

**VILLAGE OF MINOA**  
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**BOARD OF TRUSTEES**  
**November 7, 2022**

**PRESENT:** Mayor William F. Brazill  
Trustee John M. Abbott  
Trustee John H. Champagne  
Trustee Eric S. Christensen  
Trustee J. Robert (Bobby) Schepp  
Clerk Treasurer Lisa DeVona  
Attorney Courtney Hills, Esq.

**ALSO PRESENT:** Mike Macko, County Legislator Mark Olson, David Glisson, Dan DeLuca, Dan & Sara Nieman, Michelle & Tom Corsello, Matthew Ratterman, Bob Krol, Jeremiah Butchko, Charlie Tocci, Kevin Wall, Dan DeLucia, Greg Stahl, Sally Lisi, Melissa Giufre, Tim Jorgensen, T.R. Schepp, Cheryl & Joe Riccio, Diane & Danie Popek, Eileen & Thomas Julian, Thomas Volpe, Thomas Giufre, Sharon & Jeff Huard, Brandon Jacobson, Kevin Cox. Bob Alexander, Tom & Lynnette Pavente, Joan Miller, Jim Swanberg, Michael Lisi, Costanzo, Rick & Sharon Caruso, Lee Wright, Shawn & Marlene Harrington, Francis Arcuri, Rebecca Kavaba, Patrick Abbott, Joe Woodworth, Martin Wisniewski, Jr., Matt Krusse, Jim Powell, Jane Blakley-Izzo, Joseph Izzo, Brad Gregory, Scott Stagnitta, Lindsay Maslate, Rebecca Netzband, Jennifer Gregory, Dan & Katie Markis, Kevin & Jennifer Krol, Marlene Carlucci, Rene Settenire, Patricia & Arthur Allen, Geraldine Powers, Tammy Casciano, Patricia Inserra, Michael & Amy Wilson, Tammy Koster, Kelly Rich, Casey Mulcahey, Karen Dabrowski, Polly Fuller,

Mayor Brazill opened the village board meeting at 6:30 pm and led those present with the Pledge of Allegiance.

**COUNTY  
LEGISLATOR  
MARK OLSON,  
DISTRICT 10**

County Legislator Mark Olson presented the board and those present with 2023 County Budget and projects.

County Executive Ryan McMahon presented his proposed \$1.4 billion  
dollar budget to the Legislature on September 15

The Ways & Means Committee (of which I'm a member) Reviewed the  
budget for possible changes, made final changes and released version of  
proposed budget on September 29

The 2023 budget was officially adopted by the entire Legislature at the  
October 11 Session meeting

- 11% property tax cut
- 19 new patrol vehicles for the Onondaga County Sheriff's Office
  - New funding for first responder recruitment and retention
  - Created several new positions
- Water Chestnuts: \$100,000 in additional funding allowing the county to double its resources



**NEW One-Time Initiatives**

Employment program for refugees at Syracuse's Northeast Community Center

Syracuse Police Athletic/Activities League



**Approved by the Legislator since July 2022:**

Renewal of Agricultural District No. #3

Changing the amount saved to Onondaga County's General Fund (from 10% of net revenue to 15%)

Amending the Rules of the Onondaga County Legislature

2022 Action Plan for the Community Development Block

Grant, Home Grant and Emergency Solutions Grant programs



**\$8.7 million dollars in funding for lead abatement:**

The "Lead It Go" pilot program will offer services to children as soon as testing shows they have elevated blood lead levels.

The county health department will launch a mobile testing program to get more kids tested.

Increased efforts to identify more homes with lead problems and provide funding to help homeowners correct those problems.

Special focus on education which would provide information in languages other than English.

Syracuse City School District seniors in the construction CTE can be trained in abatement procedures by taking lead certification classes



Winter is coming!

The Department of Transportation is currently hiring.

Apply at [ONgov.net/DOT/](https://on.gov.net/DOT/)



**Approved by the Legislature**

Various Improvements at Onondaga Community College Facilities  
(\$10,250,000)

Construction of a Workforce Career Lab at OCC  
(\$2,750,000)

HVAC And Other Energy Related Improvements at Coyne Hall at OCC  
(\$2,500,000)

The School of Health Expansion Project at OCC  
(\$15,000,000)



**2022 Senior Household Stimulus Program**

More than 27,000 senior citizens in Onondaga County are eligible  
\$200 stimulus checks will be mailed out later this year

to senior citizens who own property in Onondaga County and receive the  
Enhanced School Tax Relief (STAR) property tax exemption  
Checks will help seniors meet the challenges they are facing every day in  
an economy that continues to struggle  
The Senior Household Stimulus Program is expected to cost the County  
\$5.5 million dollars



The Legislature approved \$15,000 for the  
Onondaga County Volunteer Firefighter's Association  
The money is to help with their public education programs



#### **MAIN STREET PROGRAM**

Recent work completed in the Town of Manlius  
(Villages of Minoa, Manlius and Fayetteville)  
Proposed: \$5 million in funding for 2023  
Projects in the Villages of Manlius & Minoa



#### **VILLAGE IMPROVEMENT PROJECTS**

VIP funding will increase in 2023 per agreement  
Proposed: \$5 million in funding for 2023  
Projects in the Villages of Manlius & Minoa



