TOWN OF CAMILLUS
PLANNING BOARD MINUTES
August 24, 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
Chris Cesta, 5th Ward Councilor
John O'Hara, 6th Ward Councilor
Approximately 4 other people

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

NEW BUSINESS
Alternative Power Solutions of NY **TM #005.-01-06.2**
6359 Bennetts Corners Road
Site Plan

Chairperson Lauer advised Michael Spadaro of Alternative Power Solutions that the plan has two separate parcels; and since the proposed solar arrays are an accessory structure they can't be the primary structure as shown on the plans. The arrays either need to move onto the parcel that has the home on it, or they will need to combine the two parcels. Chairperson Lauer stated that the Planning Board doesn't have the flexibility to change this.

Mr. White explained that with a lot line adjustment, they can still have two parcels but can adjust the lot line far enough north so that one parcel can fit both the solar arrays and house.

Chairperson Lauer advised Mr. Spadaro to come back with a lot line realignment and added that the Planning Board can't act on this application without this issue being solved.

Mr. Curtin showed Mr. Spadaro where he can move the lot line so that the driveway will also be incorporated on the same parcel.

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

Jason Brown advised that they have provided a new SWPPP with an updated wetland plan. They have also updated the setback to 25' per the Planning Board's request by reducing the number of parking spots from 190 to 164. They have provided a curbing plan that shows how Township 5 was curbed originally with a combination of concrete and granite. Since this is part of the Township 5 development, they are using that model to provide granite with a mixture of concrete. They have removed the section of concrete through the right-of-way per National Grid's request as they wanted unrestricted access across the road. They tried to adhere to the lighting guidelines the best they could since the guidelines were last updated in 2005 and didn't

include LED lighting. Mr. White agreed that the lighting standards are old and said that he will support the lighting plan as long as they are able to manage spillage. Mr. Brown said that they used Costco's standard for lighting. Mr. White advised this should be acceptable as long as there is no spillage. Mr. Brown explained that for pedestrian access there is a sidewalk and a stripe-out so pedestrians can safely access the walkway. There is also a concrete island where they can then cross the driveway which is striped and they have also provided signage.

Mr. Grome shared his concern with people speeding through the area and suggested possibly adding a speed bump to slow down traffic. Mr. Grome stated he also has concerns with the blind turn. Mr. Brown suggested adding a more visible sign that will flash when people are crossing by pushing a button that will alert drivers. Mr. Goethe suggested also putting a stop sign there as well as the pedestrian sign for people coming around the back of Costco.

Mr. Gasparini asked if the concrete pedestrian landing will have a curb around it or if it will be flush. Mr. Brown said that it is currently flush, but they can have it curbed so it is more protected. Mr. Gasparini suggested putting a tree on it so it is more substantial.

Mr. Prell said that he thinks adding a stop sign would be a great idea.

Mr. Klaben asked what the intent is of new parking lot – namely if it is for employee parking or mixed. Mr. Brown said it will be a mixture of employees and customers. Mr. Brown added that Costco has a requirement of 800 parking spots. Mr. Klaben said that he doesn't see this parking lot being used as it is so far away from the store; he is struggling to see anyone actually parking over there. Mr. Goethe said it will definitely be for employee parking and holiday parking. Mr. Klaben stated that he feels it is a free-for-all behind the building since people are coming from behind the movie theater, Costco, Pet-Co and the main parking lot; there are multiple flow areas. Mr. Brown explained that he looked at possibly striping this but would end up with a weird strip that would cut off parking. Mr. Klaben said he understands this; he just brought it up because it is a tough area.

Chairperson Lauer said that it doesn't matter if it's employees or customers - people still need to get to Costco safely. She has a concern about where the truck docks are located since pedestrians are walking through the loading zone. Mr. Brown asked Mr. Goethe about delivery times. Mr. Goethe said that Costco gets most deliveries at night and trailers sit there during the day. Chairperson Lauer said she is still concerned with trucks backing in there while employees are trying to walk to work. Chairperson Lauer said she would like to see how the truck flow is and how they maneuver across the pedestrian area. She agrees with adding the stop sign since people come around the back of the theater just as quickly as they come from the Hinsdale side. Stopping traffic and giving pedestrians a button to push with lights becomes a whole lot safer. Mr. Goethe showed another possible location for a stop sign near the bus pickup which will slow the traffic down. This will be a total of two stop signs as well as the pedestrian lighted sign. Chairperson Lauer agreed that this would be a lot safer.

Mr. White shared that he has taken the time to park and watch how traffic moves through the area. He noted that people fly back there and right now it is a free-for-all and he has witnessed some near-misses. It is a heavily trafficked thoroughfare as it is an easy way to quickly get across Township 5. Mr. White said that part of the problem is that it's wide open and back-of-house and intended to be for loading docks and material storage. Mr. White asked if they plan to stripe the entire road coming in there. Mr. Brown showed where they intend to stripe and said he is hoping that the trucks will park near the building on the other side. Mr. White said that channelization, traffic-calming, and speed-calming need to be accounted for. He is concerned about the northwest quadrant where traffic trailers could be turning in, someone could be coming out of main parking area, and someone else could be coming from behind the theaters at the same time. Right now it is a free-for-all because it's wide open, not delineated, and there is no curbing or striping. Mr. White suggested maybe having a couple of new curbed islands in the open area to help channelize traffic. Mr. White said that he doesn't support speed bumps, but thinks that speed humps do quite well with slowing traffic. Mr. White encouraged Mr. Brown and Mr. Goethe to take a hard look to see what can be done and provide a clear delineated pedestrian pathway as it's a long way to cross. Mr. Brown stated that he has some ideas based on the board's comments.

MINUTES

Mr. Prell moved to accept the minutes of the August 10, 2026 meeting. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

A voucher was received from Curtin Law Firm for $3,410.00, $1,320.00 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.

ADJOURNMENT

Mr. Grome moved to adjourn the meeting at 7:31 p.m. Mr. Gasparini seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk