

**Village of Camillus
Public Hearing and Special Meeting
January 20, 2016**

Present: Mayor Patricia Butler-Rhoades
Trustee Ann Eckert
Trustee Helen Kiggins Walsh
Trustee Martin Rinaldo
Trustee Richard Waterman

Attorney: Robert J. Allan

8 people in attendance

Mayor Butler-Rhoades opened the Public Hearing at 6:00 p.m. with the “Pledge of Allegiance”.

Upon motion of Trustee Walsh, seconded by Trustee Rinaldo and unanimously approved the Board waived the “Proof of Publication” as follows:

**VILLAGE OF CAMILLUS BOARD OF TRUSTEES
NOTICE OF PUBLIC HEARING
and
SPECIAL MEETING**

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Camillus, Onondaga County, New York, will conduct a Public Hearing and Special Meeting on January 20, 2016. The purpose of the Public Hearing is to consider a proposed local law to change the zoning classification of the former Camillus Cutlery property at 52-54 Main/Genesee Street from Commercial to Planned Development District, to realign the lot lines contained within the former Camillus Cutlery property and to consider a Special Permit for the redevelopment of the existing building on the site for mixed use, including but not limited to 29 residential rental units and approximately 7,000 square feet of retail/light commercial use.

The Public Hearing and Special Meeting will be held at the Village Hall, 37 Main Street, in the Village of Camillus, on Wednesday, January 20, 2016 at 6:00 P.M. at which time all interested parties will be heard.

The proposed local law and the application for the special permit are available for inspection at the Office of the Village Clerk.

January 4, 2016

PATRICIA J. BUTLER-RHOADES, Mayor
Village of Camillus

Attorney Allan stated that the Board should not close this Public Hearing, but should continue it until the February 1, 2016 meeting.

Mr. Thomas Blair stated that at the last meeting the Board reviewed the Short Environmental Assessment Form Part 2 – Impact Assessment. They would like to complete the SEQRA process

and hopefully get a negative declaration. They would like to finish up Part II and have Mayor Butler-Rhoades sign this form. He stated all the answers on the SEQRA form were “no” except the second question on the form which was “2. Will the proposed action result in a change in the use or intensity of use of land?” The answer to this question was “Moderate to large impact may occur”. By checking this answer Mr. Blair had to complete Part 3 in which he had to explain how this impact could be mitigated. He stated the use was going to change from a vacant use to activity. He stated this activity will be far less than the manufacturing that was the traditional use. Matt Leach stated the green area will be greater than now. They plan to create a reduction of impervious cover on a redevelopment project by 25% which means they do not need to provide water quality. They will increase the lawn and that will take the need for storm water retention off the table. Mr. Doug Southerland stated he will replace some contaminated soil and cover a portion of the concrete with soil to create a green space for the occupants of the building. The future proposed creek walk will eliminate pulling the public through an attractive nuisance. It should just be a park like area.

Attorney Allan stated the Village sent out a Notice of Intent to act as lead agency on December 21, 2015. Now 30 days have passed, but the notice says to potential parties that a meeting concerning SEQRA will be held February 1, 2016 at 6:00 p.m. He feels the Village Board should wait until February 1, 2016 to make its SEQRA determination. Mr. Southerland has no problem with waiting until February 1, 2016.

Attorney Allan state that Mr. Blair intends to combine three tax parcels and make two tax parcels. Mr. Blair has contacted the Town Assessor who referred him to Onondaga County Tax Mapping. The County is changing the lot line slightly which is commonly done. Mr. Southerland stated there is some judgement yet to be made on running the line as it relates to the underlining cleanup requirements. They would like to get an unrestricted residential use designation from DEC. Until they know how to draw these lines they need a little more time to move the lines.

Attorney Allan stated the other issue in this Public Hearing is proposed Local Law #2 to change the zone from Commercial, C-1 to Planned Development District, PDD and the Village’s zoning map shall thereby be amended to reflect rezoning.

Upon motion of Trustee Eckert, seconded by Trustee Rinaldo and unanimously approved the Board moved to continue the Public Hearing to February 1, 2016 at 6:00 p.m. The Public Hearing was continued and the Regular Meeting resumed at 6:26 p.m.

Trustee Waterman asked what other items have to be resolved. He asked if they were still on target with the time line. Mr. Southerland stated right now their start date if Mar 15, 2016 due to the fact that DEC has to hold its own Public Hearings regarding this plan. They have a meeting on February 19, 2016 where they hope to firm up this schedule.

Mayor Butler-Rhoades asked when they would like to see the sewer rehab completed. Mr. Southerland stated sometime in the fall. They would like to have ample time to do a base paving of the parking lot.

Mayor Butler-Rhoades took a five minute break in the meeting.

Mayor Butler-Rhoades resumed the meeting at 6:33 p.m. Attorney Allan addressed the Board regarding 18 Main Street. He presented a map of 18 Genesee Street. He stated this is a Commercial Zone. The entire second floor is entirely residential. The back section of the first floor is residential and the front section of the first floor has been commercial for some time. In 2004 this Board was concerned about mixed use in a commercial zone. The Board had passed a local law that states it will allow by Special Permit of this Board mixed use in a Commercial Zone. You cannot have total residential unless you get a zone change which is very difficult to accomplish. Attorney Allan stated Mr. Tal's proposal for an office has no running water and one window. Attorney Allan stated that if Mr. Tal wants to move forward with this application he will need to have a Public Hearing for a Special Permit and he needs to get two variances. One variance is an area variance for parking and an area variance because the lot size is too small and these approval would be from the Board of Zoning Appeals. Mr. Bill Reagan stated that they are trying to change this building to a multiple dwelling and will require different requirements. If Mr. Tal wants an office he would have to get running water. Attorney Allan stated he will send a letter to Mr. Tal and his engineer and maybe they can see this would be difficult to accomplish.

Attorney Allan stated he prepared a letter for Dr. Drugger who wants to purchase the laundromat. He would have to come before the Board if he was within 500 feet of Nine Mile Creek. If not Dr. Drugger will not have to come before the Board. Attorney Allan stated the parking is an issue and he would have to come before the Board with hours of operation and how many people will attend.

Trustee Waterman stated around the corner to Elm Street there is the old VFW building. There is an old bridge that used to go over the feeder. Dr. Beebe would like to get this bridge and restore it offsite. He asked Bill Reagan if he can determine who owns the bridge.

APPROVAL OF VOUCHERS

Upon the motion of Trustee Rinaldo and seconded by Trustee Waterman and unanimously approved, Abstract #024 was approved as follows:

General Fund	\$44,916.30
Sewer Rent Fund	\$ 29.58

The meeting adjourned at 7:00 p.m.

Sharon Norcross
Village Clerk/Treasurer