TOWN OF CAMILLUS
PLANNING BOARD MINUTES
January 26, 2026 - 7:00 p.m.

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

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 7 people

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

NEW BUSINESS

John Szczech **TM #021.-01-08.0**
2427 Hunt Road
Sketch Plan

John Szczech explained that the owners of the six-acre property on Hunt Road would like to sell one acre to a friend so they can build a house. Mr. Szczech added that it is a one-acre lot with a public sewer across the street, public water on the same side of street and gas/electric. It is zoned R-1 so it meets the criteria for lot size.

Chairperson Lauer asked a public sewer was available. Mr. Szczech said it is. Chairperson Lauer asked if the primary lot will continue to be serviced by septic and Mr. Szczech responded yes. Chairperson Lauer also asked if there is a driveway and Mr. Szczech said not yet. Chairperson Lauer advised there will be a parkland fee.

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

John Szczech **TM #022.1-02-43.0**
Ike Dixon Road
Sketch Plan

John Szczech explained that this ten-acre parcel is a residual piece from the original Dixon Hill Farms subdivision. The current owner has acquired two lots off of Falling Star Way for access to the two upper lots. There is sanitary sewer installed through the property for the benefit of Rolling Meadows Section 6. The four (4) lots will be serviced by public sewer and public water. Lots A and B will be serviced by the new Rolling Meadows water district, and Lots C and D will be serviced by the original Westhill water district. All lots meet the zoning size criteria. Mr. Szczech stated that the sketch plan shows the locations of the future homes and added that the topography on the site plan is accurate.

Mr. Gasparini asked if there is a sewer easement going through the front of Lot A off of Falling Star. Mr. Szczech confirmed this and explained that it is a sewer easement that ties down into Rail Fence Drive which services the sewer for Sections 5 and 6 of Rolling Meadows. Mr. Gasparini asked if there is a water line that comes through there. Mr. Szczech confirmed this as well.

Mr. Curtin asked Mr. Szczech to walk through the grade changes for Lots A and B. Mr. Szczech explained that for Lots A and B, where the houses are is pretty flat. It is 790 up in the flat area, and 687 down at Ike Dixon Road. Mr. Curtin asked if they will be approachable or if grading will need to be done to make the lots functional. Mr. Szczech said there will probably be some grading and added that land surveyors Ianuzi & Romans picked out the best locations for the houses. Mr. Curtin asked if the grade on the back of the proposed house on Lot C goes up to an area that is flatter. Mr. Szczech said yes; that is where the sewer is going through. Mr. Curtin also asked if it is a wooded site. Mr. Szczech said it is heavily wooded.

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

OLD BUSINESS

Prime Time Business Solutions **TM #015.04-06.1**
450 Horan Road
Amended Site Plan

Chad Mutter explained that the site plan has been updated to correctly show the pavement, grass line and utilities.

Chairperson asked if the utilities are all on the property. Mr. Mutter responded yes. Chairperson Lauer stated that based on the dimensions of the parking spaces, they all meet code.

Mr. Prell asked if this will affect the ability to park vehicles being serviced by the shop. Mr. Mutter said it will not affect the ability to park these vehicles.

Mr. Grome asked if there is the correct number of parking spots. Mr. Mutter said there are enough conforming spots.

Mr. Prell moved to declare this an unlisted action under SEQR. Mr. Gasparini seconded the motion and it was unanimously approved.

Mr. Gasparini moved to make a negative declaration under SEQR. Mr. Prell seconded the motion and it was unanimously approved.

Mr. Gasparini moved to approve the EV charging stations proposed on Tony Rotella's Body Shop location at 405 Horan Road pursuant to plans prepared and submitted by Luck Grove Telecom Inc. dated 12/19/25; Cover Page, Location Plans (Sheets 2 and 3) and Site Maps (Sheets 4 and 5). Mr. Prell seconded the motion and it was unaminously approved.

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 PUD approval from the town and they have a Pilot through OCIDA. Mr. Goethe added that the town was able to get a grant from the state for the infrastructure work since it is a pro-housing community. This fits in with the comprehensive plan for the town and the county and it is bringing more housing into the area. Mr. Goethe said that they have submitted a traffic study to DOT and are now in the process of designing the infrastructure. Mr. Goethe said that he and his engineers had a meeting with Chuck White and are going through all of his comments and are working on the plan.

Mr. Goethe explained that the property will be tying in to Hinsdale road to access the drive that goes into Costco and the gas station. They are buying approximately 19.8 acres from Christ Community Church. Mr. Goethe is asking for two lots which includes five parcels that they also own. Mr. Goethe added that there is a utility easement along the back of houses that will tie in for water and electric.

Mr. Curtin advised the board that they are approving a two-lot subdivision that is creating one new lot, and the board needs a motion to go through preliminary and final plat.

Mr. Prell moved to waive a public hearing. Mr. Gasparini seconded the motion and it was unanimously approved.

Mr. Gasparini moved to set parkland fees for one lot. Mr. Prell seconded the motion and it was unanimously approved.

Mr. Prell moved to approve the subdivision according to the map prepared by Warren Ramie Surveying dated 12/11/25 with 8.21 acres for one lot and 19.6 acres for the primary lot that will be developed. Mr. Gasparini approved the motion and it was unanimously approved.

MINUTES

Mr. Prell moved to approve the minutes of the January 12, 2026 meeting. Mr. Gasparini seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

A voucher was received from Curtin Law Firm for $2,200.00, $900.00 of which is recoverable. Mr. Prell moved to approve payment. Mr. Gasparini seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY
Mr. Curtin advised everyone to drive carefully.

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Gasparini moved to adjourn the meeting at 7:19 p.m. Mr. Prell seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk