TOWN OF CAMILLUS
PLANNING BOARD MINUTES
September 28, 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 7 other people

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

NEW BUSINESS
KMG III Properties, LLC **TM #017.-01-01.1**
103 Bennett Road
ZBA – Special Use Permit

Patrick Reynolds from Ianuzi & Romans Land Surveying appeared with Jack Ribble, Gavin Bell and Keegan from KMB III Properties LLC. Mr. Reynolds is proposing a digital billboard at 103 Bennett Road. This is a 1.2-acre site that sits on the corner of Bennett Road and Route 5. There are currently 4 uses on the site; a restaurant, a landscaping company, a car dealer and a small engine repair business. There will be no changes to these existing uses. The billboard will be on the north end of the site. The billboard will have two faces; each one is 378 sq ft. and is 33 feet to the bottom of the sign and 46.5 feet to the top of the sign. The location is 108 feet off the edge of the pavement to Route 5 and 146 feet off the edge of the pavement to Bennett Road. The sign will sit 15 feet off of the property line and will be 2500 feet from the closest billboard and 625 feet from the closest residence.

Mr. Gasparini asked if the sign will be illuminated. Mr. Reynolds replied yes and stated it will be a digital sign.

Mr. Grome asked if the sign will face east/west along the highway. Mr. Reynolds explained that drivers going east or west on Route 5 will see the face of the sign. Mr. Grome asked if the sign will face any residents and Mr. Reynolds responded no.

Chairperson Lauer advised that this was sent to County Planning and asked if the applicants have registered with NYSDOT. Mr. Reynolds replied no. Mr. Ribble from KMG advised that the state requires a local permit and added that a desktop review was performed but the state won't do anything until they get the local permit. Chairperson Lauer asked if they have submitted this to the NYS Historic Preservation Office (SHPO). Mr. Reynolds said not yet. Chairperson Lauer advised that the Planning Board wants to see proof of submittal.

Mr. White advised that the Onondaga County Planning Board recommended that the municipality ensure any mitigation that may be determined by the departments is reflected on the project plans prior to, or as a condition of, municipal approval. Mr. White advised that since the applicant noted that DOT comes after municipal approval, this is something that the ZBA needs to be made aware of. Mr. White said that his recommendation is that any conditions and/or requirements from NYSDOT be clearly laid out before the ZBA gives final consideration

of the special use permit. Mr. White stated that he has significant concerns over southbound vehicles on Bennett Road; namely the visibility of the sign directly facing these drivers and how it affects their visibility since they are essentially driving straight into this high intensity sign that is intended to advertise to Route 5 traffic. Mr. White also noted that there is an existing row of trees and suggested that the applicant take a hard look at what's in the line of sight of the sign and see how the view is from westbound traffic. Mr. White added that the ZBA should consider impacts to southbound vehicles coming down Bennett Road from the sign as well as take a close look at what the actual visibility line of sight is particularly from a westbound vehicle. Mr. Ribble advised that in regard to vegetation, they get vegetation permits through the state which allows them to cut certain trees to a certain height. Chairperson Lauer advised that the board is not advocating to remove any trees. Mr. White advised to take a closer look at what the visibility of the sign will be from Bennett Road as he is concerned over how it impacts southbound vehicles.

Mr. Curtin advised that the items needing to be addressed are the Bennett Road view-scape and the impact on vehicles heading south. Mr. Curtin also advised that SHPO needs to be contacted because this is on, over or contiguous to a potentially historical site. A filing needs to be obtained in order to make sure that any disturbance does not adversely affect those areas. Mr. Curtin explained that neither the Planning Board nor ZBA can wait to hear from NYSDOT on a site-specific issue. The plan needs to submitted to NYSDOT to see if they have any issues. Mr. Curtin noted that there are various other agencies involved and the Planning Board doesn't have all of the information; namely the visual impact if any and how that can be mitigated. Mr. Curtin advised that the board needs a thorough lighting plan showing any adjustments to lighting depending on the time of day and season and added that a photometric plan should also be included. Mr. Curtin explained that the conditions of ZBA approval would be those recommended by the Planning Board. Mr. Curtin advised the applicant to provide a photometric plan, comments from NYSDOT and SHPO as well as the Bennett Road southbound traffic piece. Mr. Curtin recommended that this matter be continued on the Planning Board's agenda so that it continues to have jurisdiction. He will advise the ZBA that the Planning Board has not finished its review. Mr. Reynolds asked if a conceptual approval from NYSDOT saying they performed a limited review and they don't see anything with the site that would prohibit the billboard would work. Mr. Curtin advised that the NYSDOT is very familiar with electronic signs. Mr. Ribble stated that NYSDOT will only give a desktop review and will not provide anything in writing until the local permit is obtained. Mr. Curtin explained that the Planning Board is just asking for site specific issues and answers because of the contiguity of this structure to Route 5 and needs to know if NYSDOT has any immediate concerns about this application.

OLD BUSINESS
None

MINUTES
Mr. Prell moved to accept the minutes of the September 14, 2026 meeting. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION
None

CORRESPONDENCE
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

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

Respectfully submitted,

Beth McDonough
Planning Board Clerk