TOWN OF CAMILLUS
PLANNING BOARD MINUTES
April 27, 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
Mary Luber, 1st Ward Councilor
John O'Hara, 6th Ward Councilor
3 other people

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

NEW BUSINESS
Benderson Development/Camillus Commons **TM #066.-01-10.1**
5241-5399 West Genesee Street
Amended Site Plan

Matthew Oates of Benderson Development appeared to present an amended site plan for site changes and facade changes for the existing 22,500 vacancy that is on the west side of Drakos. Mr. Oates advised that the space will be a fitness center. The sidewalk will match the sidewalk that is in front of Drakos which gives 16' clearance from the face of the building to the sidewalk. Mr. Oates added that it will be a flush curb. The new entrance will match Drakos' entrance and will be the same height and width. The two entrances will sit right next to each and will mirror each other. Mr. Oates stated that this will fill the last major vacancy in the former BonTon space.

Mr. Curtin asked if the lighting will be the same as Drakos. Mr. Oates confirmed it will be the same. Mr. Curtin asked if it will be a complete match, and Mr. Oates confirmed this as well. Mr. Curtin asked what the hours of operation will be and Mr. Oated explained that he is not sure, but being a fitness center it could be open 24-7. Mr. Curtin asked if the existing site lighting is sufficient for this purpose and Mr. Oates responded yes.

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

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

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

Mr. Gasparini moved to approve the plans for proposed sidewalk and elevation improvements prepared by Benderson Development; Cover Sheet C1.0, Demolition Plan C3.0, Overall Site Plan C4.0, Detailed Site Plan C4.1, Construction Details C4.2, Grading Plan C5.0, Proposed Elevation Plan A1, as well as survey shown as part of the exhibit as submitted and prepared by

CT Male Associates dated 10/21/2021. Mr. Prell seconded the motion and it was unanimously approved.

OLD BUSINESS
None

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

DISCUSSION
Chairperson Lauer moved to direct Mr. Curtin to write a letter to the Town Board advising that the Planning Board's position is favorable regarding the zone change for the proposed Chick-fil-A. Mr. Prell seconded the motion and it was unanimously approved.

CORRESPONDENCE
A voucher was received from Curtin Law Firm for $2,640.00, $770.00 of which is recoverable. Mr. Prell moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
John O'Hara said that he thought there would be more of a discussion regarding Chick-fil-A. Chairperson Lauer advised that this wasn't a public hearing and the agenda item was to respond to the Town's request for the Planning Board's recommendation on the zone change and to direct Mr. Curtin to advise of the Planning Board's recommendation. Mr. Curtin added that the discussion was for him to give the Town Board a positive recommendation from the Planning Board that the zone change take place so all of the zoning for the shopping center will be identical. Mr. O'Hara said that he had questions regarding traffic flow. Mr. Curtin advised that the Planning Board had offered comments during the first presentation and when they come back to the Planning Board with updated plans, this will be reviewed.

COMMENTS OF THE ATTORNEY
Mr. Curtin introduced Bob Fanelli, the Planning Board Chairman for the Town of Geddes.

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Klaben moved to adjourn the meeting at 7:11 p.m. Mr. Gasparini seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk