

**Village of Camillus
Regular Meeting
February 1, 2016**

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

Attorney: Robert J. Allan

6 people in attendance

Mayor Butler-Rhoades opened the meeting at 6:00 pm with the "Pledge of Allegiance".

Mayor Butler-Rhoades welcomed the Solvay Bank new Manager, Mr. Nick Carfagno.

Attorney Allan deferred opening of the Public Hearing until a determination was made on the SEQRA. Attorney Allan asked if any new comments had come regarding the SEQRA. Mayor Butler-Rhoades stated none had come in. Attorney Allan updated part 3: the SEQRA review for your Local Law which is now included in the SEQRA resolution. An amendment needed to be made stating that Trustee Helen Kiggins Walsh was absent. The SEQRA was reviewed.

**VILLAGE OF CAMILLUS, ONONDAGA COUNTY
SEQRA RESOLUTION - CAMILLUS MILLS
February 1, 2016**

A Regular Meeting of the Camillus Village Board ("Village Board") was convened at approximately 6:00 p.m. on February 1, 2016 in Village Hall located at 37 Main Street, Camillus, New York. The meeting was called to order by the Mayor, and roll being duly called, the following members were present: Hon. Patricia Butler-Rhoades, Trustee Richard Waterman, Trustee Martin Rinaldo, Trustee Ann Eckert, and Trustee Helen Kiggins Walsh (Absent)

This proposed Resolution was offered by Village Trustee Rinaldo, who moved for its adoption seconded by Trustee Waterman, to wit:

WHEREAS ,

1. In accordance with the New York State Environmental Quality Review Act ("SEQR") 6 NYCRR Part 617, the Village Board announced its intent to serve as Lead agency on December 11, 2015, to conduct an environmental review of the Camillus Mills Planned Development District ("PDD"), site plan and related improvements, subdivision, re- subdivision, lot alteration, local law enacting the proposed zone change from C-1 to PDD, special permit application(s) and rehabilitation of an existing 42,000± square foot building (the "Project"). The proposed action will result in the conversion of an existing vacant building into a mixed-use residential and commercial building with approximately 29- residential apartments and 6,000-8,000 square feet of commercial/retail space.

2. The Village Board, which also serves as the de facto Village of Camillus Planning Board pursuant to Village of Camillus Zoning Law §110-8, has determined that the proposed action is an Unlisted Action as defined under SEQR section 617.2(a-k).
3. The Village Board, as lead agency has caused to be prepared an environmental assessment of the significance of and potential environmental impact of the action described above. The SEQR Short Environmental Assessment Form, as completed is made part of the attached Negative Declaration and made part hereof.
4. On December 21, 2015 the Village Board notified all Potentially Involved and Interested Agencies of its intention to act as Lead Agency for the Project, and circulated the Short Environmental Assessment Form. No other Agency asserted its desire, legal authority or jurisdiction to serve as lead agency.
5. On January 4, 2016 the Village Board conducted a meeting for the purposes of examining all potential environmental impacts pertaining to the Project, and seeking additional input from the project co-sponsor. The Board set a Public Hearing on January 20, 2016.
6. On January 20, 2016 a Public Hearing to review the impact on the environmental of the Project was held/continues pursuant to SEQR, and all potential environmental impacts were again considered, clarified and discussed in great detail. The Public Hearing was continued to February 1, 2016.
7. On February 1, 2016 the Board continues the Public Hearing of the environmental review of the Project pursuant to SEQR, and all potential environmental impacts were again considered, clarified and discussed in greater detail.
8. The Applicant and the Village will continue to work with all Federal, State and local agencies until all necessary permits and approvals have been obtained.
9. The Village Board has carefully considered the environmental record prepared for this Project, including any comments received from the Involved Agencies and potentially interested agencies. This record is also attached to the Negative Declaration which is provided as Attachment "N" hereto and made part hereof.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Camillus Board of Trustees hereby determines that, based on the environmental record which has been prepared that, the proposed PDD local law enactment and the Project will not have a significant adverse effect upon the environment and therefore an environmental impact statement will not be prepared. For these reasons, a Negative Declaration under SEQR is therefore issued for this Project; and

IT IS FURTHER RESOLVED, that the Village Mayor is authorized to sign the Short Environmental Assessment Form, file all necessary documents with the appropriate departments

and agencies.

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

Patricia Butler-Rhoades	Mayor	Voted - Yes
Ann Eckert	Trustee	Voted - Yes
Helen Kiggins Walsh	Trustee	Voted – (Absent)
Martin Rinaldo	Trustee	Voted – Yes
Richard Waterman	Trustee	Voted – Yes

The foregoing Resolution was thereupon duly adopted by a vote of 4 to 0.

Mayor Butler-Rhoades signed part 3 of the SEQRA form and the Clerk will file this form in her office.

Mayor Butler-Rhoades, seconded by Trustee Rinaldo and unanimously approved the Board moved to reopen the continuation of the Public Hearing at 6:08 p.m.

VILLAGE OF CAMILLUS BOARD OF TRUSTEES NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Camillus, Onondaga County, New York, will conduct a Public Hearing on February 1, 2016 at 6:00 p.m. 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.

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Camillus, Onondaga County, New York, will conduct a Public Hearing on February 1, 2016 at 6:10 p.m. to consider a Special Permit for the redevelopment of the existing building of the former Camillus Cutlery property at 52-54 Main/Genesee Street 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 will be held at the Village Hall, 37 Main Street, in the Village of Camillus, on Monday, February 1, 2016. Consideration of the Local Law will commence at 6:00 p.m. at which time all interested parties will be heard. The consideration of the Special Permit will follow 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 20, 2016

PATRICIA J. BUTLER-RHOADES, Mayor
Village of Camillus

Attorney Allan stated there are three items on the table for tonight. The first is to approve the proposed Local Law #2 which changes the Camillus Cutlery property from Commercial Zone to Planned Development District. The second is a Special Permit that needs to be approved for the development of the Western Parcel. The third is to approve the lot line alteration and combine two tax parcels which action doesn't require a Public Hearing.

Upon motion of Trustee Eckert, seconded by Trustee Waterman and unanimously approved by the Board the Public Hearing was opened at approximately at 6:12 p.m.

Mr. Doug Sutherland discussed the plans for the Camillus Cutlery stating the building is about 21,000 sq. ft. foot print and is two stories, around 42,000 sq. ft. in total. The building will maintain the commercial along the front ground floor, add some additional office space, and add market rate loft style apartments. Originally the building was going to be medical offices but the plan changed due to a sluggish market. This plan has a better chance for success. They have a lender commitment for financing, the grants are still in place, working with the DEC because the property was accepted into the New York State Voluntary Brownfield Program in February/March 2013. Final lot lines are dependent on conversations with the DEC which have been very helpful, they want the project to succeed.

There will be about 80 parking spaces, close to a \$9,000,000 project, as you walk out the doors, you will see lights on, people walking around, life once again.

Trustee Waterman questioned how this would affect the Creek Walk. Specifics will need to be worked out. There is an acknowledgment in one of the documents that Mr. Sutherland reviewed that provided for some degree of Village control of the Creek Walk. Mr. Blair stated that is written into the PDD approval.

Trustee Waterman asked about the removal of concrete previously mentioned. There is soil that will have to be removed and initially they were looking at a retention basin but some of the concrete will be left as a cap. More than 25% of the property is going to a "green" condition so a basin isn't required.

Trustee Waterman asked about potentially building "say a new apartment building in Phase 2" – would there be enough parking. Doug Sutherland said they feel they have more than enough parking. If they were going to building another apartment building they would have to build the building above the flood plain. It would not be fully enclosed and the water would rise and fall and the building would be above the flood plain.

Bill Morse stated if you have a 25% increase in your impervious to pervious you are not required to provide water quality treatment. Because you are also having more pervious area you have no increase in run off you also do not need storm water detention.

The developers are meeting with the DEC on February 19, 2016.

Mayor Patricia Butler-Rhoades asked the Public if there were any questions. There were none.

Mayor Patricia Butler-Rhoades asked if the Board had any questions. There were none.

Upon motion of Trustee Eckert, seconded by Trustee Waterman and unanimously approved by the Board the Public Hearing closed at 6:26.

Upon motion of Mayor Butler-Rhoades, seconded by Trustee Eckert and unanimously approved the Board approved the recommendations made by Syracuse Onondaga County Planning Agency.

Mayor Butler-Rhoades asked the Board if they had any question regarding Local Law #2 – A law to Re zone the real property known as the former Camillus Cutlery Company from C-1 district to Planned Development District. There were no questions.

**VILLAGE OF CAMILLUS RESOLUTION
ADOPTING LOCAL LAW #2 – 2016**

A resolution was offered by Trustee Rinaldo, who moved for its adoption, seconded by Trustee Eckert, to wit:

WHEREAS, on January 20, 2016 the Village Board of Trustees of the Village of Camillus introduced proposed Local Law #2 of 2016, which Local Law provides that real property in the Village of Camillus (“Village”) commonly known as a former Camillus Cutlery Company property at 52 and 54 Genesee Street, shall be rezoned from the Village’s Commercial, C-1 district, to Planned Development District, and that the Village’s zoning map shall thereby be amended to reflect said rezoning; and

WHEREAS, following the introduction of the proposed Local Law #2 of 2016, a properly noticed public hearing was held on February 1, 2016, during which public input was received; and

WHEREAS, the proposed Local Law was duly referred to the Onondaga County Planning Board for review and comment pursuant to New York State General Municipal Law; and

WHEREAS, there were no significant comments on the proposed Local Law provided to the Camillus Village Board of Trustees by the Onondaga County Planning Board which resulted in revisions to the proposed Local Law and the Onondaga County Planning Board took no position on the proposed Local Law or the rezoning of the 52 and 54 Genesee Street property; and

WHEREAS, a Duly noticed Public Hearing having been held on proposed Local Law #2 of 2016 by the Village of Camillus Board of Trustees and proof of publication of notice of same, as required by law, has been submitted and filed, and all persons desiring to be heard in connection with said proposed Local Law having been heard, and said Local Law having been in the possession of the members of the Village of Camillus Board of Trustees in its final form in the manner required by Section 20 of the Municipal Home Rule Law of the State of New York; and

WHEREAS, the enactment of Local Law #2 of 2016 has previously been determined to be an Unlisted Action pursuant to Volume 6 N.Y.C.R.R., Section 617 of the Regulations relating to

Article 8 of the New York State Environmental Conservation Law; and

WHEREAS, previously, on the 1st day of February, 2016, after significant consideration and review, the proposed action to adopt Local Law #2 of 2016 was deemed not to have any adverse environmental impacts such that the Village Board of Trustees adopted a Negative Declaration in conjunction with the SEQR process; and

WHEREAS, it is in the Public Interest to enact proposed Local Law #2 of 2016.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Camillus hereby does enact Proposed Local Law #2 of 2016.

The adoption of the foregoing Resolution was moved by Trustee Rinaldo, seconded by Trustee Waterman, and duly put to vote, which resulted as follows:

Patricia Butler-Rhoades	Mayor	Voted – Yes
Martin Rinaldo	Trustee	Voted – Yes
Ann Eckert	Trustee	Voted – Yes
Helen Kiggins Walsh	Trustee	Voted - (Absent)
Richard Waterman	Trustee	Voted – Yes

The Resolution carried by a vote of 4 to 0.

A discussion was had regarding the Resolution Affirming the Special Permit and Zoning Permit approval. Mr. Sutherland stated they need the final lot line adjustments for financing. Mr. Morse asked if they would be looking for a Building Permit before they know where the easements are located. Mr. Blair stated they would like to get some work completed for limited activity, maybe not all the site work that needs to be done, but they could do some “make safe” work on the building.

A discussion was had regarding moving the siren. The resolution states the Applicant will grant an easement for the “creekwalk” and also installation of two dry hydrants contingent upon the Village Board relocating the existing Village fire whistle. Mayor Butler-Rhoades stated she has been working with Nu-Tronics and Chief McBride who are researching. She stated the existing siren shall be abandoned. She is not sure where the new system would be placed. She feels there is time to research this issue. She feels confident this issue will be resolved. Mr. Blair stated that any items for the fire departments get grants easily. The developers would like this siren issue resolved before the Spring of 2017.

Mr. Sutherland stated that financing on the sewer work that needs to be completed. You should know by the end of Summer of 2016.

Attorney Allan stated that before you get a permit on any landscaping or excavation the Village would like to get the easements and surveyor’s map.

The Application of Camillus Mills, LLC for Special Permit and Zoning Permit approval for the Camillus Mills redevelopment project, 52, 54 Genesee Street,

Camillus, NY 13031**RESOLUTION AFFIRMING SPECIAL PERMIT AND ZONING PERMIT APPROVAL**

The **VILLAGE BOARD OF THE VILLAGE OF CAMILLUS ("Village Board")**, in the County of Onondaga, State of New York, met in regular session at the Village Hall in the Village of Camillus, located at 37 Main Street in the Village of Camillus, County of Onondaga, State of New York, on the 1st day of February, 2016, at 6:00 p.m. The meeting was called to order by Mayor Patricia Butler-Rhoades and the following were present, namely:

Patricia Butler-Rhoades	Mayor
Ann Eckert	Trustee
Trustee Martin Rinaldo	Trustee
Richard Waterman	Trustee

WHEREAS, application has been made to the Village Board by Camillus Mills, LLC (the "Applicant") for the purpose of redeveloping a property commonly known as 52, 54 Genesee Street in the Village of Camillus ("Village") which is currently comprised of tax parcel(s) bearing Tax Map #s 002.-01-04.0, 002.-01-03.0, and 002.-01-02.1 (collectively, the "Property"), including the redevelopment of an existing vacant building situated upon 54 Genesee Street into a mixed use building (aggregately referred to as the, "PDD Project"); and

WHEREAS, the Property has received approval for a change in zoning from Commercial C-1, to Planned Development District ("PDD"); and

WHEREAS, the PDD Project is described and detailed in Applicant's PDD Project narrative together with the plans, maps, renderings and dimensional bulk standards which are attached hereto as **Exhibit "A"** (the "Application"); and

WHEREAS, the local law rezoning the Property to PDD, together with the PDD Project as described in the Application have received a negative declaration under the New York State Environmental Quality Review Act ("SEQR") from the Village Board acting as Lead Agency (a copy of which is attached hereto as **Exhibit "B"**); and

WHEREAS, pursuant to Village of Camillus Zoning Law (the "Zoning Law")

§110-21 the Village Board maintains jurisdictional control over PDDs and specific PDD Project features, designs, bulk and dimensional standards, and land uses; and

WHEREAS, pursuant to Zoning Law §110-8 the Village Board performs all functions of the Village Planning Board, and pursuant to §110-11(B) the Village Board is charged with reviewing special permits in lieu of site plan review for land use and/or site plan application(s) which may come before it; and

WHEREAS , the Applicant, for a period of approximately four (4) months, has engaged the Village in the process of concept planning , site planning and planning for uses upon the subject Property which may be undertaken as part of the PDD Project; and

WHEREAS, Applicant and or certain of its members, in 2009 authored a Restore New York Downtown Communities Initiative competitive grant application on behalf of the Village, which application was thereafter submitted to Empire State Development Corporation and was successful in acquiring \$2.5 million for a now completed redevelopment project at 55 Genesee Street and the pending PDD Project located at 52, 54 Genesee Street; and

WHEREAS, approximately \$2.34 million in New York State Restore New York grant funding remains available to the Village Board and is specifically designated for the PDD Project, and shall be paid over, or loaned to Applicant and/or an affiliated entity during or upon completion of the proposed Camillus Mills PDD Project; and

WHEREAS, the Applicant has submitted a pending special permit and zoning permit application(s) as are set forth in detail in **Exhibit "A"** hereto; and

WHEREAS, as part of the PDD Project the Applicant seeks to make certain lot alterations comprised of adjusting lot lines within the Property and for which Village Board has resolved are authorized as lot alterations via Resolution dated February 1, 2016 (a copy of which is attached hereto as **Exhibit "C"**), and which shall take effect upon the filing of endorsed maps in the appropriate offices of Onondaga County's mapping services, the Office of County Clerk or Office of Real Property Services, as deemed appropriate by the Onondaga County agency charged with jurisdictional control of lot alteration maps; and

WHEREAS, the Applicant has attended numerous work sessions with the Village in November and December 2015 and January 2016 in order to clarify project parameters, uses, procedure, design, and to explore ways to minimize the PDD Project's impacts while enhancing its features and benefits in conjunction with Village goals; and

WHEREAS, the Onondaga County Planning Board, upon having received timely referral of the PDD Project Application materials pursuant to General Municipal Law §239 issued three (3) sets of recommended modifications and comments pertaining to the PDD Project's Zone Change, Special Permit, and Lot Alteration (mistakenly referred to as "Final Subdivision") applications via December 23, 2015 letters (copies of which are attached at **Exhibit "D"**); and

WHEREAS, the Village Board has undertaken a careful and full review of all proposed land uses, Property redevelopment goals, structural rehabilitation designs and features, potential environmental issues, and all PDD Project Application materials submitted by the Applicant; and

WHEREAS, the PDD Project is deemed to comply with the Village's Comprehensive Plan, Zoning Law, and smart growth principles; and

WHEREAS, the Village Planning Board, during its January 20, 2016 Regular Meeting, opened a Public Hearing on the proposed PDD Project rezoning local law and Special Permit application, and having received evidence for and about the same, continues said public hearing to February 1, 2016, where upon it was continued and then closed; and

WHEREAS, during the regular Village Board meeting on February 1, 2016 the Village Board approved the Onondaga County Planning Board's December 23, 2015 modifications and comments; and

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Village Trustee Rinaldo, seconded by Trustee Waterman and after an affirmative vote of a majority of the Members present, as is recorded below, the Village of Camillus Board of Trustees hereby approves the special permit and zoning permit application(s) submitted by the applicant, Camillus Mills, LLC, as is noted above and is annexed hereto as **Exhibit "A"** and made part hereof.

IT IS FURTHER RESOLVED, that said approval is based upon findings of the Village Board that:

- (1) The Special Permit and Zoning Permit are consistent with the goals and requirements of Village of Camillus Comprehensive Plan;
- (2) The Special Permit and Zoning Permit are consistent with the goals and requirements set forth in the Village of Camillus Zoning Law;
- (3) The Special Permit and Zoning Permit are consistent with the goals and requirements of planning and smart growth principles;
- (4) The Special Permit and Zoning Permit are consistent with an appropriate development of the neighborhood and surrounding area and are not unreasonably

detrimental to the existing structures or uses in the surrounding neighborhood;

(5) The Special Permit and Zoning Permit provide for an appropriate and suitable development of the entire area as an integrated and harmonious unit considering the location, bulk and height of buildings on the site in relation to one another and to other structures and uses in the vicinity;

(6) The Special Permit and Zoning Permit provide for adequate pedestrian circulation and open space;

(7) The Special Permit and Zoning Permit provide for adequate traffic circulation features within the site, including the amount of, location of and access to automobile parking areas;

(8) The Special Permit and Zoning Permit provide for adequately handling peak traffic volumes, including points of ingress and egress, sight distances and intersection design, and the nature and suitability of the road system to absorb the anticipated changes;

(9) The Special Permit and Zoning Permit make adequate provisions for storm, sanitary and solid waste disposal, and other utilities for the Property ;

(10) The Special Permit and Zoning Permit propose landscaping and signage which

(11) The Special Permit and Zoning Permit utilize physical designs which make adequate provisions for service demands (water, sewer fire, public transportation, etc.) and provides for adequate traffic control.

IT IS HEREBY FURTHER RESOLVED, the approval of the Special Permit and Zoning Permit are subject to the following conditions:

A. Before the issuance of a building permit, the following conditions shall apply:

1. That the Applicant establish, and maintain an escrow account to reimburse the Village for professional fees and costs as is reasonably determined by the Village consistent with local law, and tender payment to the Village for all expenses incurred as a result of the Project within (20) days of receipt, in accordance with Village Law.
2. That a construction sequencing, scope, hours of construction and parking plan be submitted to and approved by the Village Board during a preconstruction meeting in the Village.
3. That lot alterations comprised of lot line adjustments and corrective easements indicated on the revised site plan dated February 1, 2016 be submitted to the Village Board for final review and endorsement on the maps to be filed by the Village Mayor prior to being properly filed in Onondaga County, with relevant copies being promptly provided to the Village in triplicate; and

B. After the issuance of a building permit the following conditions shall apply:

1. The final endorsed site plans and PDD Project approvals, including land uses

and bulk standards be complied with in all respects.

2. That the applicant obtain and comply with all necessary permits and approvals from the New York State Department of Environmental Conservation, the Onondaga County Health Department, the Onondaga County Highway Department, the Village of Camillus, and any other approval(s) and/or permits(s) needed for the application and/or ongoing operations at the involved site(s).
3. That an as-built survey be submitted to the Code/Zoning Department for the Village of Camillus for any publicly dedicated facilities or termination of abandoned or new or corrective easements or infrastructure with cooperation with the Village within sixty (60) days of the issuance of a final Certificate of Occupancy.
4. That Applicant, upon completion of all on site environmental remediation and the issuance of a Certificate of Completion by the New York State Department of Environmental Conservation ("NYDEC"), shall provide an easement agreement agreeable in form and substance to counsel for the Village and Applicant for a "creek walk" to be located on the Property in the vicinity of Nine Mile Creek so as to provide members of the public access to a walking path along or near the creek beginning at a point on Genesee Street and continuing north along or near Nine Mile Creek to a point of end on the Property with said "creek walk" to be insured and maintained by Village or another agency and/or management company approved by Applicant and the Village Board with the provision of said "creek walk" easement contingent upon the Village Board relocating the existing Village fire whistle to another location which is not at or on Village Hall or within the Village downtown business district.
5. Applicant's installation, construction and maintenance of a Village of Camillus Fire Department approved "dry hydrants" provides water supply access to Nine Mile Creek from the Property in such a location as is approved by Applicant, with the provision of said dry hydrants contingent upon the Village Board relocating the existing Village fire whistle to another location which is not at or on Village Hall or within the Village Overlay District.
6. All applicable permits and approvals must be obtained from NYDEC pertaining to Storm Water Pollution Prevention Plans ("SWPPP") for the Project, and such other matters which NYDEC may have jurisdiction over prior to the commencement of site preparation and/or construction activities.
7. All references to "Applicant" shall refer to Applicant's successors and assigns.

IT IS HEREBY FURTHER RESOLVED, that this Resolution will be filed in the Office of the Village Clerk in files that are readily accessible to the public and made available upon request, subject only to the limitations established by the Freedom of Information Law.

IT IS HEREBY FURTHER RESOLVED, that this Resolution shall take effect immediately.

The adoption of the foregoing Resolution was moved by Trustee Rinaldo, seconded by Trustee Waterman, and duly put to vote, which resulted as follows:

Patricia Butler-Rhoades	Mayor	Voted – Yes
Martin Rinaldo	Trustee	Voted – Yes
Ann Eckert	Trustee	Voted – Yes
Helen Kiggins Walsh	Trustee	Voted - (Absent)
Richard Waterman	Trustee	Voted – Yes

The Resolution carried by a vote of 4 to 0.

Attorney Allan then stated if the Village Board agrees that the lot line adjustment is appropriate the reconfiguration of the lot lines(s) as shall be reflected on plans attached hereto as are approved by Village Board, via an endorsement upon the plans, at a subsequent date prior to the issuance of a Building Permit for the Property, and that no subdivision or re subdivision applications(s) are necessary for the proposed lot alteration.

Mr. William Morse stated his concern regarding the lot line change is that there may be changes in the existing and proposed Village easements. The Village will be giving up existing easements and accepting relocated easements. For example you have an easement for a 42 inch storm sewer line though the property. The easement is not defined by metes and bounds but goes on either side of the pipe. The Village is no longer using that pipe and now that easement has to be abandoned. In addition there is an existing sanitary sewer easement across the property which is not in the easement. We need to relinquish the old easement and accept the new easement. The Village has several drainage line which appear on the surveyor’s map which that may originate off site in which case there needs to be an easement granted. There is one corner where the sanitary sewer crosses and the Village does not seem to have an easement. When you get the map for the lot line adjustment it should reflect the changes in the easements.

Mr. Blair he feels has this issue addressed by the Special Permit and Zoning Permit Approval. He stated the easement issue can be addressed as early as they can. They are a work in progress.

**VILLAGE OF CAMILLUS
LOT LINE ALTERATIONS**

A resolution was offered by Trustee Waterman, who moved for its adoption seconded by Trustee Rinaldo, to wit:

WHEREAS, on December 7, 2015, Camillus Mills, LLC (the "Applicant") submitting various special permit/site plans to the Village of Camillus ("Village") relating to proposed site improvements, alterations and rehabilitation plans for the existing land and structure(s) located at a property commonly known as the former Camillus Cutlery Company World Headquarters, located at 52 and 54 Genesee Street in the Village, also being known as Tax Map Nos. 002.-01-04.0, 002.-01-03.0, and 002.-01-02.1 ("the "Property"); and

WHEREAS, said special permit/site plans reflect the movement of the existing lot line(s) separating the eastern (002.-01-02.1) and western (002.- 01-04.0) parcel(s) to accommodate Applicant's redevelopment of the Property; and

WHEREAS, Applicant conducted work sessions with various members of the Village Board of Trustees of the Village of Camillus ("Village Board") on December 11, 18, 2015 and January 8, 15 2016. Also, the Applicant attended Regular Meetings on December 7, 2015 and January 4, 2016 and a Public Hearing and Special Meeting on January 20, 2016 for the purposes of discussing the Project and the proposed lot alteration(s); and

WHEREAS, pursuant to Village of Camillus Zoning Law (the "Zoning Law") §110-7, a Lot Alteration is defined as "Any change in the dimension or orientation of a lot line not resulting in or constituting subdivision or re subdivision as defined herein"; and

WHEREAS, Village Board has studied the proposed special permit/site plans carefully, has consulted with counsel to the Village, and determined that the movement of the lot line(s) separating the east and west parcel(s) of the Property is not a subdivision or re subdivision under the Zoning Law as no new lots are being created, the Property is not described on a subdivision map, and the proposed lot alterations will not affect elements resulting from a prior subdivision process; and

WHEREAS, the Project's special permit/site plan application was duly referred to the Onondaga County Planning Board for review and comment pursuant to New York State General Municipal Law; and

WHEREAS, there were no comments on the proposed lot line adjustments and/or alterations proposed for the Property by the Onondaga County Planning Board; and

WHEREAS, a duly noticed public hearing having been held on the special permit/ site plans for the Property as part of the Camillus Mills Planned Development District on January 20 and February 1, 2016; and

WHEREAS, pursuant to the Zoning Law, generally, and §110-21(B), the Village Board has jurisdiction over Planned Development District ("PDD") enactments and approvals, and recognizes that PDD districts are designed to allow for a flexible arrangement of lots structures and land uses; and

WHEREAS, previously, on this 1st day of February, 2016, after significant consideration and review, the Village Board In accordance with the New York State Environmental Quality Review Act ("SEQR") 6 NYCRR Part 617, determined that the proposed PDD project including the proposed action to adopt Local Law #2 of 2016 (rezoning the Property to PDD District) was deemed not to have any adverse environmental impacts such that the Village Board of Trustees adopted a Negative Declaration in conjunction with the SEQR process; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Camillus hereby does approve the reconfiguration of the lot line(s) as shall be reflected on plans attached hereto as are approved by Village Board, via an endorsement upon the plans, at a subsequent date prior to the issuance of a Building permit for the Property, and that no subdivision or re subdivision application(s) are necessary for the proposed lot alteration constituting the movement of the lot line(s) separating the Property's eastern parcel from the abutting western parcel.

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

Patricia Butler-Rhoades	Mayor	Voted - Yes
Ann Eckert	Trustee	Voted - Yes
Helen Kiggins Walsh	Trustee	Voted – (Absent)
Martin Rinaldo	Trustee	Voted – Yes
Richard Waterman	Trustee	Voted – Yes

The foregoing Resolution was thereupon duly adopted by a vote of 4 to 0.

Code Enforcement Report

Mr. William Reagan stated that there will be a substantial fee for the Building Permit for Camillus Mills.

Mr. Reagan stated that in January there were a few applications for Building Permits, but only one permit was issued for a storage shed. There were 5 building inspections, 1 safety inspection and 1 complaint, 18 violation inspections to follow up, 17 notices and letters went out. Many of the violations were snow plowing issues.

APPROVAL OF VOUCHERS

Upon the motion of Trustee Waterman and seconded by Trustee Rinaldo and unanimously approved, Abstract #005 was approved as follows:

General Fund	\$48,432.88
Sewer Rent Fund	\$ 652.03

APPROVAL OF MINUTES

Upon motion of Trustee Waterman, seconded by Trustee Rinaldo and unanimously approved the Board approved the minutes of December 7, 2015 and January 4, 2016.

MAYOR'S ANNOUNCEMENTS

Mayor Butler stated that there will be no meeting on February 18, 2016 due to a holiday. The trash and recycling will be behind one day.

Upon motion of Trustee Rinaldo, seconded by Trustee Waterman and unanimously approved the Board moved to sign the vouchers around February 15 to avoid late charges.

ATTORNEY'S COMMENTS

Attorney Allan stated that he had sent Mr. John Tal a letter with requirements for a commercial space at 18 Genesee Street. Mr. Tal took the requests under advisement and called him and will be resubmitting plans for a larger office with water. He understood the issues.

Attorney Allan stated that Ms. Susan Schueler of 48 North Street has spoken to her attorney Jeff Davis regarding these issues. He suggested to Mr. Davis that there should be a fund if the Village has to remove the lift. He has a written estimate from the gentleman from Community Develop of \$2,200 to remove the lift, although Attorney Allan feels this is not enough. Mr. Reagan stated he had a complaint from Mr. Tal's neighbor that his plowing contractor is plowing snow which is damaging her fence.

TRUSTEE REPORT

Trustee Rinaldo stated he spoke with Gary Martin and the Town of Camillus will be taking 6 trees out in the spring.

Trustee Eckert asked if the Village Board has received any applications for the Camillus Fire Department. Mayor Butler-Rhoades stated no she did not receive any applications.

Trustee Waterman asked Mr. Reagan if he inspected the two garages in the back of the municipal parking. The Board had talked about demolishing these buildings. He questioned if there was asbestos in these buildings. Mr. Morse stated he will find out how much the Town paid for asbestos survey. He stated if you want to fix these buildings up or tear them down you still have to know if there is asbestos.

Trustee Waterman stated he spoke with Mr. Rick Smardon and some of the diamond signs have been removed. Trustee Waterman stated he did not know of any diamond signs. Mr. Smardon is the president of Save the County and also a professor at ESF. Mr. Smardon sent a sample sign for the walking trail if approved by the Board. Also, Mr. Smardon stated that he would like to build a bridge across Nine Mile Creek where the dam is located. By building a bridge people will have access to walk all the way to Martisco. He will bridge it because the granite foundation is still intact. He would like to get his ESF students to build this bridge. Trustee Waterman stated that he, Trustee Rinaldo, Camillus Councilman Hammerle, and Eric Bacon,

Camillus Director of Parks and Recreation met with grant writers and they discussed the Waterfront Grant. He is not sure if the Nine Mile Creek would qualify as a waterfront. Apparently, the Erie Canal would qualify which would be the next step. Trustee Waterman stated once the bridge is built this would tie the entire creek walk together.

PUBLIC COMMENTS

Mr. William Vivenzio, 10 First Street addressed the Board stated there are two large potholes at the end of the sidewalk at the corner of LeRoy and First Streets.

Trustee Eckert stated that there is also a pot at 23 South Street.

Upon motion of Trustee Eckert, seconded by Trustee Rinaldo and unanimously approved the meeting adjourned at 8:00 p.m.

Sharon Norcross
Village Clerk/Treasurer