Town of Camillus
Zoning Board of Appeals
August 4, 2026 - 7:00 p.m.

PRESENT:
Steve Pirro, Chairman
Matthew Beadnell
Gary Gonza
Zachary Theurer

STAFF PRESENT:
Paul Smythe, Attorney

GUESTS & MEMBERS OF THE PUBLIC
4 others

ABSENT
Douglas Shannon

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

Mr. Gonza moved to waive the reading of the legal notice. Mr. Beadnell seconded the motion, and it was unanimously approved.

PUBLIC HEARINGS:

Brandon & Nicole Claps **TM #: 018.-09-32.0**
119 Weeping Willow Way
Camillus, NY 13031

Area Variance: Garage in the side yard setback

Mr. & Mrs. Claps, the property owners, appeared to present their application. Mr. Claps described their property as a .39-acre lot in the Thompson Landing subdivision upon which is a single-family home with a two-car garage and driveway, with a pool and shed in the rear yard. He explained that the home was constructed as far west as possible on the lot in anticipation of adding this third garage bay in the future, and that locating that bay elsewhere has been constrained by the backyard pool and shed.

He stated that they are proposing a 14' wide by approximately 24' deep attached garage bay on the northeast side of the existing garage, approximately 8' from the side property line, which would match the roofline and appearance of the existing home and garages and would be used for vehicle and household storage. He added that the existing driveway extends to where the proposed bay would be, so no additional paving would be required.

He noted that the surrounding homes are all single-family residential with the adjacent property to the northeast positioned on an angle, which would reduce the visual impact of the proposed garage addition, and that one other home also has a three bay garage. He added that they have spoken with neighbors in the vicinity, none of whom expressed concerns, and have provided five letters of support with their application.

Mr. Gonza inquired what type of lighting would be used and whether stormwater drainage would change. Mr. Claps stated they would add one sconce light to the proposed garage which would match the sconces on the existing garages, and that stormwater would continue to drain to the existing retention pond with no changes.

Mr. Theurer moved to close the public hearing. Mr. Beadnell seconded the motion, and it was unanimously approved.

Kaitlin Holdrege & Anthony Levine **TM #: 059.-05-14.0**
205 Robinhood Lane
Camillus, NY 13031

Area Variance: 5' fence in the front yard

Ms. Holdrege & Mr. Levine, property owners, appeared to present their application. Ms. Holdredge described their property as an elevated 1/3-acre corner lot upon which is a single-family home. Because their functional side yard is considered a front yard by municipal code, they are requesting a variance to allow a five-foot-high fence to contain their large dogs.

She stated the fence would be constructed of black chain link which offers 90% transparency and would be situated 18.3' from the property line, causing no line-of-sight issues on the Robinhood Lane. She added that the proposed fence matches the general character of the neighborhood and that the adjacent neighbor has no concerns about it.

Mr. Pirro inquired whether the two fence gates would remain locked, whether the fence would be behind the existing tree line, and if it would follow the slope of the hill. Ms. Holdrege confirmed all three items.

Mr. Theurer inquired whether the fence would traverse along Robinhood Lane and then extend easterly to connect with the residence; Mr. Levine confirmed it would.

Mr. Beadnell inquired whether they had reviewed their plans with any other neighbors and if any had concerns. Ms. Holdredge stated they have made the neighbors aware of their proposal, and none expressed concerns.

Mr. Gonza questioned whether the additional foot of height was necessary and Ms. Holdrege explained that they have large dogs who would be able to jump over anything shorter.

Mr. Theurer moved to close the public hearing. Mr. Gonza seconded the motion, and it was unanimously approved.

OLD BUSINESS:
None

NEW BUSINESS:
Seneca Savings/Charles Signs Inc. **TM#: 065.-04-05.1**
5419 West Genesee Street
Camillus, New York 13031

Area Variance-three building mounted signs and an oversized monument sign

Mr. Gonza moved to set the public hearing for September 1, 2026. Mr. Theurer seconded the motion, and it was unanimously approved.

MINUTES:
Mr. Beadnell moved to approve the minutes of the July 7, 2026, meeting. Mr. Gonza seconded the motion, and it was unanimously approved.

VOUCHERS:
Mr. Gonza moved to approve the payment of the following vouchers. Mr. Theurer seconded the motion, and it was unanimously approved.

- Curtin Law Firm – legal services totaling $5,390.00
- Costello, Cooney & Fearon, PLLC - legal services totaling $795

CORRESPONDENCE:
Board members received a letter from a resident regarding the Camillus Sportsman's Club

COMMENTS OF THE BOARD:
None

DECISIONS:

Brandon & Nicole Claps **TM #: 018.-09-32.0**
119 Weeping Willow Way
Camillus, NY 13031

Area Variance: Garage in the side yard setback

Mr. Theurer moved to grant an area variance to allow the construction of an attached garage that will be located 8' from the side property line (where existing side yard setback on the opposite side is 8") where a minimum of 7' is required and 25' total is required. Mr. Beadnell seconded the motion, and it was unanimously approved.

Kaitlin Holdrege & Anthony Levine **TM #: 059.-05-14.0**
205 Robinhood Lane
Camillus, NY 13031

Area Variance: 5' fence in the front yard

Mr. Gonza moved to grant an area variance to allow for the construction of a 5' tall black chain-link fence in the Robinhood Lane facing front yard of the property. Mr. Theuer seconded the motion, and it was unanimously approved.

ADJOURNMENT:
Mr. Beadnell moved to adjourn the meeting at 7:20 p.m. Mr. Theuer seconded the motion, and it was unanimously approved.

Respectfully submitted,

Martha Dickson-McMahon
Interim ZBA Clerk