TOWN OF CAMILLUS
PLANNING BOARD MINUTES
March 23, 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
Mary Luber, 1st Ward Councilor
2 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 #022.1-02-43.0**
Ike Dixon Road
Preliminary Plat

John Szczech showed the locations of each house as the Planning Board had asked to see this when they approved the sketch plan. Mr. Szczech explained that since the Codes Office was worried about the distance to the hydrant they moved the houses so the new hydrant going to the end of the new main is within 600 feet to meet code requirement. There is a sewer main and each lot has a lateral. Two lots will be gravity and two lots will be pumped so there is no septic. Also, two lots will have water services that will come off of the new Rolling Meadows tank and the other two lots will have water services that will come off of the main off the Westhill tank.

Mr. Curtin asked if there are any restrictive covenants on these lots. Mr. Szczech said there aren't any, but they can have them if Mr. Curtin wants them. Mr. Curtin advised that these are fairly significant lots and he would want to make sure there is no further subdivision. Mr. Curtin advised Mr. Szczech to ask John Petosa to prepare something for his review. Mr. Curtin said that he doesn't want to see this site subdivided further. Mr. Curtin advised that the applicant's surveyor has prepared Part One of the Environmental Assessment Form for the four additional lots that are being created, and based on his review he recommends the board consider issuing a negative declaration on this application as there are no adverse environmental impacts that this development would create. Also, since this four lot subdivision is contiguous to other properties that are already subdivided and these lots meet and exceed the requirements and exceed the lot sizes that they are contiguous to, the board can waive a public hearing and move to grant final approval subject to maps being prepared appropriately indicating the location of the hydrant and maps to be marked final for the Chair's signature.

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

Mr. White asked if the easement for the sewer was transitioned to the town with Section 7 of Rolling Meadows. Mr. Szczech confirmed this. Mr. White advised that it is good to go since it has transitioned to the town.

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 set parkland fees for three lots. Mr. Prell seconded the motion and it was unanimously approved.

Mr. Prell moved to approve both preliminary and final plat which the applicant will submit for signature per plans titled JEM Ventures Subdivision last dated 12/23/2025 by Ianuzi & Romans Land Surveying, PC. Mr. Grome seconded the motion and it was unanimously approved.

OLD BUSINESS
None

MINUTES
Mr. Prell moved to approve the minutes of the February 23, 2026 and March 9, 2026 meetings. Mr. Gasparini seconded the motion and it was unanimously approved.

DISCUSSION
None

CORRESPONDENCE
A voucher was received for the reimbursement of Erich Grome's Planning Symposium Registration for $85.00. 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
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Gasparini moved to adjourn the meeting at 7:14 p.m. Mr. Grome seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk