TOWN OF CAMILLUS
PLANNING BOARD MINUTES
October 14, 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
Approximately 12 people

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

NEW BUSINESS
None

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

Jason Brown advised that they have revised the SWPPP and provided a new layout for pedestrian access. They also added a curbed island, crosswalk, pedestrian signage and provided an intersection to allow traffic to blend in. Mr. Brown noted that this is a much safer plan.

Mr. Klaben stated the applicant did a good job with the Planning Board's feedback.

Mr. Prell agreed with Mr. Klaben and said the revisions are well received.

Mr. Grome asked for confirmation that the stop bar to the left is where the bus stop is. Mr. Brown confirmed this.

Chairperson Lauer thanked the applicant for making the plan safer for pedestrians.

Mr. White said he has one suggestion; to bring the crosswalk parallel which provides a shorter crossing for pedestrians and added that this would be more ideal. Mr. Brown replied that it is a full control stop intersection now and the reason they didn't make the crosswalk parallel was because it cuts off Costco's operational control of this area; they like to stage things here. Mr. White advised that crosswalks should be parallel to stop bars. Mr. White stated that he has reviewed the SWPPP modifications and is in agreement with them and advised the applicant to get the MS4 acceptance to him when everything is ready so he can sign off on it. Mr. White also advised that he has no issue with the photometric plans.

Chairperson Lauer asked if they can straighten out the sidewalk. Mr. Brown responded yes.

Mr. Prell moved to make a negative declaration under SEQR. Mr. Gasparini 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.

Mr. Prell moved to approve the plans submitted by the applicant Hinsdale Road Group, LLC for the expansion of parking facilities to the north side behind the Costco facility in accordance to plans prepared by Dunn & Sgromo Engineers last dated 9/28/2026, Revision #2; Sheets C1, C1.1, C2, C3, C4, C5, C6, C7, and C8. Mr. Klaben seconded the motion and it was unanimously approved

Cameron Hinsdale, LLC **TM #017.-04-48.1, #017.-04-08.1,**
Hinsdale Road **#017.-04-09.0, #017.-04-04.0,**
Site Plan

Joe Goethe explained that since they last came in they have taken the plans to the next step. They have been working with Chuck White and have coordinated for stormwater access utilities and are currently working through the architectural plans. Onondaga County DOT has approved the design and had one comment – they will take ownership of the signal at the intersection, but it has to tie in with NYS DOT as they control the signals going all the way out to Milton Avenue. The plan has changed from 152 to 186 residential units – there will be five apartment buildings with 24 units and one apartment building with 36 units. There are also five townhouse buildings with 6 units along with garages. There is about 30,000 square feet of retail space, however this is subject to change depending on who the tenants are. Mr. Goethe added that there was a public hearing about PILOT and wanted to note that 20 acres of the land is tax exempt due to a religious exemption. The only taxes that this whole thing is generating at this time is $15,000/year. With the PILOT for 15 years, this will put this on the tax rolls and will be paying almost $4.5 million over 15 years. This is not a tax break, it is a good use of OCIDA and PILOT to get more revenue to the town.

Scott Freeman with Keplinger Freeman stated that he has met with Chuck several times and has all permissions and emails in regard to WEP sewer capacities. They have water capacity and OCWA's approval. The full stormwater plan is almost ready for submittal. They have provisions for sanitary storm and water for three retail buildings. Regarding the water that comes off-site from the residences, there is a 30-foot sewer easement that will be combined. For the public road, the 60' right-of-way has been designed in accordance with the town engineer recommendations. There will be a thru road dedicated to the town. There is an access easement that will take stormwater through the site. Mr. White noted that for the 30-foot utility easement, he was under the impression that this is a standard 20' sewer easement. Mr. Freeman said they can talk about this and they can leave it at 20'. Mr. White advised that something needs to happen for the stormwater coming down through the site from the north side to the south side. Mr. White added that the town has an issue with the drainage up on Warners Road and noted that there is a pipe that comes between two lots that comes through and discharges to the swale that needs to be brought through. Mr. Freeman

advised that they are maintaining the open swale and have a substantial pipe that comes straight through the site. Mr. White also noted that the plans don't depict an easement coming down through the site. Mr. Freeman advised that they are still working on the final plan and will provide final plans once the full engineering review is completed. Mr. White noticed that for the Townhouse building #5 on the northeast end, it looks like the easement is going through the decks. Mr. Freeman advised they are still working on the plan and showed where the pipe discharges and added that they are maintaining and improving the swale. Mr. Freeman said they will add a 20' easement that goes through the site. The sanitary lateral is in good condition, but they will work to secure connections since each unit will have a lateral connection. Each town home will have one lateral per unit and this will be a shared system.

Mr. White advised that he has a decent list of outstanding items and would rather discuss these on the side. He started his technical review and realized this was a progress submission, not a full review. Mr. Freeman advised that he will reach out to discuss and added that he is hoping to submit the full SWPPP on Monday.

Mr. White noted that the easement is identified as 20'. Mr. Freeman said he will make that correction.

Mr. Freeman explained there will be granite curbing at the high-use areas coming in and out of the project as well as concrete curbing and DOT curbing which is the same curbing that was approved on the other side for the shopping center. Mr. Freeman explained that the DOT curbing is a heavier-duty concrete curb that has held up very well.

Mr. Curtin asked if the configuration for the retail spaces is what they are actually going to be. Mr. Goethe advised that the configuration can change depending on the tenants.

Mr. Freeman explained that there is an extensive planting plan with larger canopy trees between the buildings and lower shrubs in front of the townhouses. The plan also shows ADA access and pull-off areas. Every townhome unit has a single garage and there will be one end unit for garbage and waste that is contained. The apartments will have two traditional dumpsters that will be in an enclosure.

Mr. White noted that for the upper town home there appears to be laterals running all the way to the existing sewer, but the plan also shows a sewer extension and asked which one is correct. Mr. White stated that he prefers the sewer extension. Mr. Freeman advised he will fix this.

Mr. Freeman added they will have community mailboxes located in specific areas and will show these on the next plan.

Mr. Freeman added that a full photometric plan will be submitted to Mr. White. It will be dark-sky compliant with light poles on the public road and sidewalks. The townhomes and apartments will just have wall mounted lighting so there will be no lighting in the back.

Mr. Grome shared that curbing is a big issue. The proposal has DOT concrete, but since the road is dedicated to the town it becomes a town burden. Mr. Grome added that if the roadway is granite and the rest is concrete there will still be a 20% reduction in costs. Mr. Goethe stated that in terms of longevity, there has not been a patch replacement on Township Blvd.

which gets a lot of traffic and gets plowed heavily. Mr. Goethe added that Township Blvd. has been there for 13 years. Mr. Grome noted that the proposed road is angled with turns and Township Blvd. is straight and added that he is concerned with plows missing turns and damaging curbs since it is a smaller road with more bends.

Mr. Gasparini noted that for the town homes, there appears to be a hedgerow of trees in the easement. Mr. Freeman advised they didn't put them directly on top of the line, rather they put them on the upper part of the hill towards the property line to give the property owners a little more of a buffer. Mr. White stated that it is a utility right-of-way. There needs to be clear access to maintain the sewer and added that the last thing they want is trees that will potentially set roots into the sewers. Mr. White advised that this is something that needs to be discussed. Mr. White shared that he understands the need for a buffer between residents and the project. Mr. Freeman suggested maybe using a different species of trees such as green giant and added they were planning on planting the trees on the undrivable side. Mr. White advised Mr. Freeman that the Town Highway Department went back in that easement and cleared and opened up the actual pipe. Mr. White explained that he wanted to let the applicants know that the town is looking to replace this pipe to alleviate drainage concerns. Mr. Gasparini asked if the two proposed dumpster locations for the apartments is sufficient for the number of apartments. Mr. Goethe advised that they checked with their trash haulers and can either add a third one or have two pick-ups per week if needed. Mr. Gasparini noted the pedestrian access across Church Street and asked if there needs to be a second one up towards Warners Road. Mr. Freeman explained that they had a conversation with their traffic consultant and they came to the consensus that while it doesn't serve every possible pedestrian movement, 90% of pedestrian patterns will work with what is shown on the plan.

Mr. Prell noted that while the curbing seems to be in line with the existing curbing on the other side at Township 5, the Planning Board doesn't want to set a precedent of waiving granite curbs; at least on the road that is dedicated to the town.

Mr. Grome added that the landscaping looks great and noted the discussion about vegetation near the easement. Mr. Grome suggested planting a tree or two behind Apartment Building #5 which faces Route 5 since it will look nice and might help with drainage issues. Mr. Freeman noted that a detention basin will fill that area and they are maintaining the vegetation along Route 5 and added that they can add a tree there.

Mr. Goethe asked if there will be a public hearing. Mr. Curtin advised that the Planning Board is reserving on that discussion at this point as there are some factors involved.

Mr. White asked where the subdivision application stands. Mr. Goethe advised it has been completed. Mr. White asked if the plat will need to be modified to put the highway right-of-ways on the subdivision. Mr. Goethe confirmed this and added that they are waiting on site plan approval, then they will come back in with the subdivision. It will be either four or five parcels.

Mr. Curtin asked in regard to the subdivision if it will be done in phases. Mr. Goethe said that once everything is approved, they are starting and not stopping. Mr. White asked if they intend to do the mass grading up front and Mr. Goethe said yes.

Chairperson Lauer advised the applicants that they heard the Planning Board's comments on granite and stated that she would like to see the road granite. Chairperson Lauer explained that the town has made a lot of steps forward in moving towards granite curbing as standard, and she does not want to see the main road split between granite and concrete.

MINUTES

Mr. Prell moved to accept the minutes of the September 28, 2026 meeting. Mr. Gasparini seconded the motion and it was unanimously approved.

DISCUSSION

None

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $3,327.90, $3,077.90 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 7:52 p.m. Mr. Gasparini seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk