

Village of Camillus
Public Hearing
February 6, 2012

Present: Mayor Patricia J. Butler Attorney: Robert J. Allan
 Trustee James Palumbo
 Trustee Ann Eckert
 Trustee Timothy Stapleton 22 people in attendance

Mayor Butler opened the meeting at 6:30 p.m. by asking for a resolution to waive the “Proof of Publication”.

Upon motion of Trustee Palumbo, seconded by Trustee Yule and unanimously approved the reading of the “Proof of Publication” was waived.

NOTICE OF PUBLIC HEARING
VILLAGE OF CAMILLUS

PLEASE TAKE NOTICE that a Public Hearing will be held by the Board of Trustees of the Village of Camillus on the 6th day of February, 2012 at 6:30 p.m. at the 37 Main Street, Camillus, New York, for a Special Use Permit and/or Site Plan Approval for construction/operation of a convenience store/gas station/car wash facilities proposed to be located at 20 Genesee Street, Camillus, New York. The parcel is located within the Commercial Zoning District and within the Village Center Zoning Overlay District. The subject parcel is designated as Tax Parcel No. 002.-08-10.0.

Also considered will be modification of the existing restrictive/protective covenants of record which authorize modification by the Village Board of Trustees upon agreement with the owner of the premises.

The application shall be opened to inspection at the office of the Village of Camillus Clerk’s Office at 37 Main Street, Camillus, New York during the Village Clerk’s published regular business hours. Persons wishing to appear at the hearing may do so in person or by attorney or other representation.

PLEASE TAKE FURTHER NOTICE that the environmental significance of the proposed actions will be reviewed by said Board incident to said hearing.

Communications in writing in relation thereto may be filed with the Board, or at such hearing.

BY ORDER OF THE VILLAGE BOARD

SHARON NORCROSS, Village Clerk

January 12, 2012

Trustee Yule stated that at this Public Hearing Rome Gas will be making a presentation for the new gas station. She stated that there will be a 2,770 square foot convenience store. The current building would be taken down and replaced. The pumps would stay. Mr. Tal the prospective owner, has brought his engineer and lighting expert. They will explain the process. The public may have questions. The proposed plan is a convenience store and a car wash and the Board has reviewed the plans and walked the site. Mr. Richard Robb has been working as a planner for the Village of Camillus. Sue Hines is a village resident who is working on this committee for this project.

Mr. Tim Bailey, the project designer from Key Stone Associates (formerly Hawk Engineering) addressed the Board. He stated he was speaking on behalf of Mr. Tal to propose a plan for a convenience store and car wash. They are proposing to demolish the building but the canopy and pump island will stay. Their plan is to construct a 2,770 ft sq. building that will be constructed out of wood with a brick façade. The building will have a metal cooper roof. There will be a 495 sq. ft. building with a car wash in the back. Their proposal is to keep the same exit and entrance onto West Genesee Street. They included an entrance and right hand turn only onto Newport Road. They are proposing 19 parking spaces (10 regular spaces, 8 spaces at the pumping island and 1 handicapped space). You will be able to line up 6 cars for the car wash. They will be installing underground electric. The sanitary sewer and gas lines will stay the same. The storm water will go to the same place but they are going to add a catch basin under the new paved area in the back. The operating hours will be 7 days a week, 24 hours a day and the car wash will be available at all times. This new business will create 20 jobs some full and some part time. The dumpster will be placed on site with a solid vinyl fence around the dumpster in a color that you decide. There will be some building mounted signs and they plan to use the existing sign. They are planning to add two pole mounted lights and a wall mounted light on the back of the car wash. They are going to use the existing lights on the canopy. The zoning permits the lights to be at 1 foot candle at the property line and they are below the standards for zoning. The sanitary sewer will tie into the existing sewer line, but inside the car wash there is a grit separator that catches all the sand and silt that will have to be cleaned occasionally and also there will be an oil/water separator that will catch the grease before it goes into the sanitary sewer. They will use the existing water lateral and just tie into the line. There is enough pressure for the car wash and convenience store. They were asked to put in a curbed island and signs to prevent left turn onto Newport Road. They have a landscape plan that provides a full double screen of arbor vita trees. They will leave some trees that are well established and fill in with other small shrubs. They are using rocks instead of mulch. They have received the Onondaga County permit for the curb cut onto Newport Road for the exit.

Mr. Robert Schultz, 202 Timber Ridge Drive, stating it was his understanding that due to the covenant they could not touch the trees around the perimeter. Trustee Yule stated she walked the site and the tree they will remove is dead. Mr. Bailey stated that a "Subway" Restaurant is still in the plans.

Trustee Yule state she is concerned because there is tarvia between the street and the sidewalk and she would like to see a green space to deter cars from driving onto this area. Trustee Yule stated the sign is too large. Trustee Palumbo stated the LED sign is brighter than normal and so

they did not need such a large sign.

Ms. Sue Hines stated that she had compared other Sunoco signs in the area and they are smaller than this sign. She asked what would be sold in the convenience store. Mr. Bailey stated general merchandise including beer and cigarettes.

Mayor Butler stated that at all the meeting she attended regarding the gas station, the 24 hours car wash was not well received. Trustee Yule stated that it would be the desire of the Village not to allow the car wash to run 24 hours. Mr. Bailey stated that they had taken some decibel readings at an existing car wash at the exact distances and angles that are in Camillus and he got the highest was a 63.8 in decibel. For every two feet of vegetation you can reduce you decibel level by 5 and a typical residential wall will reduce the decibels by 15. We would be down to 45 or 48 decibel level. The measurement was 75 feet from either one of the houses and they took into consideration angles. Trustee Palumbo asked if they took into consideration elevation to include people living on the second floor. They did not.

Trustee Yule stated she would like to see wood instead of vinyl enclosure for the dumpster.

Trustee Yule stated that our Codes Officer stated that the First Street pump station is at maximum flow. The car wash will put us over the flow. Trustee Yule stated that the Village would need to do something with the county and this will probably cost Mr. Tal some where around \$5,000 to resolve this issue. Mr. Robb stated that to wash a car it take 70 gallons per car.

Ms. Hines stated one issue was employee parking. Mr. Bailey stated that the employees will park the furthest spot away.

Mr. Robb stated that they have identified 19 stalls. Could you identify how you arrived at 19 stalls and how the code would differentiate between parking stalls and stacking areas? The code calls for 5 times the capacity of the car wash to provide for stacking of the cars entering the car wash. I have 10 regular spaces, one handicapped space and we included 8 spaces for each side of the stall.

Attorney Allan asked about their plan for snow removal. Mr. Bailey stated they plan on pushing the snow to the west side, but they realize that they will have to truck the snow away.

Attorney Allan stated that it was mentioned that it takes 70 gallons for each car wash and he asked how many washes they feel they will do each day, they estimated 10 to 12 car washes a day. Trustee Stapleton asked how long it takes to wash one car, they estimated 5 minutes.

Attorney Allan asked what the anticipated decibel level would be at the car wash when the dryer is going. Mr. Bailey stated 63 at its peak without any buffer or residential walls. If the doors were closed it would drop down to around 55.

Trustee Yule stated that if "Subway" closes the Village would want to have a say in any other restaurant facility that would go into this space. Mr. Tal would have to come back to the board and revisit the plan. The Board would want the opportunity to review this project six months or

one year from the start of operations. For example, if we find that the decibel noise is a problem we could come back and renegotiate the hours of operations.

Mayor Butler stated that he has a note from John Williams and it states that the First Street pump station is at maximum capacity and a slip line will have to be installed. She also asked if there was an emergency exit off the back. Mr. Bailey stated yes there are two.

Ms. Hines asked about taking the existing building down. They stated they will do a pre demolition survey and if there is asbestos they would handle it properly. The underground gas tanks have been tested and they are in good condition. There will be an air conditioner on the roof on a platform in the back. There will be screening.

Trustee Palumbo referred to the removal of trash at the dumpster. He did not want that to occur early in the morning, but at mid morning.

Mayor Butler asked if there were any more question or comments from the public.

Attorney Dirk Oudemool addressed the Board representing Mr. & Mrs. Steve Boulet who own 18 Genesee Street and who are opposed to this project. He asked Attorney Allan if Local Law #1-2011 was applicable to this project. Attorney Allan stated yes as far as he knows. Attorney Oudemool asked if the Village has a Planning Board. Attorney Allan stated the Village Planning Board has been abolished. Attorney Oudemool then stated, now the Village Board is going to exercise the functions of a Planning Board in terms of a site plan review as well under the Special Permit provisions. Attorney Allan stated that is correct. Attorney Oudemool stated that the Village did a nice job preparing Local Law #1 – 2011 and he hopes they pay attention to it. On page 12 it says specifically under **§100-28.1(A)** that "...development and restoration shall intend to preserve, restore or recreate, as the case may be, building facades consistent with the Village of Camillus (generally) circa 1900." He stated this new plan is much better than the original plan he saw in June but there is a massive ugly roof and a façade and exterior appearance that sticks out like crazy. He feels that a great deal more needs to be done architecturally to get this building to blend in with this very clear statement which seems to be the guiding light to your Village Center Overlay District Design standards. The other matter that he has not heard about is under the provisions of the Special Permit which appears on Page 8 of the Local Law, the conditions attributable to motor vehicle service and repair. It appears those conditions are all being violated. This board is going to have to vary many of these provisions that were placed under this document. He does not know what the Board's justifications are to grant all these variances. He realizes that the Village is unhappy with the boarded up building, but he feels that the Board should not sacrifice the future and the uniqueness of this village just to get a business. He feels that Mr. Tal has the resources to make this building look more compatible to the Village than what it appears in his plans now. At night noise travels easier than in the day time. Allowing them to be opened 24/7 is an outrageous interference with the people who live here. The Village of Camillus will be the only spot in the Town of Camillus where you can get gas or something to eat any time. You will interfere and destroy the atmosphere of the Village. You will be the hubbub of the town.

In the past the operation of the gas station stopped at a reasonable hour. Even when they opened

the ice cream shop it closed at 9:00 p.m. This Board is bastardizing a great effort in the Village. Your Local Law #1 – 2011 put teeth into the Comprehensive Plan. You say you love the Village and its character and that you want to preserve it, then what are you doing now and for what reason. You are giving up a little too easy. Again, you will be getting people coming into the Village at all hours of the night. You need people coming in during the daytime. It is for these reasons that my clients vehemently oppose this project.

Attorney Oudemool stated shut the car wash down at a reasonable hour around 9:00 p.m. If you are sleeping on a spring night with the windows opened you want to hear the birds, not a car wash blower. All that activity in the middle of the night is totally inconsistent with Village life. This is a fine Village, don't give away the store by going along with this project. You are denigrating your Village Life. The level of variance is outrageous; the appearance of the building is incompatible with your laws on the books to preserve the Village. My clients are very much opposed.

Ms. Audrey Lynch, 8 Main Street stated it is noisy right now without a car wash. She stated the Village needs a convenience store.

Trustee Yule explained that the Village Board has been working with Mr. Tal for over 6 months but they have not voted on anything yet.

Mayor Butler asked for any further questions or concerns from the audience. There were none.

Mayor Butler stated that she was going to continue the Public Hearing on February 20, 2012 at 7:00 p.m. in case there were any further submittals.

The Public Hearing recessed at 7:20 p.m. until February 20, 2012.

Sharon Norcross
Village Clerk/Treasurer