TOWN OF CAMILLUS
PLANNING BOARD MINUTES
January 12, 2026 - 7:00 p.m.

PRESENT:
Tracy Lauer, Chairperson
Scott Gasparini
Erich Grome
Matthew Prell

STAFF PRESENT:
Chuck White, Planning Board Engineer
Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC
John Fatcheric, Town Supervisor
Mary Luber, 1st Ward Councilor
Laura Teufel, 4th Ward Councilor
Chris Cesta, 5th Ward Councilor
Approximately 9 other people

Chairperson Lauer called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS
None

OLD BUSINESS
Stephen Frank **TM #042.-03-12.0**
4400 West Genesee Street
Site Plan

Chairperson Lauer advised that Onondaga County has responded regarding this application.

Mr. Curtin advised that the County took no position on this application.

Mr. Prell moved to approve the application of Park Outdoor Advertising as pursuant to plans as submitted by Stephen Frank on behalf of the applicant for an electronic billboard sign to be located at 4400 West Genesee Street in the town of Camillus per plans as submitted and subsequently revised. Mr. Gasparini seconded the motion and it was unanimously approved.

Mater Dei Academy **TM #006.-02-34.0**
2656 Warners Road
Site Plan

Mr. White advised he has been in contact with Ms. Horst and has everything he needs; engineering has no more comments.

Mr. Gasparini moved to approve the submission made by Mater Dei Academy for this phase of the academy's expansion inclusive of the new chapel to be built thereon as displayed on sheets

L1.1, L1.2, L1.3, L1.4, L1.5, L2.0, L3.0, L3.1, L3.2 prepared by Paul James Olszewski. Mr. Prell seconded the motion and it was unanimously approved.

Local 315 Brewing Company **TM #007.05-09.1**
3160 Warners Road
Site Plan

Dan Mathews explained that since the last meeting they have hired RZ Engineering to provide a more detailed site plan. Mr. Mathews said that there's not many trees to remove; they will cut through a hedgerow for septic on the other side. There is one poplar tree in the parking lot that they will take down. Mr. Mathews noted that Mr. White had additional parking concerns and explained that the inside tasting room is only 60' x 40' and the rest of the building is for storage and production. Chairperson Lauer explained that as far as square footage and occupancy are concerned, the pavilion was added to come up with the parking calculations. Mr. White advised that he comes up with 125 total parking spaces needed based on one space per every 60 square foot and the pavilion is counted in these calculations. Mr. Mathews said they can probably fit that on the site.

Chairperson Lauer advised that the board wanted to see the parking for the new portion as well as the existing parking and how that would flow through. The plan doesn't show how cars will come off the road through the existing parking to the expansion. Chairperson Lauer said that the board wants to see how this traffic is going to flow.

Mr. White advised that he issued an initial review letter with general comments and questions, and several have been answered. Mr. White also advised that the SWPPP and lighting plan haven't been reviewed yet. Mr. White said that there are still questions regarding access from the lower parking lot and parking. Mr. White added that he will have more engineering comments.

Mr. Mathews said there were questions about the piping to the retention pond and explained that it goes through the goat pasture and they don't want to leave it open because the goats walk through it. Mr. White clarified that the site engineer has carried flow all the way down past the pond and wants to put it into a drain inlet and pipe it back. Mr. White said he is not in objection to a pipe being used, but they already have flows up the hill so there is no sense in taking them all the way down the hill and bringing them back. His suggestion was more geared towards having the site engineer take a look at a more direct route for routing that water into the pond so there is a lesser influence on the pipe since the potential for that drain inlet getting plugged is high. Mr. White advised that he will provide more clarity on that comment when he provides a technical review of the stormwater plan. Mr. White also noted that looking at the grading of the plan, the sidewalk in front of the main facility building slopes and goes downgrade as you head north. Since the building has doors along the entire finished floor there are grading issues around the building that need to be corrected. Mr. White asked where the doors and the access points on the building are and how the sidewalks have to interact with

them. Right now, anyone using the ADA spaces would have to step up into the building the way it is graded.

Mr. Curtin asked if the lighting details been addressed. Mr. Mathews said yes, but it was later in the week. Mr. Curtin advised the board will look at lighting and landscaping and added that from an engineering standpoint there are some issues that still need to be addressed.

Mr. White asked if there is an intent to re-use the lower gravel lot. Mr. Mathews replied yes and added that is where they can get the additional parking. Mr. White asked what the disposition is of the existing lighting in that parking lot. Mr. Mathews said they can take it out and do whatever needs to be done. Mr. White advised that he isn't saying it has to come out; some may still be usable depending on if this will be used for overflow parking. Mr. Mathews said they will reuse what they can. Mr. White advised that he will look at the lighting details and provide comments.

Chairperson Lauer noted that the plans still show the pavilion as being a few different sizes and advised to please correct this. Chairperson Lauer also advised that the board needs to see the whole parking plan, and if they are reusing the existing parking lot down below the board needs to see how pedestrians are going to get from there to the new tasting room.

Mr. White asked if the existing facility will remain. Mr. Mathews confirmed it will remain and be used for production for the brewery. Mr. White asked how the parking lot around this facility is utilized and how it will be utilized moving forward. Mr. White explained that it is a good idea to lay this out in order to give the board an understanding of how they intend this to be utilized and how traffic will move through.

Mr. White advised that the site needs to be looked at from an overall need for parking based on all potential uses.

Mr. White also asked what the use is for the small barn. Mr. Mathews explained that goats, donkeys, chickens and cats live in it. Mr. White asked how the building is accessed and Mr. Mathews said there are two overhead doors and one sliding door. Mr. White recommended they take a close look at the grading plan and how that could impact the access as the grading is not as gentle in the proposed condition as it is in the existing condition.

Cameron Hinsdale, LLC **TM #017.-04-48.1, #017.-04-08.1,**
Warners Road **#017.-04-09.0 & #017.-04-10.0**
Sketch Plan/Preliminary Plat

Joe Goethe advised that they have received a PUD approval from the town and also obtained a negative declaration under SEQRA through OCIDA. Mr. Goethe added that OCIDA has approved this as an IDA project. Mr. Goethe explained that the new plan has 180 units and 30,000 - 40,000 square feet of commercial property. There will be 30 townhouses with attached garages and the rest will be multi-family apartment buildings. Mr. Goethe also explained that the updated survey shows additional parcels and they are still waiting on one property which is where they will put drainage. They have also received comments from all agencies and there were minimal comments. They are currently working on traffic with Stantec for traffic design and will get that to County DOT.

Chairperson Lauer asked if Retail B came off of the plan. Mr. Goethe said no, they made changes to clean everything up and made it all one site accessible through two drive aisles. Chairperson Lauer asked where they are adding new apartments. Mr. Goethe advised that a townhouse was removed and they added the apartment building on the cul-de-sac. Mr. Prell asked if they are moving the intersection. Mr. Goethe said no and added that there will be a full interchange direct access with a light and sidewalk with pedestrian controls.

Mr. Grome asked how the intersection will work going into Township 5. Mr. Goethe stated that a traffic study was done on traffic impact. According to Gordon Stansbury and Stantec the intersection will be widened to accommodate turn lanes. Mr. Goethe shared that he believes that what you'll see in the future is actually a relief from what is existing on Hinsdale Road now. Mr. Grome stated that he would like to see a landscaping plan showing any trees that will be removed or added. Mr. Goethe advised that the grading plan will dictate what can stay and what can go and added that they will have a good landscaping plan as they are building a neighborhood.

Mr. White asked if the main road through the middle will be dedicated as a public road. Mr. Goethe replied yes. Mr. White then asked if the other roadways will be private roads and private parking areas. Mr. Goethe replied yes to this as well. Mr. White asked if they are considering any pedestrian-scale lighting through the corridor. Mr. Goethe said yes, but they still have to work on the lighting plan. Mr. White advised Mr. Goethe that they need to think about district formation for anything that is in the public domain. Mr. White stated that he has questions on stormwater and asked Mr. Goethe to remind his engineer that Retail A and Retail B and the parking there is mostly sitting on top of the stormwater area that was created for the church. Mr. Goethe said that he hopes to have preliminary civils within the next 3 weeks or so.

Mr. Curtin noted that there are two applications - sketch plan and preliminary plat. The preliminary plat shows the subdivision of the church property. They are not creating a non-conforming lot and there's adequate infrastructure left to serve the church parcel properly. Mr. Curtin advised that the biggest question is storm drainage coming off of the church site onto what they are buying and how that will be handled because of the existing grades. Mr. Curtin said that the preliminary plat is fine the way it's laid out and he just wants to make sure that there is adequate easements for drainage that is to be maintained.

Mr. Goethe advised that there are three encroachments onto the church property. One is a deck off of a person's house, one has an agreement that's in accordance with a deed and the third has a raised bed garden. Mr. Curtin advised that this is beyond the scope of the planning board.

Mr. Curtin asked if the church has agreed with the configuration and amount of land. Mr. Goethe replied yes. Mr. Curtin told Mr. Goethe he can come back with the preliminary plan for the subdivision and since it's a two-lot subdivision he can go from preliminary to final and potentially waive a public hearing because the building already exists, the lot is conforming within zoning and the improvements on the church parcel are already there. Mr. Curtin noted that minor modifications were made on the sketch plan but since a sketch plan is just a concept, from his standpoint the Board can close sketch if it agrees. The

changes made do conform with the square footage and number of apartment units that were approved by both the county and town. Mr. Curtin advised Mr. Goethe that he can downsize but can't exceed what was approved. Mr. Curtin recommended that the board consider closing sketch plan review and have Mr. Goethe come in with preliminary and final plat.

Mr. Prell moved to close sketch. Mr. Gasparini seconded the motion and it was unanimously approved

Mr. Curtin advised Mr. Goethe to provide a plain subdivision map without any improvements on it.

MINUTES

Mr. Gasparini moved to accept the minutes of the December 15, 2025 meeting. Mr. Prell seconded the motion and it was unanimously approved.

DISCUSSION

Chairperson Lauer advised that the current application deadline of 6 days prior to the meetings doesn't provide enough time for the board members to review everything. Mr. White suggested changing the deadline to give everyone more time. Chairperson Lauer suggested changing the deadline to two weeks prior to the meetings. Mr. Gasparini moved to extend the submittal deadline to two weeks prior to the meetings. Mr. Prell seconded the motion and it was unanimously approved. Chairperson Lauer advised Planning Board Clerk to update the town website to reflect this change.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $1,418.25, $1,418.25 of which is recoverable. Mr. Prell moved to approve payment. Mr. Gasparini seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

John Fatcheric advised that the submission deadline change also needs to be changed in the town code and advised to send something to the town board. Mr. Curtin said he will send a letter. Mr. Fatcheric also said there is a lot of work ahead and he is excited for the town.

Mary Luber welcomed Matt and Erich to the board and wished everyone a happy new year.

Chris Cesta also welcomed Matt and Erich and said that he looks forward to seeing the board do the good work they do.

Laura Teufel said she is so excited that the town is bursting at the seams and agreed that more time is needed to review everything.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Prell moved to adjourn the meeting at 7:53 p.m. Mr. Gasparini seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk