MAY 12, 2026 - REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF CAMILLUS, COUNTY OF ONONDAGA, STATE OF NEW YORK, HELD AT THE CAMILLUS MUNICIPAL BUILDING.

PRESENT
John Fatcheric, Supervisor
Chris Cesta
Fred Covert
Mike LaFlair
Mary Luber
John O'Hara
Laura Teufel

STAFF
Jim Gascon, Town Attorney

GUESTS AND MEMBERS OF THE PUBLIC
Eric Bacon, Parks & Recreation Director
Gregg Humphrey, Code Enforcement Officer
Mike Schreyer, Police Chief
Ken Stoneburg, Highway Superintendent
Dick Waterman, Village of Camillus Mayor
Approximately 16 others

Supervisor Fatcheric called the meeting to order at 6:00 p.m.

PUBLIC HEARING #1
Public Hearing of Local Law G-2026 – "A Local Law Amending the Zoning Map of the Town of Camillus to Change the Zoning Designation of Certain Property Zoned Commercial (C-2) to Planned Commercial (C-P)".

Resolution #106
Councilor Teufel moved to waive the reading of the public hearing notice. Councilor Cesta seconded the motion, and it was unanimously approved.

Public Comment
Matt Oates, representing Benderson Development, reviewed that they are requesting to rezone the parcel to bring it into congruence with the zoning classification of the rest of their commercial plaza.

Resolution #107
Councilor Covert moved to close the public hearing notice. Councilor Luber seconded the motion, and it was unanimously approved.

PUBLIC HEARING #2
Hearing regarding nuisance at 141 Terrace Way, TM #: 032.-06-42.0.

Property owner Jeff Kotas appeared and stated that the disabled truck in his driveway belongs to his son and was involved in an accident but, because it has a strong emotional connection to someone he lost, his son wishes to restore it. He acknowledged the truck was partially dismantled, noting that they have been working earnestly to get it roadworthy and supplied pictures demonstrating that the exterior has been restored. He stated they are having difficulty sourcing a new engine for it but anticipates that will be resolved within a few months. He asked for the Town Board's lenience and consideration, in light of how much they have already invested in the restoration, to allow them a few months to complete the project.

Mr. Humphrey stated that, because it is unregistered and uninspected, the truck remains in violation of the Municipal Code.

Mr. Gascon inquired how long it would take to make the truck roadworthy; Mr. Kotas stated two months. As such, Mr. Gascon offered that the Town Board could resolve to allow a grace period, after which Code Enforcement would be authorized to move ahead with removal.

Mr. O'Hara stated that he wishes to work with Mr. Kotas, but he is accountable to all residents of the 6th Ward who have been concerned about this. Mr. Kotas again provided assurance it would be handled in the timeframe stated.

Resolution #108
Councilor Teufel moved to grant the property owner of 141 Terrace Way, TM #: 032.-06-42.0 90 days to remedy the unregistered/uninspected vehicle on their property and authorize Code Enforcement to proceed with removal if the vehicle is not brought into compliance by August 10, 2026. Councilor Cesta seconded the motion, and it was unanimously approved.

SUPERVISOR'S ANNOUNCEMENTS
Supervisor Fatcheric yielded his time to Mr. Gascon.

Mr. Gascon stated the purpose of his presentation is to bring down the tone of debate with respect to the Camillus Sportsman's Club, facilitate reasonable minds coming together to reach an amiable resolution, and to correct the false narratives being put forth by the Camillus Gun Club president.

Regarding the false accusation that the Town Supervisor's purchase scrubland from the developer of Waterbridge Estates was corrupt, Mr. Gascon noted that comparisons cannot be drawn between the value of a building lot offering road access, utilities and other infrastructure and that of a landlocked undevelopable plot. He added that upon completion of designing a subdivision, it's common practice for developers to offer remaining undevelopable plots to contiguous property owners as a buffer rather than retain them as a liability. In this case, Supervisor Fatcheric and two other property owners acquired the undevelopable plots adjacent to their properties (he and another property owner paying for the plots and one receiving a plot at no cost) which was fully and transparently disclosed to the Camillus Planning Board during their deliberations, as well as being depicted on the final site plans filed.

The Camillus Sportsman's Club president also alleged that the Town Board's hiring of Costello, Cooney, and Fearon is corrupt because Supervisor Fatcheric's sister is an attorney at the firm. He stated that the decision to hire his firm was based on the credibility and experience level of himself and the firm, which successfully represents 40+ municipalities. He also noted that at the time the firm was interviewed by the Town Board, Supervisor Fatcheric was fully transparent in disclosing his sister's affiliation with the firm on the Town Board record although she plays not role in the municipal arm of the firm or the Town's representation.

Lastly, Mr. Gascon noted that the Camillus Sportsman's Club president has accused him of attempting to taint and corrupt the independent gun range expert's safety inspection. He reiterated that, since 2025, he has repeatedly stated that path to resolution is to have the

facility cooperatively evaluated by an independent third-party expert, with which the Camillus Sportsman's Club's former attorney agreed. Further, during a lengthy visit to the Camillus Sportsman's Club by a Town Board subcommittee working to reach resolution, the Club's president also agreed to a third-party evaluation and committed to paying half the cost.

He detailed that the independent expert was recommended by the Onondaga County Sheriff's department and, during an initial conversation with the expert, he only inquired whether they would be willing to travel to Camillus to perform an inspection. Subsequently, Mr. Gascon was in the room with the members of the Town Board subcommittee working with the Camillus Sportsman's Club when the call was made to set up an appointment with the expert. He stated that he discussed no details nor shared any opinions with the expert during these conversations. Unfortunately, 48 hours before the inspection was to take place, the Camillus Sportsman's Club president canceled the inspection, which was a resolution opportunity lost.

He concluded by noting that the recent safety improvements the Camillus Sportsman's Club has made to their facility have been appreciated and it was the Town's hope that the independent expert could review them and either give a clean bill of health or make reasonable recommendations that could be easily complied with, enabling the lift of the cease and desist order. He encouraged the Camillus Sportsman's Club to reconsider allowing the third-party inspection to take place, noting that for their comfort he will remain uninvolved in engaging the services, so the matter can be brought to resolution.

COUNCILOR COMMENTS

Councilor Covert noted that he will be hosting a community forum for 3rd Ward residents on Wednesday, May 27 in the Municipal Building Board Room at 6:00 p.m. to discuss their concerns related to traffic.

Councilors LaFlair and Luber offered comments unrelated to Town Board business.

HIGHWAY SUPERINTENDENT COMMENTS/REPORTS

Superintendent Stoneburg had no comments.

ACCEPT THE MINUTES

Councilor LaFlair moved to accept the minutes of the April 28, 2026 meeting. Councilor Teufel seconded the motion, and it was unanimously approved.

NEW BUSINESS

Resolution #109

Councilor Cesta introduced proposed Local Law No. G-2026 which was seconded by Councilor Covert:

WHEREAS, the following resolution was offered by Councilor Cesta, who moved its adoption, seconded by Councilor Covert to wit:

WHEREAS, pursuant to the provisions of the Municipal Home Rule Law and the Real Property Tax Law, a proposed local law titled Local Law No. G-2026, "A Local Law Amending the Zoning Map of the Town of Camillus to Change the Zoning Designation of Certain Property Zoned Commercial (C-2) to Planned Commercial (C-P)" was presented and introduced at a regular meeting of the Town Board of the Town of Camillus held on April 14, 2026; and

WHEREAS, a public hearing was held on such proposed local law on this 12th day of May 2026, by the Town Board of the Town of Camillus and proof of publication of notice of such public hearing, as required by law, having been submitted and filed, and all persons desiring to be heard in connection with said proposed local law having been heard, and said proposed local law having been in the possession of the members of the Town Board of the Town of Camillus in its final form in the manner required by Section 20 of the Municipal Home Rule of the State of New York; and

WHEREAS, the enactment of Proposed Local Law No. G-2026 has previously been determined to be an Unlisted Action and will have no significant adverse impact on the environment thus concluding the SEQR review process and the Board hereby reaffirms and readopts the Negative Declaration determination; and

WHEREAS, it is in the public interest to enact said Proposed Local Law No. G-2026

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Camillus, Onondaga County, New York, does hereby enact proposed Local Law No. G-2026 as Local Law No. 7-2026 as follows:

TOWN OF CAMILLUS
LOCAL LAW NO. 7 OF 2026
A LOCAL LAW AMENDING THE ZONING MAP OF
THE TOWN OF CAMILLUS TO CHANGE THE ZONING DESIGNATION
OF CERTAIN PROPERTY ZONED COMMERCIAL (C-2) TO PLANNED COMMERCIAL (C-P)

Be it enacted by the Town Board of the Town of Camillus, pursuant to the provisions of the Municipal Home Rule Law, as follows:

SECTION 1. AUTHORITY
This local law is enacted pursuant to the New York State Constitution and New York Municipal Home Rule Law §10.

SECTION 2. AMENDMENT OF SECTION 1503 OF THE TOWN OF CAMILLUS CODE AND THE TOWN OF CAMILLUS ZONING MAP TO CHANGE THE ZONING DESIGNATION OF CERTAIN PROPERTY ZONED COMMERCIAL (C-2) TO PLANNED COMMERCIAL (C-P)
The Zoning Map of the Town of Camillus, as provided for in Section 1503 of the Code of the Town of Camillus, shall be amended to change the zoning designation of certain lands totaling approximately 1.061± acres located in the Town of Camillus (Tax Map No. 066.-01-11.0) as

more particularly described in the attached Schedule “A”, from Commercial (C-2) District to Planned Commercial (C-P) District, as that term is defined and regulated pursuant to the provisions of the Code of the Town of Camillus and a new subsection shall be added to Section 1503 to reflect such change as follows:

“The zoning designation of certain lands located in the Town of Camillus (Tax Map No. 066.-01-11.0) is hereby changed from Commercial (C-2) District to Planned Commercial (C-P) District.”

SECTION 3. AMENDMENT OF THE TOWN OF CAMILLUS ZONING MAP
The Zoning Map of the Town of Camillus shall be amended to incorporate the above change of zoning classification.

SECTION 4. SEVERABILITY
If any clause, sentence, paragraph, section, article or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operations to the clause, sentence, paragraph, section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

SECTION 5. EFFECTIVE DATE
This Local Law shall take effect upon filing with the Secretary of State.

SCHEDULE “A”
LEGAL DESCRIPTION

1.061 Acres Camillus Plaza

All that piece or parcel of land situate in the Town of Camillus, County of Onondaga and the State of New York, bounded and described as follows:

Commencing at a point located at the intersection of the southerly right of way line of West Genesee Street with the easterly right of way line of Kasson Road said point being the northwest corner of the lands now or formerly of Buffalo-Main Street, LLC (Book 4805, Page 901); thence from said point of commencement and along the southerly line of West Genesee Street, the following five courses: 1)North 49°28’21” East, 48.11 feet to a point; 2) North 86°02’53” East, 199.86 feet to a point; 3) North 87°19’02” East, 250.01 feet to a point; 4) North 86°51’32” East, 212.00 feet to a point and 5) North 82°20’41” East, 14.94 feet to a point; thence through the aforesaid lands of Buffalo-Main Street, LLC, South 03°13’21” East, 40.96 feet to an iron rod found being the point of beginning; thence from said point of beginning the following four courses: 1) North 86°46’39” East, 215.00 feet to a point; 2) South 03°13’21” East, 215.00 feet to a point; 3) South 86°46’39” West, 215.00 feet to a point and 4) North 03°13’21” West, 215.00 feet to the point or place of beginning.

Containing in all 1.061 acres of land being more or less.

October 16, 2025 Vincent P. Ausfeld P.L.S.

The question of the foregoing Resolution was duly put to a vote and, upon roll call, the vote was as follows:

John Fatcheric	Town Supervisor	Voted Yes
Chris Cesta	Councilor	Voted Yes
Fred Covert	Councilor	Voted Yes
Mike LaFlair	Councilor	Voted Yes
Mary Luber	Councilor	Voted Yes
John O'Hara	Councilor	Voted Yes
Laura Teufel	Councilor	Voted Yes

The foregoing resolution was thereupon declared duly adopted.

Resolution #110
Councilor Cesta moved to approve Warrant No. 9, checks and ACH payments in the amount of $282,245.92 as audited by the Town Board and hereby approved for payment in the usual manner at the discretion of the Town Supervisor. Councilor Covert seconded the motion, and it was unanimously approved.

Resolution #111
Upon review and of the Full Environmental Assessment Form related to the 2026 joint Town and Village of Camillus Comprehensive Plan, Councilor Luber moved to approve the FEAF and designate the Town Board as Lead Agency. Councilor Covert seconded the motion, and it was unanimously approved.

Resolution #112
Councilor Covert moved to approve the Assent Agreement between Niagara Mohawk Power Corporation and the Town of Camilus and Sun 1011, LLC related to the property known as 6051 Belle Isle Road, Camillus, NY 13209, and authorize the Supervisor to sign. Councilor Cesta seconded the motion, and it was unanimously approved.

Resolution #113
The following was moved by Councilor Cesta, seconded by Councilor Covert and unanimously approved:

WHEREAS, among other methods, the Town Clerk accepts payment of real property taxes in cash if the payment is made in person at Town Hall; and

WHEREAS, the Town Clerk cannot accept less than full payment of the tax bill; and

WHEREAS, real property tax bills are rarely whole numbers and often have cents associated with the amount; and

WHEREAS, the Federal Government has stopped minting pennies, meaning eventually pennies will no longer be available and the Town will not be able to provide exact change to those property owners paying in cash; and

NOW THEREFORE,
BE IT RESOLVED, anyone paying their real property taxes in cash must pay the exact amount of the tax bill to the one-hundredth of a dollar and the Town Clerk shall not accept a different amount.

Resolution #114
Councilor Luber moved to approve the Residential Lease Agreement for the property located at 6066 Gillie Brooke Road and authorize the Supervisor to sign. Councilor Teufel seconded the motion, and it was unanimously approved.

Resolution #115
Councilor O'Hara moved to approve the following budget amendments: allocate $640.00 from B00.0000.00909.000-Part-Town Fund Balance to B00.3620.45505.3037-Uniform Codes Clothing Gary Butler, allocate $1,750.00 from A00.0000.02705.3609-Gifts & Donations Senior Center to A00.7620.40000.3604-Senior Center Trips, allocate $61,174.00 from A00.0000.02680.0000-Insurance Recover to A00.3120.24000.0000-Police Vehicles, and allocate $750.00 from B00.0000.00909.0000-Part-Town Fund Balance to B00.8010.42000.0000-Part-Town-ZBA Legal Notices. Councilor Teufel seconded the motion, and it was unanimously approved.

Resolution #116
Councilor Luber moved to authorize National Grid to install a Roadway C LED (48W) streetlight on Pole 22 on Newport Road at no upfront cost, with the utility costs to be included in the Town's general municipal lighting account. Councilor Covert seconded the motion, and it was unanimously approved.

Resolution #117
Councilor Covert moved to award the bid for the Camillus Senior Center Restroom Accessibility Improvements Project Phase 2 – Contract No. 1 – General Construction in the amount of $19,701.00 to Drulyk Construction Inc. Councilor Teufel seconded the motion, and it was unanimously approved.

Resolution #118
Councilor Cesta moved to authorize Code Enforcement to proceed with hiring a contractor to remove nuisance vehicles 105 Terrace Way, TM #: 032.-06-60.0, in accordance with Camillus Municipal Code Chapter 59-Outdoor Storage of Motor Vehicles. Councilor Luber seconded the motion, and it was unanimously approved.

Resolution #119
Councilor O'Hara moved to authorize Code Enforcement to proceed with hiring a contractor for property clean up at 232 Columbus Avenue, TM #: 045.-09-22.1, in accordance with Camillus Municipal Code Chapter 26-Uniform Code Enforcement. Councilor Luber seconded the motion, and it was unanimously approved.

MAYOR OF THE VILLAGE OF CAMILLUS COMMENTS

Mayor Waterman noted that the upcoming Memorial Day parade will be their biggest yet, that the Byrne Dairy development is underway, that the Village received a grant to create the trail from Sims Store to Marcellus Falls, and that they have also received Main Street Grant money to improve 13 buildings in the Village.

PUBLIC COMMENT

A non-resident commented regarding the Camillus Sportsman's Club.

A resident commended the Town Board on their professionalism and complimented the Parks & Recreation Department for their summer programming.

ADJOURNMENT

Councilor Cesta moved to adjourn the meeting at 7:14 p.m. Councilor Covert seconded the motion, and it was unanimously approved.

Respectfully submitted,

Martha Dickson-McMahon
Town Clerk