

**Village of Camillus
Public Hearing
February 3, 2014**

Present: Mayor Patricia J. Butler
Trustee Ann Eckert
Trustee Tim Stapleton
Trustee Helen Walsh
Trustee Martin Rinaldo

Attorney: Robert J. Allan

7 people in attendance

Mayor Butler opened the first Public Hearing at 6:00 p.m. by leading the “Pledge of Allegiance”.

Upon motion of Mayor Butler, seconded by Trustee Rinaldo and unanimously approved the Board waived the “Proof of Publication”.

**VILLAGE OF CAMILLUS BOARD OF TRUSTEES
PUBLIC NOTICE
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 to consider a proposed Local Law as follows:

A local law entitled: A Local Law to rename Chapter 82 of the Code of the Village of Camillus entitled “General Property Maintenance Law” to Chapter 84 of the Code of the Village of Camillus, so that there will no longer be duplicate Chapters numbered 82.

The Public Hearing will be at the Village Hall, 37 Main Street, in the Village of Camillus, on Monday, February 3, 2014 at 6:00 P.M. at which time all interested parties will be heard.

The above Local Law is open to inspection at the Office of the Village Clerk and communications in writing in relation thereto may be filed with the Board of Trustees either before or at the Hearing.

January 7, 2014
PATRICIA J. BUTLER, Mayor
Village of Camillus

Attorney Allan stated that the Village Board adopted Local Law #1 – 2013 and numbered it Chapter 82. There was a mix up and Chapter 82 there was already used for a different local law. The purpose of this law is to take the same language that was approved last May and renumber it as Chapter 84. There were a few misspelling that he corrected on a draft today and he distributed the copies to the Board of Trustees. Attorney Allan recommended that Mayor Butler continue this Public Hearing to the next meeting to allow the trustees 10 days to review the law.

Mayor Butler opened the meeting for comment from the public. No one has a comment.

Upon motion of Trustee Stapleton, seconded by Trustee Eckert and unanimously approved the Board moved to continue this Public Hearing on February 17, 2014 at 7:00 p.m.

Mayor Butler closed this Public Hearing at 6:05 p.m.

Sharon Norcross
Village Clerk/Treasurer

**Village of Camillus
Public Hearing
February 3, 2014**

Present: Mayor Patricia J. Butler
Trustee Ann Eckert
Trustee Tim Stapleton
Trustee Helen Walsh
Trustee Martin Rinaldo

Attorney: Robert J. Allan

7 people in attendance

Mayor Butler opened the second Public Hearing at 6:05 p.m. regarding the building owned by Richard Aupperle III at 4464 Milton Avenue.

Upon motion of Trustee Eckert, seconded by Trustee Rinaldo and unanimously approved the Board waived the "Proof of Publication".

**VILLAGE OF CAMILLUS BOARD OF TRUSTEES
PUBLIC NOTICE
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 to consider the application of Richard P. Aupperle III for a Special Permit to allow two (2) residential units on the second floor of real property at 4464 Milton Avenue, Camillus, NY 13031, commonly known as The Danforth Building, which is located in a commercial district.

The Public Hearing will be at the Village Hall, 37 Main Street, in the Village of Camillus, on Monday, February 3, 2014 at 6:00 P.M. at which time all interested parties will be heard.

The above Special Permit Application is open to inspection at the Office of the Village Clerk and communications in writing in relation thereto may be filed with the Board of Trustees either before or at the Hearing.

January 7, 2014
PATRICIA J. BUTLER, Mayor

Mr. Aupperle addressed the Board stating that he was looking to convert the second floor into two apartments. The building has commercial businesses on the first floor. He has been struggling for years to rent to commercial businesses on the second floor but because of the stairs no company will rent. He is proposing high end apartments on the second floor and he feels this would be a benefit to the building and the community.

Attorney Allan stated that the reason Mr. Aupperle is coming to this Board is because this property is located in a commercial zone and to build apartments in a Commercial Zone required a Public Hearing and a Special Permit. The Board referred this application down to SOCPA for their comments. Mayor Butler stated that she has a concern with SOCPA's recommendation to remove the parking. She stated when the intersection was completed there were preconstruction meetings and parking was not an issue. She has a suspicion the county made this recommendations to protect themselves. Mr. Aupperle stated he has owned this building since 2005 and the reconstruction of the intersection has helped the parking.

Attorney Allan stated Onondaga County has suggested that before you give an approval the applicant should contact the Onondaga County Department of Transportation regarding the driveway access onto Milton Avenue and also they would like a determination by an engineer that one or two additional apartments does not overtax the sewer. Mr. Aupperle stated there is a bathroom in the space already for the office space, so the only extra water usage is from the shower and tub. They are not building more square footage.

Mr. Bill Reagan stated he spoke with Gary Morton of Onondaga County Department of Transportation and their position is they are adamant that they have to remove any driveway or parking areas that they would not approve today if the request came in new. He made it clear that the county wants this parking area removed just like they want the entrance removed right across the street from this area. They feel these are too close to the intersection. Mr. Morton gave Mr. Reagan suggestions on what Mr. Aupperle could do, for example share a driveway with the Green Gate or the Villager Apartments. Attorney Allan stated that this Board can approve this application as long as it has a majority plus one. Mr. Reagan stated that an apartment may have less traffic than a business. Mr. Aupperle stated the use will be alternative use. Businesses use the parking spaces during the day and the apartments use the parking spaces at night.

Trustee Stapleton stated he is confused. This Board was asked to approve an apartment on the second floor and Onondaga County has come out of left field asking to removing park. No one knows where they are coming from so no one knows what kind of plan the Board is supposed to come up with.

Mr. Aupperle stated that he has never had a problem with backing out of this parking area.

Mayor Butler opened the Public Hearing for public comments at 6:21 p.m.

Fire Chief Douglas Groesbeck from Union Street stated it is ridiculous for Onondaga County Department of Transportation to now object to the parking for 4464 Milton and also the curb cut for 6100 West Genesee Street after they had a chance when the intersection was modified.

Mr. Bakal owner of 6100 West Genesee Street stated he has never seen a problem with this parking area.

Mayor Butler closed the public portion of the meeting at 6:23 p.m.

Mayor Butler asked the Board of Trustees for comments. No one on the Board saw any problem with this parking area.

Mayor Butler stated the Board can approve the Special Permit.

The following resolution was offered by Trustee Stapleton who moved for its adoption, and seconded by Trustee Walsh:

WHEREAS Richard P. Aupperle III and Maria E. Aupperle have made application to the Village Board for a Special Permit to utilize the second floor of the Danforth Building at 4464 Milton Avenue in the Village of Camillus for two residential apartments; and

WHEREAS on January 6, 2014 the Village of Camillus Board declared itself the lead agency and conducted a SEQR Hearing and made a determination that the proposed action will not result in any significant adverse environmental impacts; and

WHEREAS the Village Board having referred this application for the recommendation of the Onondaga County Planning Board pursuant to General Municipal Law Section 239, and the Village Board having noticed, published and conducted a Public Hearing on the proposed application at 6:00 p.m. on Monday, February 3, 2014; and

After considering the comments of the public and after considering the Resolution of the Onondaga County Planning Board recommending certain modifications to the proposed action in their Case No. Z-14-23 from their meeting date of January 29, 2014 the Board of Trustees makes the following findings:

1. The utilization of the second floor for residential apartments is a use that is allowed under the Village Zoning Code upon issuance of a Special Permit by the Village Board and there appears to be sufficient parking to meet the Village's Zoning Code without requiring a parking variance.
2. Based upon prior experience of the Board of Trustees in other recent projects in the Village of Camillus, the Board of Trustees is satisfied that there is sufficient sewer availability and capacity for the two apartment project.

3. The Village Board is not aware, and there were no public comments or public reports indicating, that there have been any problems or difficulties in exiting the parking spots in the front of the building and entering into the driving lanes of Milton Avenue on which the property fronts.

4. The Board believes that the existing parking spots in front of the building, fronting on Milton Avenue, have been in place since that building was constructed.

5. In order to minimize the number of vehicles backing out into the driving lane of Milton Avenue for ingress and egress, it would be prudent to require the residential tenants to utilize the parking spaces on the side or the rear of the building, except for loading and unloading.

NOW, THEREFORE BE IT RESOLVED the Village Board of the Village of Camillus grants a Special Permit to allow two residential units on the second floor of the Danforth Building at 4464 Milton Avenue, Village of Camillus, on the condition that the residential tenants are not to park in the front of the building on the Milton Avenue side except for temporary loading and unloading.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Patricia J. Butler, Mayor		<u>Yes</u>
Helen Walsh, Trustee	<u>Yes</u>	
Timothy Stapleton, Trustee		<u>Yes</u>
Martin Rinaldo, Trustee		<u>Yes</u>
Ann Eckert, Trustee		<u>Yes</u>

The resolution was thereupon duly adopted on the 3rd day of February, 2014.

Mayor Butler closed the Public Hearing at 6:29 p.m.

Sharon Norcross
Village Clerk/Treasurer

**Village of Camillus
Public Hearing
February 3, 2014**

Present: Mayor Patricia J. Butler
Trustee Ann Eckert
Trustee Tim Stapleton
Trustee Helen Walsh
Trustee Martin Rinaldo

Attorney: Robert J. Allan

7 people in attendance

Mayor Butler opened the third Public Hearing at 6:29 p.m. regarding a Special Permit for A & R Auto at 6100 West Genesee Street.

Upon motion of Trustee Eckert, seconded by Trustee Walsh and unanimously approved the Board waived the reading of the "Proof of Publication".

**VILLAGE OF CAMILLUS BOARD OF TRUSTEES
PUBLIC NOTICE
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 to consider the application of A & R Auto Sales, Inc. to modify the Special Permit issued for the real property at 6100 West Genesee Street, Camillus, NY 13031, to increase to 42, the number of vehicles that may be parked off-street, either for sale or repair, or customer and employee parking.

The Public Hearing will be at the Village Hall, 37 Main Street, in the Village of Camillus, on Monday, February 3, 2014 at 6:00 P.M. at which time all interested parties will be heard.

The above Special Permit Application is open to inspection at the Office of the Village Clerk and communications in writing in relation thereto may be filed with the Board of Trustees either before or at the Hearing.

January 9, 2014

PATRICIA J. BUTLER, Mayor
Village of Camillus

Mayor Butler stated that Mr. Alex Bakal has presented a plan still requesting 42 parking spaces for cars for sale, repair and employee/customer parking. This plan includes vehicles in the back of the building.

Mr. Bakal presented his modified parking plan stating he will extend the brick sidewalk along West Genesee Street and increase the number of cars to 11 along West Genesee Street. Also, he will install a fence behind the building on the Milton Avenue side. The fence will obscure the view from Milton Avenue. Mr. Reagan stated if you pull up to the stop sign from Milton Avenue to Genesee Street the view if not obstructed by parked cars.

Attorney Allan reminded the Board that Onondaga County Planning gave a negative determination when this application was sent to them in 2003. He stated that now on the comments are no driveway shall be constructed within 75 feet of the road intersection as measured from the intersection of right-of-way lines. They recommend the westernmost driveway on Milton Avenue must be removed. No parking is allowed within the Milton Avenue

right-of-way. The applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way. The Department also notes that additional storm water runoff into the County's drainage system is prohibited.

Trustee Eckert thought the reason the county did not want cars parked on the Milton Avenue side was the area was so narrow that if someone is walking on the sidewalk they could be hit by a car.

Mayor Butler suggested keeping this Public Hearing opened to allow the Board to take the maps and look at the area and then the Board can address this at the next meeting.

Upon motion of Trustee Walsh, seconded by Trustee Eckert and unanimously approved the Board moved to continue this Public Hearing until February 17, 2014.

The Public Hearing adjourned at 6:45 p.m.

Sharon Norcross
Village Clerk/Treasurer