TOWN OF CAMILLUS
PLANNING BOARD MINUTES
May 11, 2026 - 7:00 p.m.

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

STAFF PRESENT:
Chuck White, Planning Board Engineer
Mark Levy, 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

St. Luke's Church **TM #035.-04-11.1**
5402 West Genesee Street
Temporary Site Plan

Bob Shafer appeared with a temporary site plan for the Wildcat food truck to be at St. Luke's Church at the same time as their Junk in the Trunk event. He showed where the food truck will be located and explained it will be blocked off from vehicular traffic. Cars will enter from Richlee Drive, park and walk to the Junk in the Trunk and the food truck. This event will be held on May 30th,

Mr. Grome advised Mr. Shafer that if they have a plan with all dates for food trucks for the calendar year, he can make one application per year. Chairperson Lauer added that if the layout changes they will need to come back.

Mr. Klaben asked if people need to register for Junk in the Trunk so they know how many cars will participate. Mr. Shafer confirmed that people do need to register. Mr. Klaben asked if this takes place in a closed parking lot. Mr. Shafer confirmed this as well.

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

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

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

Mr. Prell moved to approve the temporary site plan as shown on the aerial photo. Mr. Grome seconded the motion and it was unanimously approved.

KMG III Properties **TM #017.-01-01.1**
103 Bennett Road
Zone Change

Patrick Reynolds from Ianuzi & Romans Land Surveying explained that they are looking to get this property added to the billboard overlay district. This is currently zoned C3, and the uses on site are a lawn mower repair shop, small restaurant and bakery. They wish to install a digital billboard on the site which will be on the northern property boundary bordering Route 5. The billboard location is 2500 feet from the nearest billboard and more than 500 feet from the nearest residence. Mr. Reynolds added that if the zone change is approved they will come back with a full site plan and detailed drawings of the billboard.

Chairperson Lauer advised that at this time, the Planning Board is referring to the Town Board for the zone change.

Mr. White wanted to note that the request for the overlay is consistent with the code and he has no engineering comments at this time.

Chairperson Lauer moved to write a letter to the Town Board advising that the Planning Board's position is favorable regarding this zone change. Mr. Prell seconded the motion and it was unanimously approved.

Cameron Hinsdale, LLC **TM #017.-04-48.1, #017.-04-08.1,**
Warners Road **#017.-04-09.0, #017.-04-04.0,**
Site Plan **#017.-04-05.0, #017.-04-06.0**

Joe Goethe explained that they got the PUD change for the mixed use and are finished with OCIDA and are now ready with their site plan. Mr. Goethe advised that their engineers have been working with Mr. White on establishing the criteria for the public road that is going through the site. Stantec is working with DOT and State DOT on the design. Mr. Goethe said that the Costco drive aisle between the store and the gas station will line up with the entrance and have a full interchange going both directions with a turn signal. The existing right-in, right-out will be removed. They now have all of the parcels up to the exit ramp including the small sliver near the exit ramp, and they will utilize this sliver for drainage. The portion below the church between the Route 5 exit ramp and the church will be where the retail is located. Right now, they are focusing on the roadway for access and the apartments and townhouses. They have only identified the retail as blocks of space and have no tenants yet. There will be 6 apartment buildings; 5 buildings with 24 units and 1 building with 36 units. There will be 5 townhouse buildings with 6 units and freestanding parking. Mr. Goethe said that they have dealt with grades and curvature and access and right-of-way with Mr. White and are still working through the majority of the grading. They are putting a lot of drainage in which will be an improvement. The retail building closest to the resident buildings will have a fitness center and rec center that will be accessible from the apartments and the public. There will be a sidewalk all

the way across from the apartments tying into pedestrian crossing over at the intersection to tie into Township 5. Mr. Goethe showed elevations of the townhouses and apartments.

Mr. Gasparini noted that on the north side where the townhouses back up to the church there is a sanitary easement going through it and the plan proposes a buffer of a tree line going through that easement which is a concern. Mr. Gasparini noted there is a retention pond, and it was explained that there is an existing drainage swale there; they are just continuing this existing swale. They are not holding back any more water than what is already there. It is a temporary holding area and won't hold any permanent depth of water. Mr. White said he understands the need for a buffer, but right now it is heavily overgrown and planting trees directly over a sewer main is never a good idea. He doesn't want to see trees here and suggested possibly planting trees just beyond the easement.

Mr. Grome shared his concerns with the easements. Mr. White said they'd take a close look at this to make sure that access is maintained and they aren't creating an impact to the existing sewer system. Mr. Grome said he appreciates the amount of trees and landscaping shown, and would like to see more trees and landscaping on the south side abutting the onramp.

Chairperson Lauer asked Mr. Goethe to walk her through the curbing as there is a lack of granite. Mr. Goethe said they replicated what they did with Township 5. He got pricing for granite and concrete and to make it reasonable from a cost standpoint, the main curbs and entrances will be granite and the rest will be concrete. Mr. White noted that the previous submission showed granite and they are now proposing a concrete curb for the dedicated road. Mr. White advised that the town code is granite. Mr. Goethe stated that the road built for Township 5 is all concrete and has no issues and added that the cost of granite is significantly higher. Chairperson Lauer stated that it is town standard to have granite and the road that is being dedicated to the town is concrete which is an issue. Chairperson Lauer added that maybe the cost for granite is more expensive up front, but the maintenance in the long run may result in the same cost overall.

Mr. White said that he has had productive work sessions with Mr. Goethe and his team. Mr. White said there are still things to think about:

The sewer on the north side is an existing sewer built around 1990-1991, and records show it is PVC which is a good thing. Mr. White advised that he has requested WEP go in and CCTV the main to see if there are any issues with existing conditions.

Mr. White noted that since there will be 30 townhomes, there will be 30 new tap connections into this main and advised Mr. Goethe that they need to think about methods on how this will be done.

Mr. White advised regarding the sewer on the west side as it goes back down the hill across Hinsdale Road and ties into the Township 5 pump station to make sure it has enough room to handle the additional loads and doesn't get overloaded.

Mr. White also advised to keep in mind the 10 state standards on separation from storm and sanitary and also where the utilities are located.

Mr. White brought up stormwater management and noted that they plan on bulldozing the pond/stormwater features that exist for the church today. Mr. White advised that the new design needs to take into consideration that they need to offset what they are taking out.

Mr. White also advised coordinating everything through OCWA and to take a hard look with OCWA as to where the hydrants will be located and added that they will be town-maintained hydrants.

Mr. White said that since this is new development, they still need to address 1-for-1 sewer offset and he hasn't seen a plan for this yet. Also, the site has many drainage pipes and he needs to know what will be dedicated to the town vs. what will remain private in order to figure out whose responsibility it will be to maintain. This includes the conveyance coming down through the open channel that will pipe down through the site.

Mr. White asked Mr. Goethe to confirm that the entrance to the Tru Hotel is intended to be entrance only, not exit-out. Mr. Goethe said this isn't being touched and they do not anticipate any vehicles exiting out of Tru Hotel at that point.

OLD BUSINESS
None

MINUTES
Mr. Prell moved to accept the minutes of the April 27, 2026 meeting. Mr. Gasparini seconded the motion and it was unanimously approved.

DISCUSSION
None

CORRESPONDENCE
A voucher was received from Curtin Law Firm for $1,950.00, $960.00 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 $2,039.75, $1,789.75 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 $2,187.50, $1,687.50 of which is recoverable. Mr. Prell moved to approve payment. Mr. Klaben 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
Mr. O'Hara asked about Trader Joe's coming to Fairmount Fair. Chairperson advised that the developer did not disclose who the tenant is when they came in.

ADJOURNMENT
Mr. Gasparini moved to adjourn the meeting at 7:40 p.m. Mr. Prell seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk