TOWN OF CAMILLUS
PLANNING BOARD MINUTES
March 9, 2026 - 7:00 p.m.

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

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

GUESTS AND MEMBERS OF THE PUBLIC
Laura Teufel, 4th Ward Councilor
1 other person

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

NEW BUSINESS

Benderson Development **TM #048.-01-01.1 & 036.-01-01.1**
3401-3597 West Genesee Street
Amended Site Plan

Matthew Oates of Benderson Development appeared with a site plan for sidewalk and parking lot modifications and facade modifications at Fairmount Fair Plaza. Mr. Oates explained that the sidewalk portion of the plan was approved back in October 2023, however they never moved forward with it because they were given the ability to take back 12,500 square feet from Ashley Furniture that is allowing them to create a new tenant space which is what the façade portion of the application is for. They are looking to modify the sidewalk from Michael's through Ulta by bumping out the sidewalk and smoothing out the existing drive lane. They are proposing a raised crosswalk connection on the right side of the building in order to control and slow down traffic. Mr. Oates added that currently the distance from Marshall's outside columns to the curb line is 4-5 feet, and this will increase to 10 feet. Mr. Oates stated that they are also proposing a new façade bump-out for where the new tenant will be which will match into the overall design of the center; it will match the existing columns and coloring. The changes in the back of the building will be eliminating a couple of parking spaces and adding a new dumpster enclosure and storage area.

Mr. Gasparini noted that they are relocating a couple of light poles and asked if they are adding any more. Mr. Oates confirmed they are relocating some poles and said they are not adding any more. Mr. Gasparini asked if they have a potential tenant for the new space. Mr. Oates said not yet.

Mr. Oates advised the board that realizing that the town standard is to have granite, the curbing in the parking lot will be granite. The curbing along the sidewalk will be concrete to match the existing curbing and sidewalk as to patch in granite will not be appealing.

Mr. Grome suggested having the crosswalk on the left side of the building be a mirror image of the raised crosswalk on the right side of the building as it is coming into an island.

Mr. White stated that he agrees with adjusting the crosswalk on the left side of the building in order to be more of a pedestrian refuge. Mr. White also acknowledged that the concrete curbing along the existing sidewalk would be appropriate.

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

Mr. Curtin advised that the applicant has prepared the short form environmental assessment and has answered all salient questions correctly. Based on his review he recommends the board consider issuing a negative declaration on this application.

Mr. Prell moved to declare this an unlisted action under SEQR. Mr. Klaben 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. Prell moved to approve the plan that was prepared by Benderson Development entitled Proposed Site Modifications for Fairmount Fair, 3501-3587 West Genesee Street, Sheets C1.0, C3.00, C4.0, C4.10, C4.11, C4.2, C5.00, C5.01, C6.00, C6.01, C6.1, C7.00 and Façade Renovation Sheet A1 with one modification being the pedestrian refuge on the left side of the building be drawn in the same fashion as the one on the far right side of the building and submit a plan showing this change. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Curtin advised that for the Chick-fil-A project, he has researched relative to C2 and CP and parking issues. He will submit a request to the town board to consider amending the zoning affecting the Chick-fil-A parcel to make it all CP with common ownership which will allow the planning board more latitude relative to the parking issue so a variance won't be needed.

Mr. Prell moved for Paul Curtin to write a letter to town board requesting the zone change. Mr. Klaben seconded the motion and it was unanimously approved.

OLD BUSINESS
None

MINUTES
None

DISCUSSION
None

CORRESPONDENCE
A voucher was received from Curtin Law Firm for $1,540.00, $550.00 of which is recoverable. Mr. Prell moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $1,796.25, $1,796.25 of which is recoverable. Mr. Gasparini moved to approve payment. Mr. Prell seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

Laura Teufel advised that she is a member of the new tree committee board. The town of Camillus has been designated as a tree city. It might be an interesting idea for developers to look to the tree committee for ideas that might give variety and opportunities that may service and blend the efforts of both.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

Mr. Grome said that he is also on the tree committee and thinks it is a great thing.

ADJOURNMENT

Mr. Grome moved to adjourn the meeting at 7:15 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk