TOWN OF CAMILLUS
PLANNING BOARD MINUTES
June 22, 2026 - 7:00 p.m.

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

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Chris Cesta, 5th Ward Councilor
Approximately 8 other people

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

NEW BUSINESS

Holland Farms **TM #065.-04-10.0/1**
5407 West Genesee Street
Amended Site Plan

Todd Oudemool and Terry Horst appeared with their plan for Holland Farms. Mr. Oudemool explained that Holland Farms would like to have a drive-thru from a revenue standpoint. The site has four points of ingress/egress; two on West Genesee Street and two on Kasson Road. Ms. Horst stated that she has created a defined ingress and egress from West Genesee Street; it is the same as it was when it was Friendly's. People can come in from West Genesee Street and cycle and queue into the drive-thru or come around and park. Mr. Oudemool stated that there will be remote kiosks with concrete curbing and the window will be in the center of the back of the building. Mr. Oudemool added that there have been issues regarding Twin Trees customers parking in six parking spots where they shouldn't be, and he has put in temporary fencing where these spots are located. Mr. Oudemool said the drive-thru would clean up that area and the temporary fencing could be removed by continuing egress towards the east and Kasson Road.

Mr. Gasparini shared his concerns with pedestrian and traffic safety. There will be traffic coming from the bank drive-thru canopy, the proposed drive-thru and people cutting through. Mr. Gasparini asked how pedestrians will be able to travel safely to the front door. Mr. Gasparini also asked if the first drive that goes in front of the building is one-way or two-way. Mr. Oudemool said it is one-way, and Ms. Horst advised that it is wide enough to be two-way. Mr. Oudemool stated that this functioned as two-way when it was Second Chance Diner. Ms. Horst said they could have signage that would be more directed at that end to say that this is the drive-thru entrance. Mr. Gasparini asked if cars would be allowed to pull a U-turn. Ms. Horst said yes because there is a lot of open space. Mr. Gasparini confirmed it is 41'. Mr. Oudemool said that the majority of individuals do that now.

Mr. Grome asked for clarification that the West Genesee access points will be both ingress and egress. Ms. Horst confirmed this since they are wide enough. Mr. Grome asked if the intention is to put up a sign indicating drive-thru entrance. Ms. Horst confirmed this as well. Mr. Grome also asked how many cars they expect to be using the drive-thru at one time. Mr. Oudemool advised that there are over 30 parking spots and the number of spaces used rarely exceeds 20; the average is 10-15 cars.

Mr. Prell asked if they think the parking spaces are sufficient. Mr. Oudemool replied yes and added that he has been to other locations and it is an in-and-out type of crowd.

Mr. Klaben asked if there is one other location with a drive-thru. Mr. Oudemool said yes, it is in Yorkville. Mr. Klaben said he is concerned with peak times since the plan shows 5 cars in the drive-thru and if there are more than 5 cars it will create a blockage. Mr. Klaben said it would be good to show what happens if there are more than 5 cars in queue. Mr. Oudemool said that the queuing at the Yorkville location is normally 2-3 cars and the average turnaround time is 3 minutes without a remote kiosk. He expects this location to be quicker due to the remote kiosk. Mr. Klaben also shared his concern about the curb with the menu board; namely if snow covers the curb if there is any way to highlight the height of the curb so people don't drive into it. Ms. Horst said she will look into bollards.

Chairperson Lauer stated that there are potential conflict points on the plan, and she struggles with the drive-thru since there will be cars coming from M&T, cars coming out of the drive-thru, and cars cutting through from the shopping center. Chairperson Lauer said that they have enough parking, but the plan needs to show parking counts. Chairperson Lauer added that she would like to see more restrictions of where cars can go. Even though the lanes are wide enough for two-way traffic, maybe the answer is to have it one-way. Chairperson Lauer shared that the Town Engineer has concerns with this as well. The Planning Board needs to see the free flow of traffic and also needs to see some restriction and more direction. Chairperson Lauer advised that the drive-thru curbing needs to be granite. The plan also needs to show snow storage and bollards for where the picnic tables will be. Chairperson Lauer stated there is a concern as to how people are getting places and asked if there is a way to restrict where people drive. Adding the drive-thru makes it trickier with cars coming through, cars coming out and cars exiting the drive-thru.

Mr. Curtin asked if it would be a problem if the six spaces behind Twin Trees were to be eliminated. They could be striped in order to direct people to either turn left or right after exiting the drive-thru. Mr. Curtin noted that the orientation of the proposed drive-thru is at an angle to the building and suggested having it parallel to the rear of building. This will eliminate stacking by one car, but people can park and walk in if the drive-thru is not available. This configuration will eliminate some of the conflict the Planning Board is concerned with. There will still be enough parking. Mr. Curtin also suggested eliminating the spaces behind Twin Trees and creating a safe passageway for cars to exit the property onto Kasson Road with signage appropriately located and appropriate striping; they could put a stop sign at the end of building. Mr. Oudemool agreed with this suggestion.

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

Karen Sweeney **TM # 035.-02-21.0**
PIP Stop – 5422 West Genesee Street
ZBA – Special Use Permit

Mr. Gasparini recused himself from this application.

Karen Sweeney explained that the PIP Stop is currently located at 5415 West Genesee Street in front of Dr. Barry's office. At this location there are many concerns with parking and traffic coming off of West Genesee Street. There are people cutting through from SOS over the green even though boulders have been placed there. Ms. Sweeney said she wants to move her location to 5422 West Genesee Street because the parking area is completely in the back of the building. She would like to have a special use permit like she has now at the new location. Ms. Sweeney explained that the PIP Stop is short-term care for children and has been successful. She doesn't want to shut it down but will as of September if she can't find a new location. Mr. Sweeney said that the second floor will be for offices, storage and staff. The downstairs will be for babies up to approximately 10-year-old children. Ms. Sweeney added that she will need to put in a downstairs bathroom. People will enter the building from the rear parking lot.

Chairperson Lauer advised that this is a referral for a special use permit and Ms. Sweeney will have to come back for a site plan approval.

Mr. Prell moved to direct Mr. Curtin to make a referral to the ZBA. Mr. Klaben seconded the motion and it was unanimously approved.

Brian Petersen **TM #006.02-47.0, #006.-02-34.0,**
Kimball-Warners Road Development **#053.-06-08.0**
Sketch Plan

Brian Petersen, Brian Manning and Terry Horst appeared with their sketch plan. Mr. Petersen advised that he is representing Mater Dei Academy. Mr. Petersen explained that William Kimball is looking to annex some of his land. The project is proposing 13,870 square feet of housing which consists of 12 one-story units with a mix of 1- and 2-bedroom apartments as well as retail space. Mr. Petersen added that this is a unique project as it is crossing the line with Van Buren. All housing is on the Camillus side. There will be 2,500 square feet of retail space on the Van Buren side. They performed a preliminary review on the septic to see what is feasible for the amount of property they have and how much can be built out. The result is 20 bedrooms and 2 retail spaces with 3 employees each. The septic is on the Van Buren side of the proposed project and stormwater management will be on the Camillus side. Everything together is just short of 3 acres; 1.74 acres in Camillus and 1.34 acres in Van Buren.

Mr. Petersen stated that Mr. Kimball owns two pieces of property in Van Buren and one piece of property in Camillus and is looking to subdivide 1.25 acres out from the school and church.

Mr. Petersen added that the Warners Fire Chief had a preliminary review with the layout and access and is okay with the plan. Mr. Weber and Mr. Humphrey in the Camillus Codes office

have also reviewed the plan and everything is good from a zoning standpoint. Mr. Petersen advised they will go in front of Van Buren in July for their part of the project. Mr. Petersen explained that the challenge is the crossover between two entities and how this gets addressed; namely who will take lead agency.

Chairperson Lauer asked if they have submitted an application to the Town of Van Buren. Mr. Petersen replied yes and added they still have to go in front of the board. Chairperson Lauer said she will reach out to them to see if we can take lead agency since the larger parcel is in Camillus. Chairperson Lauer added that they will have to work through this and do a coordinated review. Chairperson Lauer asked if there have been any traffic studies. Mr. Petersen said not yet as they want to make sure what is being proposed works before performing any studies.

Mr. Prell asked who would occupy the retail space. Mr. Petersen said it will be just mercantile and retail; there will not be any food service since the septic won't allow that, it has to be a minimal use for the septic load. Mr. Petersen added that one of the spaces will possibly be a bookstore.

Mr. Gasparini asked what the required amount of parking spaces is for the retail space. Mr. Manning advised that the retail is in Van Buren and Ms. Horst said that it is one spot per 300 square feet per Van Buren code.

Mr. Grome noted that the septic is built for 20 bedrooms and asked how many bedrooms are planned. Mr. Manning replied that there will be eight 2-bedroom apartments and four single-bedroomed apartments for a total of 20 bedrooms.

Mr. Curtin advised that he will reach out to the Van Buren Planning Board and Attorney and discuss how they can engage in a coordinated review of this application and see what steps they have taken or are prepared to take and will report back to the board.

Mr. Manning asked if there is a possibility of doing an annexation fiat of taking on Van Buren's property. Mr. Curtin said that this is always a possibility, but it depends on the administration and the parcel. Mr. Curtin added that this is a Town Board matter, not a Planning Board matter, but he will bring it up.

OLD BUSINESS

Local 315 Brewing Company **TM #007.05-09.1**
3160 Warners Road
Site Plan

Dan Mathews advised that his engineer has addressed all of Mr. White's engineering comments. Chairperson Lauer confirmed this.

Mr. Gasparini asked if they are going to use the existing gravel parking as overflow parking. Mr. Mathews confirmed this. Mr. Gasparini noted that there is a gravel pathway from the existing gravel parking to the new proposed parking lot and said that he is concerned about continuing the pedestrian access through the parking lot to the building. Mr. Mathews said they will stripe the area per the Planning Board's request.

Mr. Mathews shared that they will have a designated area for food trucks to park. Mr. Curtin advised that they may have to come back to the Planning Board for approval for that specific use as an amendment to the plan so the board can consider pedestrian safety and access. Once that's done they wouldn't have to come back. Chairperson Lauer asked if the food truck is a permanent change. Mr. Mathews said they will have them on weekends during the summer.

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

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

Mr. Prell moved to approve the Lighting Plan prepared and submitted by Illuminate on behalf of the applicant, the Site Prep Plan C-1, Grading and Drainage C-2, Layout Plan C-3 and Details C-4 all as set forth in the submissions made by the applicant over the last several months with the condition of striping the walkway and providing MS4 acceptance to the Town Engineer. Mr. Gasparini seconded the motion and it was unanimously approved.

MINUTES

Mr. Gasparini moved to approve the minutes of the June 8, 2026 meeting. Mr. Grome seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

None

COMMENTS OF TOWN OFFICIALS

Mr. Cesta said it was a good move to realign the drive aisle for the Holland Farms project.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Gasparini moved to adjourn the meeting at 7:53 p.m. Mr. Prell seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk