TOWN OF CAMILLUS
PLANNING BOARD MINUTES
August 10, 2026 - 7:00 p.m.

PRESENT:
Tracy Lauer, Chairperson
Scott Gasparini
Erich Grome
Don Klaben
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 27 other people

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

NEW BUSINESS
Keplinger Freeman Associates **TM #005.-04-19.1**
2359-2367 Sands Road
Sketch Plan

Jeremy Doran with Stone Hammer Homes Property explained that they are looking to subdivide the property at 2359 Sands Road into 9 parcels for new homes. Nathan LaPierre from Keplinger Freeman Associates advised that they decided to keep the zoning the same as it currently is which is RR. They are proposing 9 lots ranging from 4.85 acres to a little over 15 acres. They have put a 200' build-to line on the drawing so any new home will have to be built behind this line. They plan to put a note on the final plat showing this so it is memorialized and is recorded like this in the County of Onondaga. They are trying to avoid having a series of flag lots; there is one flag lot on the plan up along Canal Road.

Mr. Gasparini asked if they have fire hydrant locations. Mr. LaPierre said not at this time, but they have been in contact with OCWA and will show the proposed locations on the plan. Chairperson Lauer advised to show these on the preliminary plat, and if they have spoken with the fire department to show where the fire department thinks they should be. Mr. Gasparini asked if there is an updated topography map. Mr. LaPierre replied no. Mr. Gasparini asked if they plan to provide one, and Mr. LaPierre confirmed they will provide an updated topography map. Mr. Gasparini asked if a field verification has been done of the delineation of the wetland. Mr. LaPierre stated that the boundaries on the plan were laid out by the surveyor based on the wetland biologist's field visit. They also had a meeting on site with the DEC and are finalizing the boundaries. Mr. Gasparini asked if there is a bald eagle's nest on the property. Mr. LaPierre showed where it is located on the plan and explained that it is at the edge of a lot in a wooded area that's going to be untouched as it is wetlands. Chairperson Lauer advised to add this to the plan along with its dimensions.

Mr. Grome noted that there is a 100' buffer for the wetlands and asked if there could be a back-build line as this might prevent any encroachment. Mr. LaPierre said that he will talk to the surveyor.

Chairperson Lauer said that if any landowners are going to add a shed or pool or something like this to their property, they will have to come in for a building permit and can't go into the wetlands.

Mr. Curtin advised that the way the board has addressed this previously is to require monumentation at key points that is very visible so homeowners don't go past this; and said that this might be something the Planning Board can consider.

Mr. Grome noted that most of the property is farmland so there will not be a lot of tree removal. Mr. LaPierre said this is true; there is no large-scale clear cutting.

Mr. Prell said that he would like to see fire hydrants and topography.

Mr. White advised that the applicants take a look at what the checklist requires for future submissions.

Mr. Curtin asked what utilities are available. Mr. Doran said that Sands Road has public water, electricity, and will be on propane gas and septic. For Canal Road, they will need to extend water, and Mr. Doran said that they have a commitment from OCWA that the capacity is sufficient. Mr. Curtin asked if any random perk samplings have been taken. Mr. Doran said that Lot 4 was done last week and the rest will be done this week. Mr. White advised that 5 acres is the threshold; for anything below 5 acres the County Health department requires a septic design to be made and approved.

Mr. Grome advised that all materials presented at the Planning Board meetings are available on the Town of Camillus website.

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

Chairperson Lauer advised that a long-form EAF will be needed when they come back with a preliminary plat along with any changes the Planning Board has requested.

Chairperson Lauer advised the audience that the agenda is posted on the website 1-2 weeks before the meetings as well as all materials relating to the agenda.

OLD BUSINESS

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

Todd Oudemool explained that they have added the no-parking striping in front of the new fencing. Mr. Oudemool showed the new fencing details for both the dumpsters and snow storage area. It is a vinyl-grade metal fencing with metal framing and vinyl coverage. Mr. Oudemool also shared that he has spoken with the Codes Office about the ADA parking spots with no signage.

Mr. Klaben told Mr. Oudemool he has done a good job addressing the Planning Board's concerns. Mr. Klaben asked what the plan is for the chain-link fence that is on the property line. Mr. Oudemool said he would like to know where the operator of Twin Trees was advised to put their snow storage since that space is so small.

Mr. Oudemool explained that currently they are either pushing it against the chain-link fence causing damage or they are lifting it over the fence onto his property. Mr. Oudemool shared his frustration with this and said he can change this part of the chain-link fencing to match the new proposed fencing but he is concerned that this will get damaged as well.

Mr. Prell told Mr. Oudemool that he likes what he came up with as a solution to the feedback at the last meeting.

Mr. Grome asked if there will be a fence all along the property line between Twin Trees and this location. Mr. Oudemool said no because of the landscaping and added that there is a 3-4' rise from his parking to that lot which is more extreme on the west end. Mr. Grome asked what color the new fencing will be. Mr. Oudemool said it will be either dark brown or black and added that it will be aesthetically pleasing.

Chairperson Lauer advised that she wants the chain-link fencing to come down. She told Mr. Oudemool that she does hear his comments about Twin Trees pushing snow into the fence and said that this will be a discussion item. When that application was approved there was snow storage space marked on the plan and she believes it was to be trucked off if they could not accommodate the snow storage. This should not be Mr. Oudemool's burden.

Mr. Curtin advised that it is required that any property owner show snow storage on their plan and store it in an appropriate area or have it trucked off. There is no ability to use another party's property for that purpose or destroy their property in the process of stacking snow. Mr. Curtin stated that the Planning Board needs to do some investigation and pull out the approvals for Twin Trees. Mr. Curtin advised Mr. Oudemool that the wrought iron detail needs to be shown on the plan and that the fence that has already been damaged should be removed.

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

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

Mr. Prell moved to approve the plans prepared by Terry Horst last dated 8/3/2026 entitled Holland Farms Bakery Drive-Thru, Camillus NY with the caveat that the existing chain-link fence that abuts the property line toward Kasson Road be removed and a wrought iron fence be installed; the design of which will be submitted to the Planning Board. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Prell moved to assess professional fees. Mr. Klaben seconded the motion and it was unanimously approved.

MINUTES

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

DISCUSSION
Chairperson Lauer said that she would like to look at the Twin Trees plan to see how the snow storage was handled. Mr. Curtin said that the Codes Office can pull the file for that tax parcel and provide resolutions and the last approved site plan. Mr. Curtin said he will make this request.

CORRESPONDENCE
A voucher was received from Barton & Loguidice, DPC for $854.75, $604.75 of which is recoverable. Mr. Prell moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
Mr. Prell thanked everyone for coming to the meeting.

Mr. Grome wanted to reiterate that all materials shown at the meetings are available online.

ADJOURNMENT
Mr. Grome moved to adjourn the meeting at 7:32 p.m. Mr. Gasparini seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk