TOWN OF CAMILLUS
PLANNING BOARD MINUTES
February 23, 2026 - 7:00 p.m.

PRESENT:
Tracy Lauer, Chairperson
Scott Gasparini
Erich Grome
Don Klaben

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

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Laura Teufel, 4th Ward Councilor
Chris Cesta, 5th Ward Councilor
John O'Hara, 6th 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

John Szczech **TM #021.-01-08.0**
2427 Hunt Road
Preliminary/Final Plat

John Szczech explained that the tax parcel is a six-acre property and one acre will be split off to build a house. There is public water, public sewer, gas and electric. This meets all code requirements.

Chairperson Lauer asked Mr. Szczech to point out where the sewer is. Mr. Szczech explained that the sewer is across the street all the way down the whole length of Hunt Road. Chairperson Lauer asked if there is a driveway. Mr. Szczech said no, not yet.

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

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

Mr. Curtin noted that the applicant has submitted a short form SEQR and has completed Parts 1 and 2. Mr. Curtin reviewed the SEQR with the board and based on the answers to all the questions, it is his recommendation that the board consider issuing a negative declaration on this application.

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

Mr. Gasparini moved to approve the subdivision according to the plan entitled "Killoran Subdivision, Part of Subdivision #6 of Part of Farm Lot No. 64" prepared by Ianuzi & Romans Land Surveying dated November 10, 2025 as submitted to the Town Planning Board. Mr. Klaben seconded the motion and it was unanimously approved.

Benderson Development/Chick-fil-A **TM #066.-01-11.0**
5315 West Genesee Street
Site Plan

Matthew Oates of Benderson Development appeared to present a site plan for a new Chick-fil-A to be located at Camillus Commons where the former Denny's is located. There will be no access changes to the public right of way. The project will maintain the existing three signalized access points and the right-in right-out that exists at Tops. Access to the Chick-fil-A will be internal within the plaza through two access points. There will be a full access driveway on the north end and the second access drive will be exit-out and right-in only which will push the traffic circulation to follow the drive-thru traffic around the site. There will be one-way traffic in front of the building which will minimize any conflict points to make overall circulation on the site better. There is also additional green space that buffers the drive-thru lane all around the site. The new site will actually reduce the overall amount of impervious area by 1800 square feet; there will be more green space than what is currently existing. There will be two canopies; one at the order point and one at the pick-up point consistent with the other Chick fil-A locations in the area. The site will have new water service coming in off of West Genesee Street which will be a 6" combined service with both fire and domestic service. There will be a new sanitary sewer line which will connect to the existing system as well as a new drainage system which will also connect to the existing system. The building will have light and dark brick veneer with a dark bronze canopy look and trim along the top of building. There will be two signs on the front and back sides and one on each short side.

Mr. Gasparini noted some discrepancies on the site plan and asked for confirmation of the location of the dumpster and asked if there is a curb cut facing Wendy's. Randy Beboit of Bohler Engineering explained that the signed survey is not updated. Mr. Oates advised that there is no access point to Wendy's and showed where the dumpsters will be located. Mr. Beboit said he will provide an updated survey. Mr. Gasparini asked how many customers they expect per day. Mr. Oates responded that from a traffic standpoint, the afternoon peak is 110, Saturday peak is 160 and the midday peak is 180. Mr. Oates added that in regards to traffic, he doesn't see the numbers being significant based on the three different signalized access points as well as the additional right-in right-out, and everything is internal to the plaza. There is approximate space for 30 cars in the dedicated drive-thru as well as additional space on site for 12-15 cars in the drive lane which is still contained. Mr. Beboit added that Chick-fil-A will have a grand opening team to help manage traffic for the first 2-3 weeks it is open. Mr. Gasparini then asked if they are proposing a new sidewalk along the gas station side. Mr. Oates explained that one sidewalk is existing and there is a new proposed sidewalk that connects into the building's sidewalk system. Mr. Gasparini asked if there will be any additional crosswalks. Mr. Oates said there will be no other additional pedestrian access.

Mr. Grome asked what material they plan to use for the curbs. Mr. Oates said they will be concrete. Chairperson Lauer advised that the town requires granite curbing which is what Benderson used at the Starbucks location.

Mr. Klaben advised that it would be good to have a walkway as there will be significant pedestrian traffic from the high school. Mr. Klaben asked with the 30-car queuing stacking

system if it will be 15 cars per drive-thru lane. Mr. Oates said yes, this is just about right. Mr. Klaben said it would be good to see a plan that actually shows the stacking of 30 cars. Mr. Klaben brought up the location of the transformer and said that right now there is 2 feet of grass between West Genesee Street and the Denny's parking lot. Mr. Klaben asked how strong the bollards are that will be around the transformer. Mr. Oates explained that this is regulated by the utility company so they are traffic-rated and are generally placed 4' into the ground and imbedded in concrete. Mr. Oates added that the electric company determines where the transformer goes and it is possible this may be shifted on the plan. Mr. Klaben noted that it would be nice to see it screened since it is just 1 foot off of West Genesee Street.

Chairperson Lauer asked about the plans for snow storage. Mr. Oates said it will most likely be taken away from the building and integrated out into the rest of the plaza where snow currently is being stored. Chairperson Lauer advised to add this to the plan.

Mr. White advised that granite is a town requirement. Mr. White also said that he agrees with improvements to pedestrian connection. Mr. White stated that he hasn't issued a formal review letter yet. Mr. White asked if there will be any backflow prevention in regard to the water service. Mr. Beboit said yes, it will be located inside the building. Mr. White noted that the one-way drive aisle is 25' wide which is extremely wide for one-way traffic and expressed the concern that this will cause confusion for drivers leaving and will give them space to go in any direction they want. With the flush medians, it will also give them the ability to cut through and bypass traffic patterns. Mr. Oates replied that they don't want to squeeze this down at all because it will be too tight; they are trying to provide a designated traffic pattern for the site and will have signage and employees directing traffic. Mr. White said that he believes there will be chaos with flush medians and wide lanes and suggested they consider raised or curbed medians. Mr. Beboit explained that the reason for the flush medians is for the delivery trucks. Mr. Bebout added that the deliveries happen in the middle of the night between 12:00 am and 5:00 am. Mr. White said that since the deliveries take place in the middle of the night, they have access to the whole parking lot. Mr. White suggested they show the intended movement for delivery vehicles. Mr. White noted that the plan is presenting a required number of 90 spaces, but they are only proposing 70 spaces on the site which doesn't meet the code from a standpoint of parking requirements. Mr. Oates stated that there is more than enough parking overall in the shopping center. Mr. Oates added that since this specific parcel is zoned C2 within the entire Camillus Commons which is zoned PD, he is not sure how the parking should be looked at. Mr. Curtin advised that he will look into this. Mr. White said that he reviewed the stormwater memorandum and has no disagreement with their approach, and advised that a SWPPP will also be required. Mr. White noted that for the site lighting, there is quite a bit of spillage off of the property which exceeds the town guidelines. Mr. White suggested to take a hard look at the proposed lighting.

Mr. Curtin asked where the closest hydrant is. Mr. Oates said he is not sure but will find out. Mr. Curtin said he would like to see this on the plan because of the accessibility for any emergency equipment. Mr. Curtin advised the applicant to also show the turning radius for emergency vehicles and to demonstrate how they will access the site. Mr. Curtin also advised to show snow storage on the plan as there is limited green space. Mr. Curtin added that since this is going to be a big draw for pedestrian, especially from the high school, that a pedestrian access point off the corner of St. Joseph's showing a crossway would be a safe way to access the site and advised to take this under consideration. Mr. Curtin asked if there is a landscaping plan. Mr. Oates said there is landscaping proposed along the entrances and additional landscaping

proposed as customers come in to the drive-thru and there will be screening for the dumpsters. Mr. Curtin said he will take a look at the C2 vs. PD situation to see what can be done.

Mr. Grome moved to declare lead agency under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Grome moved to refer this to the County for review. Mr. Gasparini seconded the motion and it was unanimously approved

OLD BUSINESS
None

MINUTES
Mr. Gasparini moved to accept the minutes of the January 26, 2026 meeting. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION
None

CORRESPONDENCE
A voucher was received from Barton & Loguidice, DPC for $5,524.00, $5,024.00 of which is recoverable. Mr. Klaben moved to approve payment. Mr. Grome seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $3,589.50, $3,339.50 of which is recoverable. Mr. Gasparini moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Curtin Law Firm for $2,860.00, $770.00 of which is recoverable. Mr. Gasparini moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
Chris Cesta said that Benderson is a great asset to the community. They fill the requirements for their projects and if something is missing, they will come back and make sure it is right.

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Gasparini moved to adjourn the meeting at 7:44 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk