TOWN OF CAMILLUS
PLANNING BOARD MINUTES
May 27, 2026 - 7:00 p.m.

PRESENT:
Tracy Lauer, Chairperson
Erich Grome
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
Approximately 12 other people

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

NEW BUSINESS
American Promotional Events dba TNT Fireworks **TM # 017.-04-02.1**
3724 Milton Avenue
Temporary Site Plan

Chairperson Lauer recused herself from this application.

Amanda Gump, area manager for TNT Fireworks, explained that they are looking to set up a temporary tent for fireworks sales from June 20th – July 5th. They will set up a few days prior and take the tent down shortly afterwards. There will be metal storage that is used for securing the product in overnight hours and they will provide locks for these containers.

Mr. Grome asked if there are any changes from the previous years. Ms. Gump replied that there are no changes.

Mr. Prell asked how many fire extinguishers they will have. Ms. Gump advised they will have two water cans and an ABC extinguisher.

Mr. Curtin asked what an approved sparkling device is. Ms. Gump explained that New York does not allow the sales of anything that goes into the air or anything that explodes. They will be selling cone fountain-based items and novelties.

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

Mr. Grome 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. Grome moved to approve American Promotional Events DBA TNT Fireworks at 3724 Milton Avenue. Mr. Prell seconded the motion and it was unanimously approved.

Jasmine Spa **TM #047.-05-22.2**
3514 West Genesee Street
Amended Site Plan

Jake Rivera of Caliber Commercial Brokerage explained that he represents both the tenant and the landlord. Mr. Rivera advised that Jasmine Spa is a wellness center with two other locations; one in Auburn and one in Syracuse.

Chairperson Lauer advised Mr. Rivera to change the use on the application from indoor sales to personal and professional services, and to also add the tax id to the application. Chairperson Lauer also advised that the permit goes through the codes department.

Mr. Curtin noted that the floor plan doesn't make sense; the storage room has no access, and the men's room is only accessible through a massage room. Mr. Curtin advised that when they submit for a building permit this probably won't pass muster with the codes office as facilities need to have independent access for staff and clients. Mr. White added that this also needs to be ADA accessible. Mr. Curtin asked for clarification that the front elevation won't be changed. Mr. Rivera confirmed this. Mr. Curtin also noted that there is nothing in the packet that indicates what the signage will look like. Mr. Rivera said that he can provide renderings. Chairperson Lauer and Mr. Curtin advised that the codes office will approve any signage. Mr. Curtin added that codes will also calculate the appropriate square footage and lumens.

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

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

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

Mr. Prell moved to approve the application subject to the tax parcel being included and the use being changed on the application. Mr. Grome seconded the motion and it was unanimously approved.

Holy Family Church **TM #056.-04-01.1**
121, 124, 127, 130 Chapel Road **056.-03-01.1**
Temporary Site Plan

Katie Rech, volunteer for Holy Family, appeared to present the plan for the 3rd annual Holy Family Festival. Ms. Rech advised they have been working with the Camillus Police and Code Enforcement Office to ensure they are up to date on what all of the requirements are. Ms. Rech said they are following the same guidelines and rules as the last two years. The festival will be held on June 12 & 13 from 5:00 pm -10:00 pm.

Chairperson Lauer asked if there are any changes from the previous year. Ms. Rech said there are no real changes to the set-up, but they are using a different company for staging than last year; they are using the company that did the staging for the first year of the festival. They are also obtaining their own alcohol permit and will be selling beer and wine only. The paperwork has been submitted to NYS and they are waiting for the permit. They are using Onondaga Beverage who will provide a lockable refrigeration truck. There will be overnight security once again. Chairperson Lauer asked if it is the same parking. Ms. Rech replied yes and elaborated that they have allotted 476 parking spots and have worked with Asil's, adjacent neighbors and the Camillus Police to block streets so people can't park on the streets for emergency access. Ms. Rech added that many people have walked to the festival.

Mr. Curtin stated that the application is complete and added that he is not aware of any issues this application has presented in the past.

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

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

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

Mr. Prell moved to approve the application and plan as shown. Mr. Grome seconded the motion and it was unanimously approved.

OLD BUSINESS

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

Matthew Oates of Benderson Development advised that they have received re-zoning for the parcel and have made a resubmittal to address the comments previously issued by the Planning Board. Mr. Oates explained that they have provided a pedestrian connection so students will have a safe pedestrian crossing from the high school to Chick-fil-A. The transformer has been shifted to the back and islands have been added to both ends as well as Do Not Enter signs to further define one-way traffic flow. Mr. Oates advised that Chick-fil-A deliveries happen in the off-hours which allows them to not have to put in large truck turning radiuses to make it work during the day. The curbing has been converted to granite except for the curbing directly around the building which will be a monolithic pour. Mr. Oates stated that they have provided the SWPPP and noted that the site does not have public discharge; it is on drainage wells. They have also provided an updated site lighting plan which reduces the spillage on the right-of-way. There is still spillage over the rest of the property lines as this is an internal tax parcel, and they were able to reduce the foot candle average to 2.2 and the uniformity ratio down to 19:1.

Mr. Prell said that he doesn't believe the Planning Board wants to set a precedent going back to concrete curbs. Mr. Oates explained that the only concrete curbing proposed is specifically

around the building where there is concrete sidewalk which will eliminate any heaving between the concrete sidewalk and the granite curb and added that this matches the rest of the plaza. They also have concrete curbing only for the section of the drive-thru where they do specific concrete paving. The rest of site is granite curbing, therefore it will be approximately 85% granite and 15% concrete based on construction standards.

Mr. White advised he hasn't fully completed his review of the SWPPP and added that he hasn't seen any major issues so far. He acknowledged the changes in the lighting plan and stated that it is an improvement. Mr. White advised that the town standard per code is granite curbing and stated that he disagrees with sidewalk settlement and heaving as a result of not using integral concrete curb. Mr. White noted that granite curbs and concrete sidewalks are constructed with great success. Mr. White also stated that he doesn't see the need for a concrete curb in the drive-thru since concrete pavement is separate and poured in a separate pour. Mr. White again noted that the town code says granite.

Mr. Curtin advised that this is new construction as opposed to integrating this project into something that previously exists. Since this is standalone, the board does not want to create a precedent that will create issues for the town with other applications in the future. In the long term from a maintenance standpoint and for durability and visual presentation, granite is far superior and it lasts longer. Mr. Curtin advised that granite is a town standard and added that integrated concrete curbing does not hold up well. Mr. Curtin stated that it is prudent to submit an amended plan with all granite curbing.

Mr. White advised that he is finalizing his review of the SWPPP and can coordinate directly with Mr. Oates. Mr. White added that the site will be less impervious than it is today which is a positive thing.

Mr. Oates asked if the Planning Board would be open to approving the rest of the project with the condition of granite curbing. Chairperson Lauer advised that the board is comfortable with the rest of the site.

Mr. Curtin advised that he has reviewed the SEQR submission and finds no exceptions relative to questions that were answered.

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

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

Mr. Prell moved to approve the plans contingent on Mr. White's final review of the SWPP and the condition that the curbing is granite. This approval is predicated on the plans prepared and submitted by Bohler entitled FSU #06238 Exhibit 1; sheets C-000, C-001, survey by Ausfeld & Waldruff Land Surveyors, LLP last revised 12/4/25, sheets C-101, C-200, C-300, C-301, C-302, C-400, C-401, C-402, C-403, C-500, L-101, L-102 PS-100 and E-102. Mr. Grome seconded the motion and it was unanimously approved.

MINUTES
Mr. Prell moved to accept the minutes of the May 11, 2026 meeting. Mr. Grome seconded the motion and it was unanimously approved.

DISCUSSION
None

CORRESPONDENCE
None

COMMENTS OF TOWN OFFICIALS
Ms. Teufel advised that rumors continue to abound about Trader Joe's. Chairperson Lauer stated that the tenant was not disclosed to the Planning Board.

Ms. Teufel advised that she has also heard rumors about a property coming for sale on Bennett Road, and the buyer intends to develop this into a battery storage unit. Chairperson Lauer said that the Planning Board has seen nothing on this.

Ms. Teufel asked if the hours for the Holy Family Festival are from 5:00 pm -10:00 pm. Chairperson Lauer advised that this is correct.

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
Mr. Prell thanked Ms. Teufel for attending the meeting and getting the facts to report to the people.

ADJOURNMENT
Mr. Grome moved to adjourn the meeting at 7:37 p.m. Mr. Prell seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk