TOWN OF CAMILLUS
PLANNING BOARD MINUTES
June 8, 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
Approximately 5 other people

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

NEW BUSINESS
Hinsdale Road Group, LLC **TM #017.-05-77.0**
Warners Road
Site Plan

Joe Goethe explained that there is a U-shaped property behind Costco that is approximately 4 acres. Costco would like to acquire this piece of land to expand their parking. The new lot will provide 200+ parking spaces. Mr. Goethe added that they need to get through a negative declaration in order to get National Grid to allow for the easement.

Jason Brown with Dunn & Sgromo Engineers stated that there is a 4.5 acre site on the opposite side of the National Grid easement with an existing wetland of .4 acres. This parcel is zoned PUD. The proposed parking lot is 1.8 acres which is about 40% coverage on the site. For access, there will be a 30' drive aisle with a 10' sidewalk for pedestrians. The grading is steeper on the west side averaging about a 10% grade. The grading on the eastern portion is only ½ - 1%. The proposed grades for the parking lot will be between 1 - 4%. The access drive will be roughly a 5% grade. The parking spaces are 10' x 20' which is the same as the original parking lot and will have the same striping configuration. The drive aisles are 24'. They developed an infiltration basin to mitigate site flows and to provide water quality. There is no underground drainage on the site, so they strategically placed curb cuts that go to the grass swales which are used for pretreatment and will then go over to the infiltration basin. The remainder of the site goes into a bioretention facility for water quality treatment. Mr. Brown showed the landscaping plan which showed plantings within the bioretention facility and screening for the residential lots. Mr. Brown stated that they have also provided a site lighting plan.

Mr. Grome asked what Costco's purpose is for the additional parking. Mr. Goethe said it will be for employees and overflow parking.

Mr. Gasparini noted that the parking lot is across from where the tractor trailers unload into the warehouse and wondered how people would navigate around the trucks. Mr. Gasparini asked if there is a crosswalk and asked how people are getting from the parking lot to the building safely. Mr. Brown said that this lines up to the main drive aisle which is not near the trucks and added that cars drive through there all the time. Mr. Gasparini stated that these cars go very fast. Mr. Goethe said that the drivers drive cautiously around the corner because they can't see.

Mr. Brown said that they can provide a striped crosswalk in this area. Mr. Gasparini asked Mr. Brown to show him where the wetland line is. Mr. Gasparini asked when was the last time the property had a wet plan delineation. Mr. Goethe said one was done last year. Mr. Gasparini asked if any documentation was provided showing this. Mr. Brown said they can provide this with the SWPPP. Mr. Gasparini also noted that there is no buffer in the parking lot along the east and north sides. Mr. Brown explained these areas are wooded.

Mr. Prell noted that the mounting heights for the lighting poles are inconsistent and there are 2 poles that are over the maximum of 30'. Mr. Brown said he will take a look at this.

Chairperson Lauer stated she wanted to go back to how this is going to tie into the Costco parking lot. Chairperson Lauer noted that currently, there is no rhyme or reason to where cars are driving and they are going fast. She needs to see a good plan for how pedestrians are going to get to a sidewalk of the Costco building. There needs to be more controlled vehicle access and a crosswalk. Mr. Goethe agreed with this. Chairperson Lauer also noted that this comes out right where the tractor trailers are which is dangerous. Mr. Goethe advised they will do a traffic mitigation. Chairperson Lauer stated that the plan shows concrete and it needs to be granite curbing per town standard. Chairperson Lauer also noted that the buffer zone around the Shaughnessy parcel shows 11', and this needs to be 25'. Mr Goethe said he will look at the PUD to determine what the buffer should be.

Mr. White asked the applicant to explain the basis of 191 additional spaces; namely how this number is being arrived at compared to what is already provided for Costco. Mr. Goethe replied that Costco feels they need more parking; their growth and volume is significant and still growing, therefore they want more spaces. Mr. White stated that wanting more spaces doesn't create a basis for the number of spaces. Mr. Goethe said that he will find out if Costco has an equation. Mr. White advised that they need to tell the Planning Board why almost 200 additional spaces are needed. Mr. White advised that the Planning Board will want to see that the wetland delineation was done recently. Mr. White recollected that this area is rather wet and is wettest on the east side towards Hinsdale Road and that there used to be a couple of ponds on the west side. He is not sure of what their condition is today but suspects that the delineation of the site will identify these. Mr. White advised that the Zoning Chapter sections 1002, 1003, and 1004 address buffer strip widths and what is required to be in the buffer strip. Mr. White stated that it needs to be 25' on all 3 sides and added that the code states that for an open buffer there should be 2 trees and/or shrubs at least every 10 linear feet. Mr. White advised that for sight lighting, the town has a site lighting guidance that is located on the website. Mr. Brown said he will look into this and added that they based their lighting plan off of Costco's standards. Mr. White noted that there is a wetland a couple hundred feet to the east that holds water and asked if there are soil borings and/or perk tests that have been done. Mr. Brown advised they plan on doing this in the next week and added that the soil is very perkable. Mr. White asked about the timeline for the SWPPP. Mr. Brown said that they are testing this next week and will have the SWPPP before their next submission.

Mr. Curtin said that the first time he looked at this plan, he thought it looked like a parking lot for a new building as it didn't make sense to see a satellite parking lot to the rear of

the existing Costco building since most patrons won't know it is there. Mr. Curtin added that he thought this was anticipatory of a development on the contiguous property due to how it is laid out and its proximity to the rear of Costco. Mr. Curtin noted that the current configuration shows 191 spaces and asked how many employees there are. Mr. Curtin also asked what their normal parking requirement is so they could explain to the Planning Board the need for so many additional spaces. Mr. Goethe explained that this isn't just for employees; customers would also use it. Mr. Curtin asked how pedestrians will get from the front door to the parking lot as the plan doesn't provide easy accessibility or visibility which are concerns that the Planning Board has. Mr. Curtin asked if pedestrians will access Costco by walking around the building or if there will be a new access point. Mr. Goethe said there will not be a new access point. Mr. Curtin noted that the photometric plan lacks low level lighting from the parking lot to the point where it crosses the street for pedestrian safety. Mr. Curtin said that signage will be an issue relative to traffic going back and forth in that area yielding to pedestrians. Mr. Curtin said that he would like to know how many employees there are; and if they are shifting all employee parking to this new lot what this will look like and how much parking would be available to the general public. Mr Goethe stated that he would like to provide Costco with what they want within reason that works from an engineering standpoint. He wants to ensure their longevity and to keep this asset here. Mr. Goethe said he will take all of the Planning Board's questions and go back to Costco with them. Mr. Curtin said there is a safety concern given the distance, and there is no general site lighting that creates an ambient area where people can safely walk.

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

OLD BUSINESS
None

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

DISCUSSION
Mr. Prell moved to amend the resolution for St. Luke's Church's Temporary Site Plan to include additional events if there are no changes to the site plan for the remainder of the year. Mr. Gasparini seconded the motion and it was unanimously approved.

CORRESPONDENCE
A voucher was received from Curtin Law Firm for $1,690.00, $590.00 of which is recoverable. Mr. Prell moved to approve payment. Mr. Gasparini seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $2,262.50, $1,762.50 of which is recoverable. 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 7:36 p.m. Mr. Prell seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk