by the Code Enforcement Officer's application of any provisions of this Article, the applicant may make an appeal to the Zoning Board of Appeals in accordance with Article XIII ("Zoning Board of Appeals") of this Chapter.

Section 1606: Penalties and Enforcement

The failure to comply with the provisions of this Article shall constitute a violation and shall be subject to penalties and enforcement pursuant to Article XIV ("Violations and Penalties") of this Chapter."

ARTICLE XVII-REGULATING MANURE STORAGE FACILITIES

Section 1700: Purpose and Intent

The purpose of this Article is to review the location, construction, installation, operation, use and abandonment of manure storage facilities for Concentrated Animal Feeding Operations (CAFOs) in order to prevent water pollution and other environmental impacts and thereby protect the health of the residents of the Town of Camillus, and promote the prosperity and general welfare of the residents of the Town of Camillus. The Town Board understands that from time-to-time, local farmers require the ability to store large quantities of manure in order to fertilize crops and carry out other farming operations in an efficient, environmentally sound, and economical manner. Nonetheless, the Town Board finds that manure storage facilities can be a potential threat to the health, safety and welfare of Town residents and the surrounding environment. The Town Board further finds that, despite the existence of State and Federal regulations, which set detailed performance standards for the construction and maintenance of such facilities, some measure of local oversight is required in order to ensure the transparency of the process surrounding the permitting, construction and expansion of these facilities.

Section 1701: Definitions

Animal Manure – Excrete from livestock, poultry, and other materials, such as bedding, rain or other water, soil, hair, feathers, and other debris normally included in animal manure handling operations.

Concentrated Animal Feeding Operation (CAFO) – An operation that confines animals on a site for more than forty-five (45) days per year, where feed is brought onsite. Medium and Large CAFOs as defined by the New York State Department of Environmental Conservation ("DEC") in 6 NYCRR 750-1.2 shall be subject to the provisions of the Zoning Ordinance of the Town of Camillus.

Manure Storage Facility – A facility constructed as an accessory use to an animal husbandry use, riding stable, or kennel, to collect, hold, process, store, treat, or distribute solid and liquid animal waste. Included within this definition are storage tanks, lagoons, seepage pits, drains, and collection systems intended to handle animal waste solids and liquids, food processing waste, and CAFOs. Not included within this definition are systems designed and construed to handle human waste.

Section 1702: Site Plan Review for Manure Storage Facilities

A. Regulated Activities

1. Any person who designs, constructs, installs, reconstructs, enlarges, a manure storage facility for a CAFO, or employs another person to do the same, on land in the Town of Camillus shall be subject to the provisions of this Article.

2. No manure storage facility, or addition to an existing manure storage facility for a CAFO shall be constructed, installed, reconstructed, or enlarged prior to receiving site plan review by the Town of Camillus Planning Board.

B. Site Plan Application

The applicant for site plan review shall submit the following:

1. Sketch of the parcel on a location map (e.g., tax map) showing boundaries and dimensions of the parcel of land involved and identifying contiguous properties and any known easements or rights-of-way and roadways.

2. Show the existing features, of the site including land and water areas, water or sewer systems and the approximate location of all existing structures on or immediately adjacent to the site.

3. Show the proposed location and arrangement of buildings; and uses on the site, including means of ingress and egress.

4. Show the proposed location and arrangement of livestock containment areas or manure storage/manure composite sites.

5. Sketch of any proposed building manure storage facilities structure or sign, including exterior dimensions and elevations of front, side, and rear views. Include copies of any available blueprints, plans or drawings.

6. Provide a description of the farm operation (existing and/or proposed) and a narrative of the intended use and/or location of proposed buildings, structures or signs, including any anticipated changes in the existing topography and natural features of the parcel to accommodate the changes.

7. Include the name and address of the applicant and any professional advisors. If the applicant is not the owner of the property, provide authorization of the owner.

8. If any new structures are going to be located adjacent to a stream or wetland provide a copy of the floodplain map and wetland map that corresponds, with the boundaries of the property.

9. The applicant shall submit a copy of all plans, drawings or other documentation as may be required by the DEC or EPA for the manure storage facility.

10. The number, kinds, and weights of animals for which storage is provided and the duration for which storage is to be provided. Storage volume computations and the storage facility volume shall be provided.

11. The structural details, load assumptions, design computations, dimensions, cross sections, concrete thickness, reinforcing steel to be used, and facility elevations. The construction and material specifications including, but not limited to, applicable specifications for earthen fill quantities and soil types, excavation quantities and soil types, timber, and pipes for the proposed manure storage facility.

12. The location of any existing well within three hundred feet (300') of the facility.

13. The soil test pit locations and soil descriptions to a depth of at least five feet (5') below the planned bottom of the facility. Surface elevation of soil test pits shall be provided.

Also results of any laboratory tests performed on the soils shall be provided. A geology report and/or survey conducted by a licensed geologist or an engineering report conducted by a licensed engineer shall be submitted detailing the geology, soil conditions and subsurface conditions of the area below where the facility is proposed to be located.

14. The elevation of high ground water level or bedrock if encountered in the soil profile and the date of any such determinations.

15. Provisions for adequate drainage and control of runoff to prevent pollution of surface water and ground water. The applicant shall show the location and distance of any surface flow path, well head, spring, or sinkhole within three hundred feet (300') of the facility.

16. A time schedule for construction of the facility.

17. A description of the method and materials proposed in transferring manure into and from the facility.

18. All CAFOs shall provide an operation and maintenance plan, operating safety provisions and details of the manure transfer system, including, but not limited to, material quality.

19. All CAFOs shall provide the type of fencing and signage to be used consistent with facility design and as may be required by applicable NRCS standards.

20. Application form and fee (if required).

21. In addition to the foregoing, the following additional factors should be considered by the Planning Board in its review of the specific Manure Storage Facility application before the Board in order to protect the health, safety and welfare of the public:

    a. The historic use of the property and whether the proposed application constitutes a substantial change or deviation from the existing and/or prior use.

    b. Impacts from truck and vehicle traffic.

    c. The number of tankers and/or trucks required to supply manure to the proposed Manure Storage Facility.

    d. Whether a traffic impact study has been performed and submitted to the Planning Board.

    e. Whether the manure is produced on the property or whether the manure must be transported to the Manure Storage Facility from off-site locations.

    f. Whether the proposed Manure Storage Facility will be used or has the potential to be used in the future as a staging facility such that the manure stored at the Facility may be transported to other properties and locations.

    g. The proposed size of the Manure Storage Facility including its physical dimensions and manure storage capacity.

h. The proposed location of the Manure Storage Facility and its proximity and setbacks to property lines, public roads and neighboring residences.

i. Whether the Facility will be used to store dry or liquid manure.

j. The geology beneath and around the proposed Manure Storage Facility.

k. Whether the applicant has submitted a geology report or engineering report as required by this Article.

l. Whether there are any other reports, findings or documents to assist in determining the underlaying geologic features.

m. Whether the property and location of the Manure Storage Facility is located on, adjacent to, or near karst rock formations or other soluble or unstable geologic features.

n. Whether there are any water sources, lakes, streams, rivers, creeks, underground streams or aquifers potentially impacted by the Manure Storage Facility or a failure of the same and whether these resources have been identified or mapped.

o. The potential adverse environmental impacts from a leak or failure of the Manure Storage Facility.

p. Whether there are any Critical Environmental Areas in close proximity to the Manure Storage Facility.

q. The proximity of nearby residences and the number of potential residents who may be impacted by a failure of the Manure Storage Facility.

r. Whether nearby residences or important environmental resources such as critical environmental areas, aquifers or other water sources, or important wildlife habitats are down gradient from the Manure Storage Facility.

s. Whether subsurface investigations have been performed, or are needed to be performed, in sufficient detail in accordance with 631.3101 of N.R.C.S. and other related N.R.C.S standards.

t. In rendering its determination, the Planning Board is encouraged to consider all potential factors listed above taken as a whole as well as any additional site-specific conditions the Planning Board deems significant in its review of the application."

C. Site Plan Review Procedures

1. The applicant must submit a complete site plan application and fee.

2. The Town Planning Board Clerk shall make a determination whether the application is complete within ten (10) days of submission. If the application is complete, the applicant may be placed on the Town Planning Board agenda for formal review.

3. The Planning Board shall complete the review of the plan and application within forty-five (45) days of the submission of a complete application, provided the applicant has timely complied with the Planning Board's requests.

D. Inspections/Enforcement

1. The Code Enforcement Officer of the Town of Camillus may conduct onsite inspections until such time that the site plan review and construction process is completed.

E. Abandonment

1. The applicant shall submit to the Town a copy of the documents that the CAFO supplies to the New York State Department of Environmental Conservation for abandonment of a manure storage facility.

F. Penalties

1. The owner of any such facility who commits or permits any acts in violation of any of the provisions of this Article or fails to comply with the provisions thereof shall be deemed to have committed an offense against such Section and also be liable for any such violation or the penalty therefore. Each day such violation shall continue or be permitted to exist shall constitute a separate violation.

2. For every violation of any provision of this Article, the person violating the same shall be subject to a fine of not more than Five Hundred ($500.00) Dollars for each such offense. Such penalties shall be collectable by and in the name of the Town for each day that such violations shall continue.

ARTICLE XVIII - SOLAR ENERGY SYSTEMS

Section 1800: Purpose and intent

The Town of Camillus recognizes that solar energy is a clean, readily available and renewable energy source. Development of solar energy systems offers an energy source that can prevent fossil fuel emissions, reduce the Town's energy demands and attract and promote green business development within the Town. The Town of Camillus has determined that comprehensive regulations regarding the development of solar energy systems are necessary to protect the interests of the Town, its residents, and businesses. This Article is intended to promote the effective and efficient use of solar energy systems; establish provisions for the placement, design, construction, operation and removal of such systems in order to uphold the public health, safety and welfare, promote the co-location of solar energy systems within active farming and agricultural lands in a manner that preserves the rural character of the Town of Camillus; to ensure that such systems will not have a significant adverse impact on the aesthetic qualities and maintain the rural character of the Town. The Town, when

appropriate, will promote the location of smaller commercial solar projects in multiple locations to further mitigate impacts from such larger projects. Further, the Town of Camillus wishes to enhance agricultural viability within the Town and preserve productive agricultural land resources, mitigate the impacts of solar energy systems on environmental resources such as prime farmlands, prime soils (including USDA Prime Soils), prime soil lands, Farmland of Statewide Importance, other important agricultural lands, forests, wildlife, and other protected resources. This Article also recognizes that such uses in the Town may, in some instances, represent large disturbances of lands, the hosting of complex equipment and the need to assure that such projects and property are removed or disposed of at the time of the discontinuance, while minimizing impacts to local roads and nearby property values and avoiding financial burdens on taxpayers.

Section 1801: Applicability

This Article shall apply to all solar energy systems (including solar heating panels) in the Town of Camillus which are installed or modified after the effective date of this Article. All solar energy systems which are installed or modified after the effective date of this Article shall be in compliance with all of the provisions hereof. Any proposed solar energy system subject to review by the New York State Board on Electric Generation Siting and the Environment pursuant to Article 10 of the New York State Public Service Law, or the Office of Renewable Energy Siting pursuant to Article 94-c of the New York State Executive Law or any subsequent law, shall be subject to all substantive provisions of this Article and any other applicable provisions of the Town of Camillus Zoning Regulations and applicable local laws.

Section 1802: Definitions

As used in this Article, the following terms shall have the meanings indicated:

ALTERNATING CURRENT (AC) - An electric current that reverses direction at regular intervals, having a magnitude that varies continuously in sinusoidal manner.

ATTERBERG LIMITS AND FIELD TESTS - A basic measure of the critical water contents of a fine-grained soil and its shrinkage limit, plastic limit, and liquid limit. Establishes the moisture contents at which fine-grained clay and silt soils transition between solid, semi-solid, plastic, and liquid states.

COMMERCIAL SOLAR PROJECT - A solar energy system or collection of solar energy systems or area of land principally used to convert solar energy to electricity, whether by photovoltaics, concentrating solar thermal devices or various experimental solar technologies, with the primary purpose of supplying electricity to a utility grid for wholesale or retail sales of electricity to the general public or utility provider.

COMMUNITY SOLAR PROJECT - Proposed commercial solar projects sited in the Town of Camillus that will feature the ability to participate in subscriptions for lower electricity costs to Town residents.

DIRECT CURRENT - An electric current of constant direction, having a magnitude that does not vary or varies only slightly.

ENVIRONMENTAL MANAGER (EM) - An individual possessing the skills and knowledge to effectively develop a site for use as a solar PV system and then reclaim the site restoring it, to the greatest extent practical, to its original use.

FARMLAND OF STATEWIDE IMPORTANCE - Land, designated as "Farmland of Statewide Importance" in the U. S. Department of Agriculture Natural Resources Conservation Service's (NRCS) Soil Survey Geographic (SSURGO) Database on Web Soil Survey, and/or pursuant to the New York State classification system for Onondaga County, that is of statewide importance for the production of food, feed, fiber, forage, and oil seed. Farmland of Statewide Importance may include tracts of land that have been designated for agriculture

by New York State.

HOST COMMUNITY AGREEMENT - A contract between a developer and a local governing body, whereby the developer agrees to provide the community with certain negotiated benefits and mitigate specified impacts of the solar project.

IMPORTANT BIRD AREA ("IBA") - An area determined by the New York Audubon to meet 1 of 3 criteria: (1) a place where birds congregate in large numbers at one time; (2) a place for species that are at-risk; and/or (3) a place that supports groups of birds representing certain habitats such as forests, wetlands, grasslands and shrublands.

KILOWATT (kW) - A unit of electrical power equal to 1,000 watts, which constitutes the basic unit of electrical demand. A watt is a metric measurement of power (not energy) and is the rate (not the duration) at which electricity is used; 1,000 kW is equal to one megawatt (MW).

MEGAWATT (MW) - A unit of electrical power equal to 1,000 kilowatts, which constitutes a unit of electrical demand.

NATIVE PERENNIAL VEGETATION - Native wildflowers and grasses that serve as habitat, forage, and migratory way stations for pollinators and shall not include any prohibited or regulated invasive species as determined by the New York State Department of Environmental Conservation.

NET-METERING - A billing arrangement that allows solar customers to receive credit for excess electricity which is generated from the customer's solar energy system and delivered back to the grid so that customers only pay for their net electricity usage for the applicable billing period.

POLLINATOR - Bees, birds, bats, and other insects or wildlife that pollinate flowering plants, and includes both wild and managed insects.

PRIME FARMLAND, PRIME SOILS, AND PRIME SOIL LANDS - Soils and land that are best suited for producing food, feed, forage, fiber, and oilseed crops, and must be available for this use. Such soils have the soil quality, growing season, and moisture supply needed to economically produce a sustained high yield of crop when it is treated and managed according to acceptable farming methods. Prime Farmland may now be in crops, pasture, woodland, or other land, but not in urban and built-up land or water areas.

QUALIFIED SOLAR INSTALLER - A person who has skills and knowledge related to the construction and operation of solar energy systems (and the components thereof) and installations and has received safety training on the hazards involved. Persons who are on the list of eligible photovoltaic installers maintained by the New York State Energy Research and Development Authority (NYSERDA), or who are certified as a solar installer by the North American Board of Certified Energy Practitioners (NABCEP), shall be deemed to be qualified solar installers for the purposes of this definition. Persons who are not on NYSERDA's list of eligible installers or NABCEP's list of certified installers may be deemed to be qualified solar installers if the Town Code Enforcement Officer or such other Town officer or employee as the Town Board designates determines such persons have had adequate training to determine the degree and extent of the hazard and the personal protective equipment and job planning necessary to perform the installation safely. Such training shall include the proper use of special precautionary techniques and personal protective equipment, as well as the skills and techniques necessary to distinguish exposed energized parts from other parts of electrical equipment and to determine the nominal voltage of exposed live parts.

SOLAR ACCESS - Space open to the sun and clear of overhangs or shade, including the orientation of streets

and lots to the sun so as to permit the use of active and/or passive solar energy systems on individual properties.

SOLAR COLLECTOR - A solar photovoltaic cell, panel, or array, or solar hot air or water collector device, which relies upon solar radiation as an energy source for the generation of electricity or transfer of stored heat.

SOLAR ENERGY SYSTEM - A complete system of solar collectors, panels, controls, energy devices, heat pumps, heat exchangers, and other materials, hardware or equipment necessary to the process by which solar radiation is collected and converted into another form of energy, including but not limited to thermal and electrical, stored and protected from dissipation and distributed. For purposes of this Section, a solar energy system does not include any solar energy system of four square feet in size or less.

BUILDING-INTEGRATED SOLAR ENERGY SYSTEM - A solar energy system incorporated into and becoming part of the overall architecture, design and structure of a building in manner that the solar energy system is a permanent and integral part of the building structure.

FLUSH-MOUNTED SOLAR ENERGY SYSTEM - A rooftop-mounted solar energy system with solar panels which are installed flush to the surface of a roof and which cannot be angled or raised.

GROUND-MOUNTED SOLAR ENERGY SYSTEM - A solar energy system that is affixed to the ground either directly or by mounting devices and which is not attached or affixed to a building or structure.

ROOFTOP-MOUNTED SOLAR ENERGY SYSTEM - A solar energy system in which solar collectors/panels are mounted on the roof of a building or structure either as a flush-mounted system or as panels fixed to frames which can be tilted to maximize solar collection. Rooftop-mounted solar energy systems shall be wholly contained within the limits of the building's or structure's roof surface.

SOLAR PANEL - A device which converts solar energy into electricity and/or heat.

SOLAR SKYSPACE - The space between a solar energy system and the sun through which solar radiation passes.

SOLAR STORAGE BATTERY - A device that stores energy from the sun and makes it available in an electrical form.

Section 1803: Building-integrated solar energy systems

A. Districts where allowed. Building-integrated solar energy systems shall be permitted in all zoning districts within the Town subject to the submission of, application for and review and issuance of an applicable building permit.

B. Building-integrated solar energy systems shall be subject to the general requirements set forth at Section 1806.

Section 1804: Rooftop-mounted solar energy systems

A. Districts where allowed. Rooftop-mounted solar energy systems shall be permitted in all zoning districts within the Town subject to the following requirements:

1. A building permit shall be required for installation of all rooftop-mounted solar energy systems

2. Rooftop-mounted solar energy systems shall not exceed the maximum allowed height of the principal use in the zoning district in which the system is located and shall specifically prohibit solar racking systems extending from the roof surface more than 12 inches when measured from average grade of roof surface at maximum height.

3. Rooftop-Mounted Solar Energy Systems shall be mounted parallel to the roof plane on which they are mounted. However, in the case of buildings which have a flat roof, a tilted mount may be permitted subject to site plan review before the Planning Board.

4. In order to ensure firefighter and other emergency responder safety, except in the case of accessory buildings under 1,000 square feet in area, there shall be a minimum perimeter area around the edge of the roof and structurally supported pathways to provide space on the roof for walking around all rooftop-mounted solar energy systems. Additionally, installations shall provide for adequate access and spacing in order to:

    a. Ensure access to the roof.

    b. Provide pathways to specific areas of the roof

    c. Provide for smoke ventilation opportunity area

    d. Provide for emergency egress from the roor

    e. Exceptions to these requirements may be requested where access, pathway or ventilation requirements are reduced due to:

        1) Unique site specific limitations;

        2) Alternative access opportunities (such as from adjoining roofs);

        3) Ground level access to the roof area in question;

        4) Other adequate ventilation opportunities when approved by the Codes Office;
        5) Adequate ventilation opportunities afforded by panels setback from other rooftop equipment (for example: shading or structural constraints may leave significant areas open for ventilation near HVAC equipment);

        6) Automatic ventilation devices; or

            (a) New technology, methods or other innovations that ensure adequate emergency responder access, pathways and ventilation opportunities.

            (b) In the event any of the standards in this Subsection (A)(3) are more stringent than the New York State Uniform Fire Prevention and Building Code, they shall be deemed to be installation guidelines only and the standards of the Code shall apply.

B. Rooftop-mounted solar energy systems shall be subject to the general requirements set forth at Section 1806.

C. On structures having significant architectural features as defined by the U.S. Department of Interior, all installations will conform to the Secretary of the Interior's Standards for Rehabilitation of historical structures. Locational placement of such panels shall be made such that there is no direct adverse effect or visual impact on any significant architectural features. Destruction or alteration of historic or architecturally significant features or materials that characterize the structure shall be prohibited.

D. Permit application requirements for roof-top mounted solar energy systems

1. In addition to the requirements specified in Section 1804(A)-(B), an applicant must submit the following materials to the Code Enforcement Officer:

a. A site plan showing location of major components of the solar energy system and other equipment on the roof or legal accessory structure. This plan should represent relative locations of components at the site, including, but not limited to, location of arrays, existing electrical service locations, utility meters, inverter locations, system orientation and tilt angles. This plan should show access and pathways that are compliant with New York State Uniform Fire Prevention and Building Code, if applicable.

b. One-line or three-line electrical diagram. The electrical diagram required by NYSERDA for an incentive application and/or utilities for an interconnection agreement may also be provided here.

c. Specification sheets for all manufactured components. If these sheets are available electronically, a web address will be accepted in place of an attachment, at the discretion of the Town.

d. All diagrams and plans must be prepared by a professional engineer or registered architect as required by New York State law and include the following:

1) Project address, section, block and lot number of the property;

2) Owner's name, address and phone number;

3) Name, address and phone number of the person preparing the plans; and

4) System capacity in kW-DC.

Section 1805: Ground-mounted solar energy systems

A. Districts where allowed. Ground-mounted solar energy systems are permitted as accessory structures in the R-R Rural Residential; R-1 Residential; R-2 Residential; R-3 Residential; R-4 Residential and R-5 Residential Districts, subject to the granting of site plan approval by the Planning Board and further subject to the following requirements:

1. A building permit and site plan approval shall be required for installation of all Ground-Mounted Solar Energy Systems

2. Ground-mounted solar energy systems are only permitted as an accessory use on parcels of land with a minimum lot size of 3 acres.

3. Ground-Mounted Solar Energy Systems are prohibited in front yards. For purposes of this Section, a corner lot shall be considered to have a front yard on each street frontage. Ground-mounted solar energy systems shall be situated with a minimum side yard setback of 25 feet and a rear yard minimum setback of 30 feet. Further setbacks, area and yard requirements and total area/lot coverage restrictions may be required by the Planning Board in order to protect the public's safety, health and welfare. To the extent the provisions of this Section conflict with any other provision of the Town of Camillus Zoning Regulations, the provisions of this Section shall apply.

4. The height of the solar collector/panel and any mounts shall not exceed 12 feet in height when oriented at maximum tilt measured from the ground (average grade) and including any base. Ground-mounted Solar Energy Systems shall be fixed angle installations.

5. A Ground-Mounted Solar Energy System shall be screened when possible and practicable from adjoining lots and street rights-of-way through the use of architectural features, earth berms, landscaping, fencing or other screening which will harmonize with the character of the property and the surrounding area. The proposed screening shall not interfere with the normal operation of the solar collectors/panels.

6. The Ground-Mounted Solar Energy System shall be located in a manner to reasonably minimize view blockage for surrounding properties and shading of property to the north, while still providing adequate solar access for the Solar Energy System.

7. Neither the Ground-Mounted Solar Energy System nor any component thereof shall be sited within any required buffer area, easement, right-of-way or setback.

8. The criteria for site plan as set forth in Section 1205 of the Town of Camillus Zoning Regulations shall also be demonstrated for each application.

9. The area beneath the ground-mounted solar energy system shall not be included as impervious surface coverage in calculating whether the lot meets the maximum permitted lot coverage requirements for the applicable zoning district.
10. The Town Planning Board shall have the discretion to require that a Glare Study be performed of the proposed ground-mounted solar energy system.

B. Ground-mounted solar energy systems shall be subject to the general requirements set forth in Section 1806.

Section 1806: General requirements applicable to all solar energy systems

A. All solar energy system installations must be performed by a qualified solar installer.

B. Solar energy systems, unless part of a commercial solar project, shall be permitted only to provide power for use by owners, lessees, tenants, residents or other occupants of the premises on which they are erected, but nothing contained in this provision shall be construed to prohibit the sale of excess power through a net-metering arrangement in accordance with New York Public Service Law §66-j or similar

state or federal statute. However, solar energy system applications in a residential setting and serving a residential use on a single parcel or lot shall be limited to 35 kW but not to exceed 110% of energy anticipated to be consumed on the site in the next 12 months. Solar energy system applications serving an associated commercial or industrial use shall not exceed 110% of the energy anticipated to be consumed on the site in the next 12 months. The applicant shall be responsible for demonstrating the anticipated energy usage.

C. Prior to operation, electrical connections must be inspected by a Town Code Enforcement Officer and by an appropriate electrical inspection person or agency, as determined by the Town. The electrical components and connections shall be in compliance with the most recently adopted National Electric Code (NEC) standards.

D. Any connection to the public utility grid must be inspected by the appropriate public utility and proof of inspection shall be provided to the Town.

E. Solar energy systems shall be maintained in good working order.

F. Solar energy systems shall be permitted only if they are determined by the Town to be consistent in size and use with the character of surrounding neighborhood.

G. Solar energy systems shall be permitted only if they are determined by the Town not to present any unreasonable safety risks, including but not limited to:

1. Weight load;

2. Wind resistance; and

3. Ingress or egress in the event of fire or other emergency

H. All solar energy systems described in this Section shall meet and comply with all relevant and applicable provisions of the New York State Uniform Fire Prevention and Building Code Standards. To the extent the provisions of the New York State Uniform Fire Prevention and Building Code are more restrictive than the provisions set forth in this Section, the provisions of the New York State Uniform Fire Prevention and Building Code shall control.

I. The application for any solar energy system shall specifically recite the use or nonuse of solar storage batteries, their placement, capacity, and compliance with all existing New York State and Federal rules and regulations. If solar storage batteries are included as part of the solar energy system, they must be placed in a secure container or enclosure meeting the requirements of the New York State Uniform Fire Prevention and Building Code when in use and when no longer used shall be disposed of in accordance with the laws and regulations of the Town and other applicable laws and regulations.

J. All utility services and electrical wiring/lines shall be placed underground and otherwise be placed within the walls or unobtrusive conduit. No conduits or feeds may be laid on the roof. Feeds to the inverter shall run within the building and penetrate the roof at the solar panel location.

K. If a solar energy system ceases to perform its originally intended function for more than 12 consecutive months, the property owner shall completely remove the system, mount and all other associated equipment and components by no later than 90 days after the end of the twelve-month period or within 10 days of written notice from the Town.

L. To the extent practicable, solar energy systems shall have neutral paint colors, materials and textures to achieve visual harmony with the surrounding area.

M. The design, construction, operation and maintenance of the solar energy system shall prevent the direction, misdirection and/or reflection of solar rays onto neighboring properties, public roads, public parks and public buildings. All panels and supporting structures shall utilize materials and colors that are non-reflective in nature.

N. Marking of equipment.

1. Solar energy systems and components shall be marked in order to provide emergency responders with appropriate warning and guidance with respect to isolating the solar electric system. Materials used for marking shall be weather- resistant. For residential applications, the marking may be placed within the main service disconnect. If the main service disconnect is operable with the service panel closed, then the marking should be placed on the outside cover.

2. In the event any of the standards in this subsection for markings are more stringent than applicable provisions of the New York State Uniform Fire Prevention and Building Code, they shall be deemed to be guidelines only and the standards of the State Code shall apply.

O. Prior to the time of the issuance of a solar building or construction permit, the applicant/owner shall demonstrate to the Town Code Enforcement Officer a reliable and safe master method for the deenergizing of the solar energy system in the event of an emergency. The method and location to de-energize the Solar Energy System, once approved by the Code Enforcement Officer, shall be provided by the applicant to all applicable emergency services and first responders.

P. For applications requiring screening, the applicant may be encouraged to incorporate plantings that balance the need for screening against the impacts of shading. Applicant should propose a balanced planting plan to allow for the most protected energy efficiency.

Section 1807: Commercial Solar Projects

A. Districts where allowed. Subject to the issuance of a special use permit and other requirements as set forth herein, commercial solar projects shall be a permitted use in the R-R Rural Residential; R-1 Residential; I-Industrial and MUN-Municipal Zoning Districts. However, such use maybe permitted by the Zoning Board of Appeals ("ZBA") in a State Certified Agricultural District but only when it is demonstrated not to have negative impacts on the soils deemed to be USDA prime soils, prime farmland, prime soils, prime soil lands and lands deemed to be farmlands of Statewide importance.

B. Lot area, yard and other regulations. The following lot area, yard regulations and siting criteria shall apply to commercial solar projects:

1. Minimum street frontage: 60 feet or such road frontage as determined by the Planning Board necessary to protect the health, safety and welfare of the area.

2. Minimum lot area: 25 contiguous acres under single ownership or such acreage as determined by the Planning Board necessary to protect the health, safety and welfare of the area (when such parcel is not bisected by a public road).

3. Minimum front yard setback to fence: 75 feet.

4. Minimum rear yard setback to fence: 50 feet.

5. Minimum side yard setback to fence: 50 feet.

6. Commercial solar projects shall be set back at least 1,000 feet from any Important Bird Area as identified by the New York Audubon, and from Federal or State-listed wetlands as identified by the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers.

7. Each commercial solar project application shall demonstrate that the facility operator owns or controls sufficient land area to properly operate and maintain the facility.

8. To prevent the oversaturation of commercial solar projects in one (1) area of the Town of Camillus, no commercial solar project shall be approved if it is within one (1) mile of an already approved commercial solar project unless the ZBA makes specific findings that it will not have a significant impact on the community character of the area.

9. In siting of commercial solar projects, the applicant shall avoid areas that substantially contribute to and are important to the scenic quality of the landscape.

10. Each application shall formally address and assess the availability and feasible use of alternative sites.

C. Permits required. No person, firm or corporation, or other entity being the owner, occupant, or lessee of any land or premises within the Town of Camillus shall use or permit the use of land or premises for the construction or installation of a commercial solar project without obtaining a building permit and a special use permit as hereinafter provided. The ZBA shall refer all commercial solar project applications to the Planning Board for review and recommendations.

D. Special use permit

1. In addition to the criteria established pursuant to Section 1303 of the Town of Camillus Zoning Regulations, the following criteria are hereby established for purposes of granting a special use permit for a commercial solar project under this Section:

    a. Scenic viewsheds. A commercial solar project shall not be installed in any location that would materially detract from or block the view(s) of all or a portion of a recognized scenic viewshed, as viewed from any public road, right-of-way or publicly owned land within the Town of Camillus or that extends beyond the border of the Town of Camillus. For purposes of this subsection, consideration shall be given to any relevant portions of the current, amended and/or future Town of Camillus Comprehensive Plan and/or any other prior, current, amended and/or future officially recognized Town planning document or resource.

    b. Emergency shutdown/safety and signage. The applicant shall demonstrate the existence of adequate emergency/safety measures. The applicant shall post an emergency telephone number so that the appropriate entities may be contacted should any solar panel or other component of the commercial solar project need immediate repair or attention. This emergency telephone number should be clearly visible and in a location which is convenient and readily noticeable to someone likely to detect a problem. The manufacturer's, or installer's identification and appropriate warning signage shall be posted at the site and be clearly visible.

    c. Security. All commercial solar projects shall be secured to the extent practicable to restrict unauthorized access.

    d. Access road. To the greatest extent possible, existing roadways shall be used for access to the site and its improvements. In the case of constructing any roadways necessary to access the commercial solar project, they shall be constructed in a way that allows for the passage of emergency vehicles in the event of an emergency. Each application shall be accompanied by correspondence from the responding fire department and emergency care provider as to the acceptability of the proposed ingress to and egress from the commercial solar project site.

    e. The development and operation of the commercial solar project shall not have a significant impact on fish, wildlife, animal or plant species or their critical habitats, or other significant habitats identified by the Town of Camillus or federal or state regulatory agencies.

    f. Setbacks. Additional setbacks may be required from those set forth in Section 1807(B) by the ZBA in order to provide for the public's safety, health and welfare.

    g. In the granting of a special use permit, the ZBA will strive to permit the location of commercial solar projects in such a manner so that no one area or neighborhood in the Town shall be over-burdened by the placement of any proposed commercial solar project(s). Screening, including plantings, berms, and other screening methods may be required to mitigate any unavoidable impacts. Such plantings and screening shall be continuously maintained and replaced if dead, dying, or falling into disrepair.

h. Mitigation. When it is determined that an applicant's proposed mitigation of visual impacts to the site or area is insufficient, the ZBA may under such circumstances and in the exercise of its reasonable discretion require compensatory offsets to reduce the overall impacts to visual resources from such project. Such offsets may include but are not limited to financial or in-kind donations to a community project such as environmental conservation of a stream or site; restoration of a park, historic structure, or cultural resource; planting of trees along nearby streets; and other similar projects that enhance the community character and are of benefit to the Camillus community at large.

i. Equipment specification sheets shall be documented and submitted for all photovoltaic panels, significant components, mounting systems, batteries and inverters that are to be installed.

j. Non-invasive, native ground cover, under and between the rows of solar panels, which are suitable for animal grazing and/or pasturing shall be low-maintenance, drought-resistant, non-fertilizer-dependent and shall be pollinator-friendly to provide a habitat for bees, birds, bats, and other insects or wildlife that pollinate flowering plants, and includes both wild and managed insects.

k. For projects proposed by the applicant to be community solar projects, the reviewing board has the authority to require that the applicant open subscription services to Town residents before offering subscriptions to others.

l. The use is oriented in its location upon the site as to layout, coverage, screening, means of access and aesthetics so that:

1) The flow control and safety of traffic and human beings shall not be adversely affected to an unreasonable degree;

2) There is reasonable compatibility in all respects with any structure or use in the surrounding area, actual or permitted, which may be directly substantially affected;

3) There shall not be any unreasonable detriment to any structure or use, actual or permitted, in the surrounding area;

4) There is a reasonable provision for open space and yard areas as appropriate to the surrounding area.

5) The removal of existing trees larger than 6 inches in diameter has been minimized to the extent possible.

6) It has been demonstrated that the establishment of the proposed solar facility will not have negative impacts to surrounding property values as established by competent evidence.

E. Submission Requirements.

1. The following submission requirements must be observed regarding an application for a commercial solar project.

a. A completed application form as supplied by the Town of Camillus for site plan approval for a commercial solar project.

b. Proof of ownership of the premises involved or proof that the applicant has written permission of the owner to make such application.

c. Plans and drawings of the proposed commercial solar project installation signed and stamped by a professional engineer registered in New York State showing the proposed layout of the entire commercial solar project along with a description of all components, whether on site or off site, existing vegetation and proposed clearing and grading of all sites involved, along with proposed screening and fencing. Clearing and/or grading activities are subject to review by the ZBA and shall not commence until the issuance of site plan approval and written authorization from the Town's Code Enforcement Officer. The plans and development plan shall be drawn in sufficient detail and shall further describe:

    1) Property lines and physical dimensions of the proposed site, including contours at five-foot intervals.

    2) Location, approximate dimensions and types of all existing structures and uses on the site.

    3) Location and elevation of the proposed commercial solar project and all components thereof.

    4) Location of all existing aboveground utility lines within 1,200 linear feet of the site.

    5) Where applicable, the location of all transmission facilities proposed for installation. All transmission lines and wiring associated with a commercial solar project shall be buried underground and include necessary encasements in accordance with the National Electric Code and Town requirements. The ZBA may recommend waiving this requirement if sufficient engineering data is submitted by the applicant demonstrating that underground transmission lines are not feasible or practical. The applicant is required to show the locations of all proposed overhead electric utility/transmission lines (if permitted) and underground electric utility/transmission lines, including substations and junction boxes and other electrical components for the project on the site plan. All transmission lines and electrical wiring shall be in compliance with the public utility company's requirements for interconnection. Any connection to the public utility grid must be inspected by the appropriate public utility.

    6) Location of all service structures proposed as part of the installation.

    7) Landscape plan showing all existing natural land features, trees, forest cover and all proposed changes to these features, including size and type of plant material, and for screening purposes.

    8) The plan shall show any trees and/or vegetation which is proposed to be removed for purposes of providing greater solar access.

9) A berm, landscape screen, or any other combination acceptable to the Town capable of screening the site, shall be provided along any property line.

10) Soil type(s) at the proposed site.

11) Submission of a written operation and maintenance plan for the proposed commercial solar project that include measures for maintaining safe access, operational maintenance of the commercial solar project, and general property upkeep, such as mowing and trimming and an agricultural soils preservation plan if applicable. The operation and maintenance plan shall be filed and recorded by the applicant in the Onondaga County Clerk's Office (indexed to the property) following approval of the special use permit.

    a) or installations on farmland, projects shall comply with the most recently published New York State Department of Agriculture and Markets Guidelines for Solar Energy Projects - Construction Mitigation for Agricultural Lands. Where an agricultural soils preservation plan has been approved as part of a project, it shall be a condition of any such approval that such agricultural component will be maintained as approved. (*See also* the "Town of Camillus Solar Project Guidelines", as adopted by the Town of Camillus Town Board).
    b) Herbicides are prohibited except where the ZBA finds it impractical to use mechanical means to control vegetation and will not have a deleterious effect on the quality of soils.

d. Photographic simulations shall be included showing the proposed commercial solar project including elevation views with dimensions in accordance with the manufacturer's specifications and photos of the proposed solar energy system, solar collectors, solar panels and all other components comprising the commercial solar project from all neighboring properties and from other vantage points and at selected hourly increments (including seasons) at full tilt in both directions (shadow study), all as selected by the ZBA. Such photos will depict before and after simulations showing the extent of mitigation from vantage points selected by the ZBA.

e. When applicable, certification from a professional engineer or architect registered in New York State indicating that any building or structure to which a solar panel or solar energy system is affixed is capable of handling the loading requirements of the solar panel or solar energy system and various components.

f. One- or three-line electrical diagram detailing the solar energy system installation, associated components, and electrical interconnection methods, with all disconnects and over-current devices.

g. Documentation of access to the project site(s), including current and proposed location of all access roads, gates, parking areas, etc.

h. Access Road Maintenance Agreement.

i. A plan for clearing and/or grading of the site and a stormwater pollution prevention plan (SWPPP) for the site. The SWPPP shall be filed and recorded in the Onondaga County Clerk's Office (indexed against the property) by the applicant following ZBA approval (prior to commencement of construction) and shall provide for access to the Town of Camillus in the event of a default of the operator's obligations under the SWPPP. The SWPPP shall include a

security amount approved by the Town's Consulting Engineer and shall remain in place until decommissioning is complete.

j. Documentation of utility notification, including an electric service order number.

k. Soil analysis, as performed by an independent third party.

l. NYS Agriculture and Markets findings and report, applicable.

m. U.S. Army Corps of Engineers wetlands determination, if applicable.

n. Detail and specifications for all gates and/or fencing.

o. Sign-off from First Responders/Emergency Medical Service providers.

p. Sunchart. Where deemed appropriate, the ZBA may require that the applicant submit a sunchart for the proposed site indicating the sun angle for the southern boundary of the site for a minimum four-hour continuous period during the time of the highest sun angle on December 21, along with the potential for existing buildings, structures, and/or vegetation on the site or on adjacent sites to obstruct the solar skyspace of the proposed commercial solar project. The sunchart shall also indicate the potential for obstructions to the solar skyspace of the proposed commercial solar project under a scenario where an adjacent site is developed as otherwise permitted by applicable provisions of the Town of Camillus Land Use Regulations with a building/structure built to maximum bulk and height at the minimum setback. Where no standards for setback are established and/or when existing adjacent structures are present, this scenario shall assume a maximum setback of five feet from the property line on the sunchart. The sunchart shall be kept on file at the Town Code Enforcement Office and determine the minimum setback required for any solar collectors from the south property line as well as the solar skyspace that should be considered when development of neighboring properties occurs. This section in no way places responsibility on the Town for guaranteeing the solar skyspace of a solar energy system in the event setbacks are waived at the applicant's request.

q. Solar energy systems shall be marked in order to provide emergency responders with appropriate warning and guidance with respect to isolating the electric systems. Materials used for marking shall be weather-resistant. The marking shall be placed adjacent to the main service disconnect location clearly visible from the location where the lever is operated.

r. The average height of the solar panel array shall not exceed 12 feet at its highest tilt measured from the ground and including any base or supporting materials. However, the ZBA may consider heights in excess of 12 feet in circumstances when active agricultural uses are proposed for the life of the lease, but in no case shall panel height exceed 20 feet.

s. Color. Neutral paint colors, materials and textures may be required for commercial solar project components, buildings and structures to achieve visual harmony with the surrounding area as approved by the ZBA.

t. The design, construction, operation and maintenance of the solar energy system shall prevent the direction, misdirection and/or reflection of solar rays onto neighboring properties, public roads, public parks and public buildings.

u. Artificial lighting of commercial solar projects shall be limited to lighting required for safety and operational purposes, shall be shielded from all neighboring properties and public roads, downcast and shall meet dark skies requirements.

v. Commercial solar projects shall be enclosed by perimeter fencing to restrict unauthorized access, with "HIGH VOLTAGE" placards affixed every 50 feet, and as otherwise approved by the ZBA. Style and type of fence shall be approved by the ZBA as part of the site plan.

w. Only signage used to identify the location of the commercial solar project shall be allowed and such signage shall otherwise comply with the Town's sign regulations and requirements as applicable

x. The area beneath the solar energy systems comprising the commercial solar project shall not be included as impervious surface coverage.

y. All applications shall be accompanied by a full environmental assessment form for purposes of environmental review under the New York State Environmental Quality Review Act (SEQRA), including a visual impact analysis. The following additional material may be required by the ZBA:

1) A digital-elevation-model-based project visibility map showing the impact of topography upon visibility of the project from other locations to distances as determined by the reviewing board from the center of the project. Scaled use shall depict the area as not smaller than 2.7 inches, and the base map shall be a published topographic map showing cultural features.

2) No fewer than four (4) color photos taken from locations, as selected by the ZBA and computer- enhanced to simulate the appearance of the as-built aboveground commercial solar project components as they would appear from these locations.

z. Applicant shall submit details of the proposed noise that may be generated by solar inverter fans or other commercial solar project components. The ZBA may require a noise analysis to determine potential adverse noise impacts.

F. Public hearing. No action shall be taken to issue a special use permit nor the granting of a use or area variance in relation to an application for a commercial solar project until after public notice and a public hearing. Proper notice of a hearing before a board shall be given by legal notice published in the official newspaper of the Town of Camillus at least five days before the date set for such public hearing(s) and written notice mailed to the applicant or his agent at the address given in the application to be considered. The applicant shall be responsible for notifying, by certified mail, all property owners of record within 500 feet of the outside perimeter of the boundary line of the property involved in the application of the time, date and place of such public hearing at least 10 days prior to such hearing. Notice shall be deemed to have been given if mailed to the property owner at the tax billing address listed on the property tax records of the Town Assessor or at the property address. At least seven days prior to such hearing, the applicant shall file with the Board his/her affidavit verifying the mailing of such notices. Failure of the property owners to receive such notice shall not be deemed a jurisdictional defect.

G. Compliance with New York State Uniform Fire Prevention and Building Code.

1. Building permit applications shall be accompanied by standard drawings of structural components of the commercial solar project and all its components (including but not limited to solar panel, solar collector, solar energy system, etc.). Drawings and any necessary calculations shall be certified, in writing, by a New York State-registered professional engineer that the system complies with the New York State Uniform Fire Prevention and Building Code. This certification would normally be supplied by the manufacturer.

2. Where the structure, components or installation vary from the standard design or specification, the proposed modification shall be certified by a New York State-registered professional engineer for compliance with the structural design provisions of the New York State Uniform Fire Prevention and Building Code.

H. Compliance with state, local and national electric codes.

1. Building permit applications shall be accompanied by a line drawing identifying the electrical components of the commercial solar project to be installed in sufficient detail to allow for a determination that the manner of installation conforms with the National Electric Code. The application shall include a statement from a New York State-registered professional engineer indicating that the electrical system conforms with good engineering practices and complies with the National Electric Code, as well as applicable state and local electrical codes. This certification would normally be supplied by the manufacturer. All equipment and materials shall be used or installed in accordance with such drawings and diagrams.

2. Where the electrical components of an installation vary from the standard design or specifications, the proposed modifications shall be reviewed and certified by a New York State-registered professional engineer for compliance with the requirements of the National Electric Code and good engineering practices.

I. Following construction/installation of the commercial solar project, all disturbed areas where soil has been exposed shall be reseeded with grass and/or planted with low-level vegetation capable of preventing soil erosion and airborne dust and demonstrating established growth. Every Operations and Maintenance Plan shall include provisions for reseeding and established growth.

J. Post-construction/installation certification. Following the construction/installation of the commercial solar project, the applicant shall provide a post-construction/installation certification from a professional engineer registered in New York State that the project complies with any and all applicable codes and industry practices and has been constructed and operating according to the drawings and development plan(s) submitted to the Town.

K. Insurance. The applicant, owner, lessee or assignee shall at all times during construction and operation maintain a current insurance policy which will cover installation and operation of the commercial solar project and shall be increased annually per industry standards. Said policy shall provide a minimum of $5,000,000 property and personal liability coverage. Proof of such policy shall be provided to the Town on an annual basis.' Notwithstanding any terms, conditions, or provisions in any other writing between the parties, the applicant shall agree to effectuate the naming of the Town as an additional insured on the applicant's insurance policies, with the exception of workers' compensation and NYS disability insurance. The policy naming the Town as an additional insured shall:

1. Be an insurance policy from an A.M. Best rated "secured" or better insurer, authorized to conduct business in New York State. A New York State licensed insurer is preferred.

2. State that the applicant's insurance coverage shall be primary and noncontributory coverage for the Town, its Board, employees, agents, and volunteers.

3. Additional insured status shall be provided by standard or other endorsements that extend coverage to the Town for both on-going and completed operations. A completed copy of the endorsements shall be attached to the certificate of insurance.

4. The applicant shall provide a copy of the declaration page of the liability policies with a list of endorsements and forms. If so requested, the applicant will provide a copy of the policy endorsements and forms.

5. The certificate of insurance shall contain a provision that coverage afforded under the applicable policy shall not be cancelled or terminated until at least 30 days' prior notice has been provided to the Town. In the event of a termination, cancellation, or lapse of the required insurance coverage, the special use permit to operate the solar energy system shall be immediately suspended and operation of the system shall cease. Upon restoration of the required insurance coverage, to the satisfaction of the Town, permission to operate the commercial solar project may be restored.

L. Inspections. The Building Inspector, Zoning Enforcement Officer, Code Enforcement Officer and/or Town Engineer shall have the right at any reasonable time to enter, in the company of the owner or its agent, the premises on which a commercial solar project is being or is constructed, to inspect all parts of said commercial solar project installation and require that repairs or alterations be made if, in their judgment, there exists a deficiency in the operation or the structural stability of the commercial solar project or any component thereof. If necessary, the Building Inspector or Town Engineer may order the system secured or to otherwise cease operation. It shall not be required that the owner or agent be present in the event of an emergency situation involving danger to life, limb or property.

M. Power to impose conditions. In granting any special use permit or variance for a commercial solar project, the ZBA may impose reasonable conditions to the extent that such board finds that such conditions are necessary to minimize any adverse effect or impacts of the proposed use on neighboring properties and to protect the general health, safety and welfare of the Town.

N. Decommissioning and removal of commercial solar project facilities. The following shall be the minimum requirements to be addressed for the decommissioning of every commercial solar project:

1. The submission of an acceptable Decommissioning Plan and Decommissioning Cash Security subject to review by the Town's consulting Attorneys and Engineers and approved by the Town of Camillus. For purposes of the Decommissioning Plan and Decommissioning Security, the following shall constitute "Decommissioning Events" triggering the decommissioning of the site and/or a call on the Decommissioning Cash Security: (a) if construction and installation of the project improvements are not completed within 18 months of commencement of construction (such time period may be reasonably extended upon notification to the Town and with good cause shown for any delays in completion);1 (b) if the solar energy facility ceases to be used for its intended purpose for twelve (12) consecutive months (such time period may be reasonably extended upon notification to the Town

1 Such reasonable extensions as noted above may be granted upon a demonstration that said delay or default is caused by forces outside of the Applicant's control.

with good cause shown); (c) at the time of decommissioning, complete removal of the project within ninety (90) days thereafter, except for any portions of the project access roads otherwise requested by the owner to remain to facilitate agricultural access to the property or conduit buried more than 4' below ground; (d) upon the end of the project's operation; (e) if the applicant, or its successors or assigns, seeks dissolution or files for bankruptcy or (f) failure to have in place or timely replace adequate decommissioning securities. Renewal securities shall be in place no less than ninety (90) days prior to the expiration of any existing securities.

2. All decommissioning activities shall be completed to the reasonable satisfaction of the Town, and consistent with the Decommissioning Plan.

3. Such plan shall also include a commitment by the applicant to impose a similar obligation to remove any unused and/or obsolete solar panels upon any person subsequently securing rights to relocate the solar panels.

4. At a minimum, the applicant shall include the following binding terms in the decommissioning plan:

    a. Complete removal of above-ground and below-ground equipment, fencing, structures, and foundations.

    b. Restoration of the surface grade and soil after removal of equipment to the condition (or better), which existed prior to the installation. This includes adding an adequate layer of topsoil where existing topsoil has been removed or eroded, and reseeding and/or reforestation of areas that were cleared of mature trees (with established growth demonstrated).

    c. Replanting/replacement of trees destroyed or lost in the decommissioning process with a species that will be capable of re-establishment after 25 years from planting (for those trees installed by the developer).

    d. Herbaceous revegetation of restored soil areas with native seed mixes, excluding any invasive species.

    e. Specifically address: the useful lifespan of proposed solar facility and any storage batteries; the current New York State and Federal rules and regulations regarding placement thereof and disposal thereof at the end of their useful lifespan; together with plans for replacement of solar storage batteries. The financial surety required by the Town shall take into account maintenance, replacement, and disposal of solar storage batteries if included in the application for a commercial solar project.

    f. Such Decommissioning Plan shall be executed by the applicant and the property owner and shall be recorded against the property in the Onondaga County Clerk's Office.

O. Cash Security. The applicant shall be required to deposit with the Town of Camillus cash security in an amount sufficient for the faithful performance of the terms and conditions of the permit issued under this Section, and to provide for expenses associated with the decommissioning removal and restoration of the site subsequent to the removal of the solar farm. The amount of the cash security shall be no less than 150% of the cost of the removal of the solar panels and restoration of the site, and shall further be reviewed and adjusted at five-year increments. Such amounts shall account for inflation and prevailing wage costs for decommissioning. In the event of a default upon performance of such conditions or any

of them, the cash security shall be forfeited to the Town, upon demand. The cash security shall remain in full force and effect until the complete removal of the solar panels and site restoration is finished.

P. Fees. Fees for applications and permits under these regulations shall be established by resolution of the Town Board of the Town of Camillus. It shall be the applicant's responsibility to reimburse the Town for any and all reasonable and necessary legal, engineering and other professional fees incurred by the Town in reviewing and administering an application and operation of a commercial solar project under this Section.

Q. Waiver. The ZBA may, under appropriate circumstances, waive one or more of the submission requirements contained herein.

R. Road remediation. The applicant shall be responsible for remediation of any roads or other public property damaged, during the construction of and/or completion of the installation (or removal) of any commercial solar projects approved pursuant to this Section. The Code Enforcement Officer is hereby authorized and directed to ensure a public improvement (road repairs) cash security be posted prior to the issuance of any building permit in an amount sufficient to compensate the Town for any damage to local roads that is not corrected by the applicant. The Highway Superintendent or Town Engineer is authorized to consult with any necessary professional to determine or confirm the cash security amount all at the sole cost and expense of the applicant. Such cash security shall be in addition to other securities required by this Section.

S. Agricultural resources. For projects located on agricultural lands:

1. The ZBA shall in all instances give special consideration to areas that consist of Prime Farmland, Prime Soils, Prime Soil Lands, and/or Farmland of Statewide Importance and the removal of such lands when reviewing applications and granting special use permits and site plan approvals to commercial solar project applicants under this law.

2. To the maximum extent practicable, commercial solar projects approved to be located on Prime Farmland, Prime Soils, Prime Soil Lands, and/or Farmland of Statewide Importance shall be constructed in accordance with the construction requirements of the New York State Department of Agriculture and Markets.

3. Commercial solar project applicants shall develop, implement, and maintain native vegetation to the extent practicable pursuant to a vegetation management plan by providing native perennial vegetation and foraging habitat beneficial to game birds, songbirds, pollinators and grazing or pastured animals. To the extent practicable, when establishing perennial vegetation and beneficial foraging habitat, the applicants shall use native plant species and seed mixes.

4. Where a commercial solar project is to be located on Prime Farmland, Prime Soils, Prime Soil Lands, and/or Farmland of Statewide Importance, the applicant shall retain and designate an environmental monitor to oversee the construction, restoration, and subsequent monitoring of the agricultural lands. The environmental monitor is to be on site whenever construction is occurring on the agricultural land(s) and any construction shall be coordinated with the Town's Code Enforcement Officer and the New York State Department of Agriculture and Markets to develop an appropriate schedule for inspections to assure these lands are being preserved and protected to the greatest extent possible.

5. Fencing and watering systems associated with rotational grazing systems and reduction in farmland viability due to the reduction in remaining productive farmland shall be assessed and mitigated to the greatest extent possible.

6. Structures for overhead collection lines, interconnect cables and transmission lines installed aboveground (when unavoidable) shall be located outside agricultural field boundaries. When above-ground cables and transmission lines must cross agricultural fields, applicant shall use taller structures that provide longer spanning distances and locate poles on field edges to the greatest extent practicable.

    a) All buried electric cables in cropland, hay land and improved pastures shall have a minimum depth of 48 inches of cover.

    b) The Onondaga County Planning Department is to be consulted concerning the type of intercept drain lines whenever buried electric cables alter the natural stratification of soil horizons and natural soil drainage patterns.

7. Access roads are to be located along the edge of agricultural fields, in areas next to hedgerows and field boundaries, and in the nonagricultural portions of the site.

8. There shall be no cut and fill so as to reduce the risk of creating drainage problems by locating access roads, which cross agricultural fields, along ridge tops and by following field contours to the greatest extent possible.

9. The width of access roads across or along agricultural fields is to be no wider than 20 feet so as to minimize the loss of agricultural lands and comply with the New York State Fire Code.

10. The surface of commercial solar project access roads to be constructed through agricultural fields should be level with the adjacent field surface where possible.

11. All existing drainage and erosion control structures such as diversions, ditches, and tile lines shall be preserved, and applicants shall take appropriate measures to maintain the design and effectiveness of these structures. Applicants shall repair any structure disturbed during construction to as close to original condition as possible unless such structures are to be eliminated based upon an approved site plan for the commercial solar project.

12. Culverts and water bars are to be installed to maintain natural drainage patterns.

13. All topsoil areas to be used for vehicle and equipment traffic, parking, equipment laydown, and as storage areas are to be stripped. All topsoil stripped from work areas (parking areas, electric cable trenches, along access roads) is to be stockpiled separate from other excavated materials (rock and/or subsoil).

14. Where an open trench is required for cable installation, topsoil stripping from the entire work area may be necessary. As a result, additional workspace may be required as part of site plan approval.

15. A maximum of 50 feet of temporary workspace is to be provided along open-cut electric cable trenches for proper topsoil segregation. All topsoil will be stockpiled immediately adjacent to the area where stripped/removed and shall be used for restoration on that particular site. No topsoil shall

be removed from the site. The site plan shall clearly designate topsoil stockpile areas in the field and on the construction drawings.

16. All vehicle and equipment traffic and parking to the access road and/or designated work areas, such as laydown areas, are to be limited in size to the greatest extent practical.

17. No vehicles or equipment are to be allowed outside the work area without prior approval from the Environmental Manager.

18. In pasture areas, it is necessary to construct temporary or permanent fences around work areas to prevent livestock access, consistent with any applicable landowner agreements.

19. Excess concrete used in the construction of the site is not to be buried or left on the surface in active agricultural areas. Concrete trucks will be washed outside of active agricultural areas.

20. Restoration requirements. Applicants shall restore all agricultural lands temporarily disturbed by construction as follows:

    a. Be decompacted to a depth of 18 inches with a deep ripper or heavy-duty chisel plow. Soil compaction results should be no more than 250 pounds per square inch (PSI) as measured with a soil penetrometer. In areas where the topsoil was stripped, soil decompaction should be conducted prior to topsoil replacement. Following decompaction, removal of all rocks four inches in size or greater from the surface of the subsoil shall occur prior to replacement of topsoil. Topsoil shall be replaced to original depth and original contours reestablished where possible. All rocks shall be removed that are four inches and larger from the surface of the topsoil. Subsoil decompaction and topsoil replacement shall be avoided after October 1 of each year.

    b. Regrade all access roads to allow for farm equipment crossing and to restore original surface drainage patterns, or other drainage pattern incorporated into the approved site design by ZBA.

    c. Seed all restored agricultural areas with the seed mix specified by the environmental monitor and this Section, in order to maintain consistency with the surrounding areas.

    d. All damaged subsurface or surface drainage structures are to be repaired to preconstruction conditions, unless said structures are to be removed as part of the site plan approval. All surface or subsurface drainage problems resulting from construction of the solar energy project shall be remedied with the appropriate mitigation measures as determined by the Environmental Manager.

    e. Postpone any restoration practices until favorable (workable, relatively dry) topsoil/subsoil conditions exist. Restoration is not to be conducted while soils are in a wet or plastic state of consistency. Stockpiled topsoil should not be regraded, and subsoil should not be decompacted until plasticity, as determined by the Atterberg Limits and Field Test, is adequately reduced. No project restoration activities are to occur in agricultural fields between the months of October and May unless favorable soil moisture conditions exist.

    f. Following site restoration, remove all construction debris from the site.

g. Following site restoration, the project sponsor is to provide a monitoring and remediation period of no less than two years. General conditions to be monitored include topsoil thickness, relative content of rack and large stones, trench settling, crop production, drainage and repair of severed subsurface drain lines, fences, etc.

h. Mitigate any topsoil deficiency and trench settling with imported topsoil that is consistent with the quality of topsoil on the affected site. All excess rocks and large stones are to be removed from the site.

i. All concrete piers, footers, or other supports are to be removed to a depth of 48 inches below the soil surface."

j. Restoration should include complete removal of conduits.

k. There shall be no mixing of the subsoil with the topsoil and there shall be removal and replacement of soil contaminated with subsoil to restore the rich soil for farming.

T. Payment in Lieu of Tax ("PILOT") Agreement and Host Community Agreement.

1. In every instance of a commercial solar project application, the applicant shall be required to propose a Payment in Lieu of Tax ("PILOT") Agreement. The developer shall also comply with the notice requirements of NYS Real Property Tax Law Section 487. The applicant will then contact the Town's legal counsel to negotiate the terms of said Agreement.

2. In addition to a PILOT Agreement, the applicant shall propose to the Town, on projects involving 1 megawatt and above, a Host Community Agreement benefit package for consideration by the Town Board as part of the approval process. Once the application package materials are deemed complete and while the ZBA is completing its reviews, the project/application shall be referred to the Town Board to decide on the completion and terms of a Host Community Agreement. This Agreement shall be in addition to a PILOT Agreement.

U. Reference to Article 94-c. Any proposed solar energy system subject to review by the New York State Board on Electric Generation Siting and the Environment pursuant to Article 10 of the New York State Public Service Law, or the Office of Renewable Energy Siting pursuant to Article 94-c of the New York State Executive Law, shall be subject to all substantive provisions of this Section and any other applicable provisions of the Town of Camillus Land Use Regulations and applicable local laws.

V. Adherence to "Solar Project Guidelines". In addition to the above regulations, all commercial solar project applicants shall demonstrate to the ZBA compliance with the Town of Camillus "Solar Project Guidelines", as amended from time-to-time."

SCHEDULE "A"
SOLAR PROJECT GUIDELINES

Commercial solar projects are long term temporary, non-agricultural land developments in a community. They generally occur on leased farmlands that are proposed to be returned to the original condition at the end of the lease. Commercial solar projects often propose to use active or fallow agricultural lands as their construction sites. The following presents guidelines as to what lands are considered best suited for commercial solar projects use in the Town of Camillus and are deemed consistent with the Town's long term goals to balance renewable energy benefits and the potential impacts with agricultural resources.

Prime Farmlands

Where possible Commercial solar projects should be located using a site design that limits the potential for negative impacts to the long term use of productive farmland. "NYS Department of Agriculture and Markets (NYSDAM) recommends that project sponsors avoid installing solar arrays on the most valuable or productive farmland. The following is the order of importance recommended by NYSDAM for solar array avoidance:

- Active rotational farmland (most important)
- Permanent hay land
- Improved pasture
- Unimproved pasture
- Other support lands
- Fallow/inactive farmland (least important)"

Active rotational farmlands are generally considered to be prime farmland.

"Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 8 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service." (NRCS)

Based upon this definition the Town of Camillus considers soils designated by the NRCS as well drained soils with 0 to 8 percent slopes to be prime community farmland and that commercial solar project development on lands with these soils should be avoided.

Submittals

Prior to submitting engineering drawings for a commercial solar project development, the applicant for a commercial solar project shall submit three drawings/maps that will give provide information for the Town of Camillus ZBA to better under the features of the site when engineered drawings are submitted.

Site Specific Soil Survey: This document shall field identify the borders of existing site soils in accordance with NRCS standards and shall be performed by an accredited Soil Scientist whose name shall be noted on the drawing. Existing published soil maps and data shall only be used as guideline information by the Sol Scientist. In addition to field identifying site soils the Soil Scientist shall document the depth of the plow layer on the site.

Topographic Map: This document shall be a map of the property (commercial solar project area) showing topographic features and shall be drawn displaying existing contours at two-foot intervals.

Visibility Map: This document shall be a map depicting existing natural (vegetation, topography) and manmade landscape features along roadways bordering the commercial solar project and within a 1/2 mile radius of the site that provide potential visual screening for the proposed commercial solar project location. The map may

use published data as its base. This document should include a graphic representation of the potential natural screening of a proposed commercial solar project site with a rating of high, medium, or low. The regulations include an option for the ZBA to request of a "digital-elevation-model-based project visibility map showing the impact of topography upon visibility of the project from other locations to a distance radius of three miles from the center of the project." However, this map may be more appropriate to use in areas of documented vistas and viewsheds established by the ZBA.

Commercial Solar Project Features

When engineering drawings are submitted for review, the following important features of the solar commercial solar project should be considered:

- Avoiding the use of concrete footings and driving the support posts into the ground to reduce or minimize disturbance of the existing farmland soil profile.
- Designing the structural system that the panels will sit upon so that a single post to can be used to support the individual solar panels.
- Spacing of solar panels and panel rows with sufficient distances between them that will allow adequate sunlight penetration for viable plant growth on the farmland surfaces under the panels.
- Enabling the potential for dual use of the commercial solar farmland by setting panels approximately 2 meters above grade so that grazing (cattle, cows, sheep) and planting of some farm crops may occur.
- Stringing electrical connections/wires on the panel structures or burying wires in shallow laid conduits setting them in the plow layer so the original soil profile is not disrupted.
- Designing the site plan and its management of stormwater runoff to work with existing topography to minimize site grading and disruption of existing farm soils.
- Restoration of the solar ground surfaces after construction. If not proposed for dual use the site should use pollinator plant species (grasses, wildflowers) to create habitat features for small animals, birds, butterflies, and insects. Mowing of these areas should be limited to no more than twice a year, once before May first and once near the end of October.
- If the commercial solar project surfaces are restored to habitat landscape small openings in the bottom of the fence should be made to allow movement of small animals in and out of the farm.

Visual Mitigation

The commercial solar project applicants should provide a system for screening views of commercial solar project from surrounding areas. This commonly entails a monoculture planting of smaller growth evergreen trees set in a line along the borders of the commercial solar project, but in a naturalistic way. Plant species often include arborvitae or red cedar. In suburban and rural areas, the arborvitae is deer food and the red cedar is a host for cedar apple rust (apple grower's problem). The monoculture evergreen planting when installed with 6 foot high plants will take a significant portion of the lease to provide a meaningful screen for the commercial solar project. Other visual mitigation solutions may exist.

On a relatively landscape area with a bordering local road a commercial solar project may be screened with a constructed low (6 foot +/-) mowable earthen berm following the roadway alignment that is planted to pollinator species of grasses and wildflowers.

Rather than installing a monoculture line of plants a commercial solar project plan may propose a hedgerow character planting using a mix of evergreen (60%) and deciduous (40%) species. The plantings should be clustered and staggered in much the same manner of natural hedgerow growth. Plants should be installed on a low mound thereby giving better height at time of planting and maintaining the original farm soil profile.

Planting of larger growth evergreen trees (white pine, white spruce) at locations in or bordering the commercial solar project that would be out of the sun angle and thereby not impact the electrical system. The mature growth would help to mitigate the overall visual impact of the commercial solar project.

Woodland Commercial Solar Project Sites

Woodland sites that may be proposed for commercial solar project use generally do not have prime agricultural soils. Use of a wooded area for a commercial solar project would require land clearing, stumping the land surface, and modifying of the soil profile.

Should a wooded site be proposed for commercial solar project use it should not be dominated by the growth of native plant species. These would include sugar maple, red maple, black birch, beech, hickory, red oak, white oak, shadblow, and white pine.

A commercial solar project site proposed in a woodland dominated by the alien buckthorn and Norway maple or an old declining plantation of spruce or pine could be an ideal woodland location for a commercial solar project.

TABLE OF DIMENSIONAL REQUIREMENTS

ZONING DISTRICT		Minimum				Maximum		Minimum
	Lot Area	Lot Width	Front Yard	Side Yards Total/ One Side	Rear Yard	Bldg. Height	Lot Coverage (%)	Dwelling Unit Size Stories: 1/1.5/2
R-R Rural Residential	2 Acres	200'	75'	100'/50'	100'	40'	20%	768/1152/1152
R-1	43,560	150'	50'	60'/20'	50'	40'	20%	768/1152/1152
R-2	20,000	100'	40'	40'/15'	40'	40'	30%	768/1152/1152
R-3	10,000	80'	35'	25'/7'	40'	35'	35%	768/1152/1152
R-4 Single Family Detached	10,000	80'	35'	25'/7'	30'	35'	35%	768/1152/1152
R-4 Multiple Family	3500sf per unit	80'	35'	See 603C	30'	See 605 D	35%	600/unit
R-5 w/Public Sanitary	7,500	75'	35'	See 603D(1)	35'	35'	See 606 C	768/1152/1152
R-5 wo/Public Sanitary	10,250	80'	35'	See 603D(1)	35'	35'	See 606 C	768/1152/1152
Planned Commercial	See 500							
Planned Industrial	See 501							
PUD	See 502							600/multi-family unit
POD	See 503							
PRTF	See 504							
LBO	20,000	100'	35'	30'/15'	25'	40'	See 606 D	768/1152/1152 600/multi-family unit
C-1	10,000	75'	See 602C(6)	0	20'	See 605 C(2)	See 606 E	
C-2	15,000	75'	See 602C(6)	0	20'	605 C(2)	See 606 E	
C-3	20,000	100'	See 602C(6)	0	20'	605 C(2)	See 606 E	
C-4	30,000	120'	See 602C(6)	0	20'	605 C(2)	See 606 E	
C-5	1 Acre	150'	See 602C(6)	0	20'	605 C(2)	See 606 E	
Industrial	2 Acres	250'	75'	60'/20'	40'	605 C(2)	See 606 F	
General Business Office	1 Acre	200'	75'	25'/25'	50'	50'	75%	

Table of Parking Requirements

PRINCIPAL USES	REQUIREMENT
P1 Single-Family Detached Dwelling	Two (2) spaces per dwelling unit
P2 Multiple Family Building	Two (2) spaces per dwelling unit
P5 Extended Medical Care Facility	One (1) space per every one (1) bed
P6 Senior Citizen Housing Facility	One (1) space per dwelling unit
P7 Indoor Institutional	One (1) space for every four (4) persons at maximum capacity
P11 Fraternal Organization	One (1) space for every four (4) persons at maximum capacity
P12 Mixed Use Building	As shall be calculated based on actual uses
*P13 Administrative Office	One (1) space for every 200 square feet
*P14 Personal or Professional Services	One (1) space for every 150 square feet
P15 Indoor Sales Uses	One (1) space for every 300 square feet
P16 Furniture Sales	One (1) space for every 500 square feet
P17 Outdoor Sales Uses	One (1) space for every 300 square feet
P18 Light Vehicle Maintenance	Four (4) spaces for every bay or repair station. Each bay or repair station may be considered as a parking space
P20 Fuel Stations/Car Washes	One (1) space for every 100 square feet of store and business office space. Each pump station may be considered as a parking space
P21 Indoor Commercial Entertainment	One (1) space for every four (4) persons at maximum capacity
P23 Outdoor Recreational Uses	To be determined by Special Use Permit procedure
P25 Restaurants and Taverns	One (1) space per every sixty (60) square feet of gross floor area used for either the preparation or serving of food or beverage
P26 Commercial Indoor Lodging	One (1) space per bedroom
P27 Bed and Breakfast Establishment	One (1) space per bedroom
P29 Indoor Storage and Warehousing	One (1) space for every 500 square feet of gross floor area
P31 Second-hand Material and Parts	One (1) space for every 500 square feet of gross floor area
P34 Light Industrial Use	One (1) space for every 500 square feet of gross floor area
P35 Heavy Industrial Use	One (1) space for every 500 square feet of gross floor area

*This use in a General Business Office District shall only require one (1) space for every 300 sq.ft. of gross floor area.

TABLE OF LAND USES BY ZONING DISTRICT

A - allowed as a matter or right without approval of any board
P - allowed upon approval of the Planning Board
TP - allowed upon approval of the Town Board & Planning Board
Z - Allowed by special permit of the Zoning Board of Appeals
Blank - Use not allowed

	Principal Uses	RR	R1	R2	R3	R4	R5	C1	C2	C3	C4	C5	LBO	MUN	CP	GBO	POD	IP	I
P13	Administrative Office							P	P	P	P	P	P	P	P	P	P	P	P
P6	Adult Housing Facility					P		P	P	P	P	P	P	P			P		
P3	Agricultural Land Uses	A	A	A	A	A		A	A	A	A	A		P					A
P28	Ancillary Parking Area	Z	Z	Z	Z	Z							Z	P					
P14a	Appearance Enhancement Services							P	P	P	P	P	Z		P				
P14b	Banking Services							P	P	P	P	P	Z		P				
P27	Bed & Breakfast Establishment	Z	Z	Z	Z	Z							Z	P					
P8	Cemeteries	P	P	P	P	P		P	P	P	P	P		P					P
P24	Commercial Animal Boarding	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z		P					Z
P26	Commercial Indoor Lodging								P	P	P	P		P					P
P39	Commercial Solar Project	Z	Z											Z					Z
P34	Composting Operation													P					P
P31	Contractor's Services	Z	Z	Z	Z	Z	Z			P	P	P		P					P
P10	Emergency Services	Z	Z	Z	Z	Z		P	P	P	P	P	Z	P					P
P5	Extended Medical Care Facility					P		P	P	P	P	P	P	P					P
P38	Excavation Mining																		Z
P11	Fraternal Organizations	Z	Z	Z	Z	Z		P	P	P	P	P	Z	P					P
P20	Fuel Stations/Car Washes											P		P	P				P
P16	Furniture Sales							P	P	P				P	P				
P36	Heavy Industrial Use													P				P	P
P19	Heavy Vehicle Maintenance										P			P					Z
P21	Indoor Commercial Entertainment							P	P	P	P	P		P	P				
P7	Indoor Institutional	Z	Z	Z	Z	Z		P	P	P	P	P	Z	P					
P15	Indoor Sales Uses							P	P	P	P	P		P	P		P		
P29	Indoor Storage and Warehousing										P	P		P					P
P35	Light Industrial Use												Z	P				P	P
P18	Light Vehicle Maintenance									P	P	P		P	P				
P12	Mixed Use Building							P	P				P	P					
P2	Multiple Family Building					P							P	P					P
P22	Outdoor Commercial Entertainment									P	P	P		P					P
P23	Outdoor Recreational Uses	Z	Z	Z	Z	Z				P	P	P		P					P
P17	Outdoor Sales Uses									P	P	P		P	P				
P30	Outdoor Storage and Warehousing										P	P		P					P
P14	Personal or Professional Service							P	P	P	P	P	P	P	P	P	P		P
P9	Public Service and Utilities	Z	Z	Z	Z	Z		P	P	P	P	P	P	P		P			P
P25b	Restaurant & Tavern								P	P	P	P			P		P		
P4	Riding Stable	Z	Z	Z	Z	Z								P					A
P32	Second Hand Material and Parts											Z		P					Z
P1	Single Family Detached Dwelling	A	A	A	A	A	A						A	P					
P25a	Small Restaurant							Z	P	P	P	P			P		P		
P33	Solid Waste Facility													P					P
P37	Vehicle Dismantler																		Z
	Accessory Uses	**RR**	**R1**	**R2**	**R3**	**R4**	**R5**	**C1**	**C2**	**C3**	**C4**	**C5**	**LBO**	**MUN**	**CP**	**GBO**	**POD**	**IP**	**I**
A6	Farm Store	A	A	A	A	A		A	A	A	A	A		P					A
A8	Farm Brewery Activity	P	P																
A7	Farm Brewery Store	P	P																
A1	Hobbies	A	A	A	A	A	A						A	P					
A5	Home Occupation	Z	Z	Z	Z	Z	Z						Z	P					
A11	Solar Energy Systems-Ground Mounted	P	P	P	P	P	P												
A9	TVRO Non-Residential Ground Mounted							P	P	P	P	P	P	P	P	P	P	P	P
A10	TVRO Non-Residential Roof Mounted							A	A	A	A	A	A	P	A	P	A	A	A
A3	TVRO Residential Ground Mounted	Z	Z	Z	Z	Z	Z						Z	P					
A4	TVRO Residential Roof Mounted	Z	Z	Z	Z	Z	Z						Z	P					
A2	Yard/Garage Sales	A	A	A	A	A	A						A	P					

Historical notes:

Repealed and replaced, 06/23/98, LL#11
§1503 (A), 10/13/98, LL#17
§1504 (A), 10/13/98, LL#18
§400-P30 Outdoor Storage and Warehousing as an allowable use in C-4 zoning districts with Planning Board approval, 03/23/99, LL#5
§1503 (B), 04/27/99, LL#6
§402, Article IV adding P31 and renumbering that section, 10/26/99, LL#15
§1002, Subdivision A, Article X, 10/26/99, LL#15
Table of Land Uses by Zoning District, 10/26/99, LL#15
§1503, 01/11/00 LL#2
§1503 (D), 03/28/00, LL#3
§1503 (E), 05/09/00, LL#5
§502 Planned Unit Development District (B) General Requirements (1), 05/09/00, LL#6
§1206-Effect & Duration, Created 05/09/00, LL#7
§604 (D) (1) repeal and renumber, 05/09/00, LL#7
§602(F) repealed & replaced, 07/25/00, LL#12
§1503 (F), 07/25/00, LL#13
§1503 (G), 07/25/00, LL#13
§1505-Exceptions to Article 8 – Signs, Created 10/24/00, LL#17
§1503 (H) 02/13/01 LL#4
§200 Word Usage (B) Basic Definitions (7) Living Space, 03/13/01, LL#6
Table of Dimensional Requirements for Principal Uses, 03/13/01, LL#6
§1503 (I), 05/08/01, LL#7
§1503 (J), 06/26/01, LL#10
§1503 (K), 08/27/02, LL#13
§301 new (I) General Business Office District and reletter, 10/22/02, LL#16
§603 (D) General Business Office District, 10/22/02, LL#16
§808 (new) Signs Permitted In General Business Office Districts and renumber, 10/22/02, LL#16
Table of Land Uses-Amend GBO P9, P13, P14, A7, A8, Table of Dimensional Requirements–Amend General Business Office, Table of Parking Requirements–Amend P13 & P14, 10/22/02, LL#16
§1503 (L), 10/22/02, LL#17
§1503 (M), LL#8-03
§1503 (N), LL#16-03
§402 amend definition of Personal or Professional Service; amend section 402 adding P14 (a) and P14 (b); amend Table of Land Uses and amend Section 1303, LL#20-03
§1503 (O) Change Zoning classification from MUN and R-3 to PUD as per legal description, LL#21-2003
§1303 LL#3-04
§1303 LL#6-04
Section 1303 add E and Table of Land Uses, LL#14-04
§1503 (P) Change zoning classifications on corner of Richlee Dr. & W. Genesee Street: change R-3 to LBO and R-3 & LBO to C-1, LL#15-04
§1503 (Q) Change zoning classification on corner of Willowwood Lane and Warners Road, TM# 018.-01-16.0, from R-3 to LBO, LL#20-04
§904(b) Parking Regulations, change P15, P17, and other retail uses to require one parking space for each 300 square feet of space, LL#2-05
§1503 (R) Change zoning classification from C-2 to C-1 at 112 Kasson Road
Table of Dimensional Requirements-In R-4, LBO, and PUD the minimum size for a multi-family dwelling is 600 square feet, LL#3-05

§1503 (S) Change zoning classification from R-1 to PRTF at W. Genesee Turnpike, TM#: 023.-01-33.1, LL#5-05
§1503 (T) Change zoning classification from R-1 to R-3 at corner of Ike Dixon Rd. & Scenic Dr., TM#023.-01-10.0, LL#9-05
§505 – New section regarding Billboard Overlay District, LL#10-05
§801 (B) Billboard definition, change B thru G to C through H, LL#10-05
§812 – Repealed & replaced, LL#10-05
§1303 (F) Special Permits for billboards, LL#10-05
§402 – Add "P37 – Vehicle Dismantler", LL#11-05
§1303 (G) Special use permits for Vehicle Dismantler, LL#11-05
Table of Land Uses – Add Vehicle Dismantler (allow in I with ZBA approval), LL#11-05
§402 – Add "P25a – Small Restaurants", LL#16-05
§402 – Amend P25: "P25b – Restaurant and Tavern", LL#16-05
Table of Land Uses – Add P25a, Amend P25
§1303 (H) Special use permits for Small Restaurants, LL#16-05
§1503 (U) Zoning Map amendment-Winchell Road TM#010.-02-13.1 from R-R to R-2, LL#19-05
§1303 – Special Use Permit – 1st paragraph updated, LL#21-05
§1303 (F) – repeal #10 "Site plan approval by the Planning Board is required.", LL#22-05
§505 (B) – add the words "and New York State Route 5" to the end of the first sentence, LL#22-05
§1503 (V) Zoning Map amendment-97 Northwood Way, TM#020.-05-01.2 and a portion of 5700 West Genesee Street, TM#020.-05-01.1, from POD to R3, LL#26-05
§1503 (W)-Zoning Map amendments-5302 West Genesee Street, TM#035.-05-22.0, from LBO to C2, 5304 West Genesee Street, TM#035.-05-23.l, from C-1 to C-2 and 101 Vanida Drive, TM#035.-05-21.0 from R-3 to C-2, LL#29-05
§1503 (X) – Zoning Map amendments at 5308 West Genesee Street, TM#035.-05-24.0 from R3 to C2 and at 5310 West Genesee Street, TM#035.-05-25.1 a zone change from C1 –C2, LL#31-05
§1505 (B)-Sign exception for Don D'Alterio, 914 Onondaga Road, TM#051.002-20.0, LL#1-06
§812 (B) & (C)-Amend to correct typographical errors in original law, LL#2-06
§1200-Repeals & replaced to reflect reduction of Planning Board terms to five years, LL#4-06
§1303 (F) 2 & 3 – Amend billboard placement provisions, LL#5-06
§1200 (D) – Add alternate Planning Board Member, LL #8-06
§502 (B) – Amend PUD general requirements, LL#9-06
§400-Remove PUD from the Table of Land Uses, LL#9-06
§405 (G) – Windmill Moratorium, LL #13-06
§402 (P12) – Amended to read as stated, LL #17-06
§801 (A) – Amended to read as stated, LL #17-06
§1401 – Amended to read as stated, LL #17-06
§405 – Extend Windmill Moratorium, LL #18-06
§1504 (B) – New section B to read as stated, LL #1-07
§801 (C) – Amended to read as stated, LL #3-07
§405 – Extend Windmill Moratorium, LL #6-07
§1205 (B) – Add the following to the end of the existing sentence: "and shall include a Storm Water Pollution Prevention Plan prepared in accordance with Article VI of Chapter 26", LL#10-0l
§816-Exceptions – new section created, LL#11-2007
§1303-Amended to add new subdivision I – Windmills, LL#16-2007
§1503 (Y)-zone changes to PUD for properties on Hinsdale & Bennett Road, LL#20-2007
§1503 (Z)-zoning classification of TM#012.-01-02.0 at 3475 Warners Road is changed from R3 to LBO, LL#9-2008
§1503 (AA)- zoning classification of the tax map parcel #s 015.-01-12.1 & 015.-01-13, from R3 to R4

LL#10-2008
§602- restate 3rd sentence to change “such an open porch may…” to “such an open porch shall…”, LL#11-2008
§1503 (BB)- The zoning classification of tax map parcel #037.-02-01.0, 49 Elm Hill Way is changed from LBO to R3, LL#15-2008
§1205 (E)-New paragraph #4 re-park land fees for apartments, LL#18-2008
§802(K)-updated to include subdivision construction signs, LL#7-2009
§1503 (CC) through (LL)-to bring in conformance with the Comprehensive Plan, LL#18-2009
§405 (A) – New paragraph 5 prohibiting horizontal drilling & hydraulic fracturing, LL#2-1010
§1503 (MM)- #005.-03-08.1, 005.-03-08.0/1, and 005.-03-09.0, also known as 6429, 6421, & 6415 Newport Road, changed from R3 to LBO, LL#6-2010
Table of Land Uses By Zoning District-allow P35-Light Industrial Use in LBO District by special permit from the ZBA, LL#7-2010
§1303 (J)-requirements for P35-Light Industrial Use in an LBO by Special Permit, LL#8-2010
§402 – New Principal Use P38-Excavation Mining, LL#12-2010
Table of Land Uses – new item P28-Excavation Mining, LL#13-2010
§1303 (K)-requirements for P38-Excavation Mining in Industrial Zone by Special Permit, LL#14-2010
§1205(E)(4)-increase parkland fees to $500, LL#13-2010
§1503 (NN) – TM#s 035.-05-25.2 & 035.-05-26.0, also known as 5318 and 5320 West Genesee Street, changed from LBO to C1, LL#11-2011
§1503 (OO) – TM#:017.-05-62.1 also known as 509 Hinsdale Road changed from Industrial to C5, LL#18-2011
§602 (F)-change “width” to “depth” in sentence #2 and eliminate last sentence (steps permitted).
§1503 (PP)-5705 W. Genesee St./TM#:029.-01-17.1 from R2 to LBO, LL#22-2011
§1305-ZBA application fee increased to $150.00, LL#2-2012
§1503 (QQ) - Change the zoning of 3877 Milton Avenue, TM#: 037.-01-02.1, from R3 to a PUD, LL#6-2012
§1503 (RR) – Change the zoning of lots 15 through 30 and lots 65 through 81 in the Cessna Drive Subdivision, part of the Farm Lot No. 55 in the Town of Camillus from Municipal to Industrial, LL#9-2012
§1503 (SS) – Change the zoning of 2420 Sands Road -TM#: 005.-05-13.0, 2440 Sands Road-TM#: 005.-05-18.0, and 2456 Sands Road-TM#: 005.-05-19.0, LL#14-2012
§809(A)(3)(a)-A frame sign regulation, LL#15-2012
§1503 (TT) – Change the zoning of 1243’ of the northwest corner of the property located at 106 Sawyer St., TM#: 046.-02-04.1, from LBO to C5, LL#4-2013
§402 (P28) – Add ancillary parking in LBO, LL#5-2013
§1503 (UU) – Change the zoning of 5340 West Genesee Street from MUN to C5, LL#8-2013
§812 (B) – Billboards on TM#: 041.-01-61.2, LL#12-2013
§1503 (VV) – Change the zoning of 191 Bennett Road, TM#: 019.-03-01.1 from R3 to R4
§1503 (WW) - Change the zoning classification of TM #: 020.0-03-17.1 & TM #: 020.0-03-20.1 from R3 to C2 for the area south of Ryan Way and from R3 to LBO for the area north of Ryan Way
§402 (P3) – First sentence updated to include “processing thereof including the brewing of beer), LL#2-2014
§404 (A7 & A8) – New Accessory uses A7-Farm Brewery Store & A8-Farm Brewery activity, LL#2-2014
§404 (A9 & A10) – Renumber former A7-Satellite Dish (Ground Mounted) and A8-Satellite Dish (Roof mounted) to A9 & A10, LL#2-2014
Table of Land Uses–Include new Accessory Uses A7 & A8, LL#2-2014
§1503 (XX) - Change the zoning classification of TM #: 028.-04-01.0 & TM#028.-04-02.0 (Windcrest Drive @ West Genesee Street) R2 to LBO, LL#3-2014
§1503 (YY) – Change the zoning classification of 202 Kasson Road, TM#: 064.-07-35.0, from R3 to LBO, LL#5-2014
§816 (A) (B) – Change existing provision to (A) and add paragraph (B) re-Murals, LL#12-2014
§1503 (ZZ) – Change the zoning classification of 106 Hunt Avenue, TM#: 042.-10-03.0 from R-3 to C-3, LL#1-2015.

§1504(C)-Allow exemption for plaza sign to be off premises (Home Depot), LL#5-2015
§802(J), §809(A)(2),§809(B)(1a)(1b)(1c)(1d), §813, §814(B), LL#14-2015
§605 – new paragraph (F)-Cell Towers are exempt from height restrictions of the section, LL#10-2016
§1503 (AAA) Change the zoning classification of 5742 Scenic Drive, TM #: 020.-03-17.3 from R-1 to R-3., LL#8-2016
§1503-(BBB) Change the zoning of TM#: 020.1-01-01.0 on Scenic Drive from R-2 to R-3, LL#1-2017
§1503-(CCC) Change the zoning of TM#: 021.-03-08.1 on Ike Dixon Road from R-1 to R-3, LL#2-2017
§1504 (B) – correct tract name from Sunnyside to Spring Garden and add ".2" to TM#, LL#5-2017
§1503-(DDD) Change the zoning of TM#: 015.-01-13.0 on Warners Road from R-3 to R-1, LL#8-2017
§1503-(EEE) Change the zoning of 5633 West Genesee Street, TM#: 029.-01-18.1, from C-2 to LBO, LL#9-2017
§1503-(FFF) Change the zoning of 210 Onondaga Road, TM#: 056.-04-09.1, from R-4 to R-3, LL#10-2017
§801-(A) Area of Sign – in the 2nd sentence, remove the word "poles", LL#14-2017
§801-(C) Free Standing Sign – in the 1st sentence replace the word "pole" with "monument, LL#14-2017
§802-New subdivision P-Pole Signs, LL#14-2017
§1503-(GGG) Change the zoning of 4801 West Genesee Street, TM#: 057.-01-06.1 and the property known as TM#: 057.-01-05.1 from R-4 to LBO, LL#11-2017
§1503-(HHH) Change the zoning of Hinsdale Road TM #s: 017.-04-04.0, 017.-04-05.0, 017.-04-06.0, , 017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-11.0, 017.-04-12.0, 017.-04-13.0, 017.-04-14.0, 017.-04-15.0, 017.-04-16.0, 017.-04-17.0, 017.-05-48.0, 017.-04-18.0, 017.-05-47.0, 017.-04-19.0, 017.-04-20.0, 017.-05-65.5, 017.-04-21.1, and 017.-05-45.0 from R-3 to LBO, LL#12-2017
§1503-(III) Change the zoning of 5410 West Genesee Street–TM #: 035.-04-12.0, 601 Knowell Road–TM #: 033.-11-02.1, and 3478 Warners Road–TM #: 018.-01-16.0 from LBO to R-4, LL#13-2017
§1503-(JJJ) Change the zoning classification of 100 Inwood Drive–TM #: 056.-04-07.1 and 102 Inwood Drive-TM 056.-04-08.0 from R3 to LBO, LL#17-2017
§1503-(KKK) Change the zoning classification of 2476 W. Genesee Turnpike-TM#: 023.-02-33.1 from C2 to R4, LL#2-2018
§1503-(LLL) Change the zoning classification of the property known Lot 100 as portrayed on the Preliminary Plat for the Angus Road Subdivision as prepared by Ianuzi & Romans Land Surveying, P.C., dated October 10, 2017, known as a portion of TM #: 023.-02-14.1 on Angus Ranch Road from RR to R1.
§405(A), add #6 re-pawnbrokers, LL#4-2019
§814(C), change sign fee from $10 to $50, LL#6-2019
§405 & §406-renumber existing $405 to §406 and add new §405-Solar Accessory Use, LL#7-2019
§816 (C)-Signage exceptions for 4801 West Genesee Street and adjacent West Genesee Street property known as TM #s: 057.-01-05.1 and 057.-01-06.1, LL#11-2019
§1002 (B) – add new sentence regarding calculating buffers in a perpendicular manner, LL#17-2019
§1503-(MMM) Change the zoning classification of 105 Hunt Ave. from R3 to C3, LL#17-2019
§1503-(NNN) Change the zoning classification of 2986 Warners Road from R1 to RR, LL#2-2020
§1303 (C) – allow special use permit for appearance enhancement 500 block Hinsdale Rd., LL#11-2020
§402 – update definition for P23-Outdoor Recreational Uses, LL#12-2020
§1503-(OOO) Change the zoning classification of 133 & 137 Angus Ranch Rd. from RR to R1, LL#2-2021
§1503-(PPP) Change the zoning classification of Horan Road, TM #: 015.-04-18.0 from R4 to C3, LL#1-2021
§402-P25(a); replace the word "non-alcoholic" with "beer and wine", LL#2-2021
§402-P3; add distilling alcoholic beverages and fermentation of cider to use, LL#6-2021
§404-add new use "Farm Brewery Processing" and renumber remaining items, LL#6-2021
§1503-(QAQA) Change the zoning classification of 3160 Warners Road, TM #: 007.-05-09.1 from R2 to R1, LL#6-2021
§401-Renumber section in last sentence to 406 (reflecting amendment LL#6-2019), LL #9-2021
Article XVI-New section-Fencing Regulations (replacing Chapter 34-repealed), LL #3-2022

Article XVII – New section-site Plan Review for Manure Storage facilities, LL#5-2022
§1702(B)-Amend #s 13 & 21, LL#6-2022
§405-(Solar) – Repealed, LL#4-2023
Article XVIII-New section for Solar Systems – New, LL #4-2023
Principal & Accessory Uses/Table of Land Uses-Updated to include "Commercial Solar Project" as Principal Use P39 and "Solar Energy Systems-Ground Mounted as Accessory Use A11, LL#4-2023
§1702(b)(21)-Amend setbacks and add site plan requirements, LL#5-2023
§602(C)(6)-Amend front yard setback regulations in commercial districts, LL#1-2024
§1503- Amend the zoning classification of 2060 W. Genesee Turnpike-TM #: 023.-02-11.0 and 5406 Bennetts Corners Road-TM #: 023.-02-09.1 C-2 to C-5, LL#7-2024
§1503- Change the zoning classification of 532 Hinsdale Road-TM #: 017.-04-08.1, 534 Hinsdale Road-TM #: 017.-04-09.0, and 536 Hinsdale Road-TM #: 017.-04-10.0 from LBO to C-5, LL#9-2024
§1503- Repeal & Replace LL#7-Amend the zoning classification of 2060 W. Genesee Turnpike-TM #: 023.-02-11.0 and 5406 Bennetts Corners Road-TM #: 023.-02-09.1 C-2 to C-5, LL#10-2024
§1503-Amend O. regarding Starlight Estates to change commercial area to residential, LL #11-2024
§1503-Amend D. regarding First Ukrainian Pentecostal Church to allow new church facility, LL #13-2024
§406-New Paragraph H regarding short term rentals, LL #4-2025
§1503-new item UUU granting PUD for Church Street Station; Warners Rd. @ Hinsdale Road, LL#8-2025
§1503-new item VVV changing TM #: 066.-01-11.0 (Camillus Commons) from C2-CP, LL#7-2026
§1503-new item WWW changing the zoning designation of TM #: 017.-01-01.1, 103 Bennett Road Commercial C-3 Billboard Overlay BO, LL#8-2026
§1503-new item XXX changing the zoning classification of the following parcels on Chapel Drive from Residential R-3 to Limited Business Office LBO: 056.-09-01.1, 056.-09-06.1, 056.-09-09.0, 056.-04-01.1, 056.-09-10.0.