Received an update on the purchase of a new public safety radio system,  
the Legislature approved \$4,665,000 in funding in February  
A 3-month comprehensive evaluation of manufacturers was completed ...  
looked at many factors including overall cost-effectiveness and expected  
life-cycle

The result: Motorola offers the best, most cost-effective option  
700 portable radios and 200 mobile (in-vehicle) radios will be purchased,  
as will control stations



Onondaga County's new Emergency Operations Center (EOC)  
It will be on Electronics Parkway in Liverpool  
The County's emergency response vehicles will all be located here  
Liverpool Fire Department will be responsible for distribution



Sessions of the Onondaga County Legislature have been and will  
continue to be live streamed each month  
For the first time, budget review committee meetings were also live  
streamed during the past month  
Moving forward, all committee meetings year-round  
will also be live streamed

Live streams can be found on the Legislature's Facebook page

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**USA RACING**

Trustee Christensen made a motion, seconded by Trustee Schepp to host the 2023 Lake Effect Half Marathon, February 18, 2023, with 9am start time. All in favor; motion carried.

**CLERK-  
TREASURER**

**MEETING MINUTES – October 17, 2022**

Tabled.

**OCEBA MONTHLY EXPERIENCE REPORT**

Trustee Champaign made a motion, seconded by Trustee Abbott to acknowledge receipt of OCEBA Monthly Experience Report for period ending September 30, 2022. All in favor; motion carried.

**CLOTHING ALLOWANCE POLICY**

Trustee Champagne made a motion, seconded by Trustee Schepp to amend the Clothing Allowance Policy as follows, Full-time, non-union employees (DPW Superintendent, DPW Asst. Superintendent, WTP Operator(s), WTP Laborer and Clerk's Office) will follow Union Employees Allowances schedule. All in favor; motion carried.

**TREASURERS REPORT FOR PERIOD ENDING 10/31/2022**

Trustee Christensen made a motion, seconded by Trustee Abbott to accept Treasurers Report for period ending October 31, 2022. All in favor; motion carried.

**2023 AMENDED MUNICIPAL COOPERATIVE AGREEMENT FOR THE GREATER TOMPKINS COUNTY MUNICIPAL HEALTH INSURANCE CONSORTIUM**

Trustee Champagne made a motion, seconded by Trustee Christensen to adopt resolution approving the 2023 Amended Municipal Cooperative Agreement for the Greater Tompkins County Municipal Health Insurance Consortium:

**WHEREAS**, the **Village of Minoa** is a Participant in the Greater Tompkins County Municipal Health Insurance Consortium (the "Consortium"), a municipal cooperative organized under Article 47 of the New York Insurance Law, and

**WHEREAS**, the municipal participants in the Consortium, have approved and executed a certain Municipal Cooperation Agreement (the "Agreement"; effective date of October 1, 2010) and the 2023 Amendment that provides for the operation and governance of the Consortium, and

**WHEREAS**, the Consortium's Board of Directors has recommended approval of the 2023 amended agreement, and

**WHEREAS**, the Municipal Cooperative Agreement requires that amendments to the agreement be presented to each participant for review and adopted by each municipal board,

**RESOLVED**, that the **Village of Minoa** approves and authorizes the Chief Executive Officer to sign the 2023 Amendment to the Municipal Cooperative Agreement of the Greater Tompkins County Municipal Health Insurance Consortium,

**RESOLVED**, further, that the Clerk of the **Village of Minoa** is hereby authorized to execute this Resolution to indicate its approval, transmit a copy thereof to the Board of Directors of the Greater Tompkins County Municipal Health Insurance Consortium, and take any other such actions as may be required by law.

All in favor; motion carried.

**PURCHASE OFFER FOR SURPLUS EQUIPMENT**

Trustee Christensen made a motion, seconded by Trustee Schepp to

accept Finer Lakes Ambulance EMS proposal to purchase (2) power stretchers and (2) cardiac monitors, pending inspection for \$20,000. All in favor; motion carried.

**CELEBRATIONS**

Trustee Christensen made a motion, seconded by Trustee Abbott to hold the Annual Tree Lighting, Sunday, December 5, 2022. All in favor; motion carried.

For more details, visit [www.villageofminoa.com](http://www.villageofminoa.com)

**PLANNING  
ZONING  
TRAINING**

***TRAINING REQUEST***

Trustee Champagne made a motion, seconded by Trustee Schepp to approve John Jarmacz, Allan Archer, Dan Engelhardt and Barb Sturick to attend NYCOM Planning & Zoning webinar, December 1, 2022, \$30/pp fee. All in favor; motion carried.

**FIRE**

***TRAINING REQUEST – TAKE THE DOOR***

Trustee Champagne made a motion, seconded by Trustee Christensen to approve proposal from Take the Door to provide twelve (12) sessions / two (2) trainers to members of Minoa Fire Department for February through May 2023, \$9,000.00. All in favor; motion carried.

**AUDIT OF  
CLAIMS  
ABSTRACT #011**

A motion was made by Trustee Christensen and seconded by Trustee Schepp that the claims on **Abstract #011** have been reviewed and approved for payment:

General Fund, voucher(s) 414-466 in the amount of \$132,111.88

Sewer Fund, voucher(s) 165-187 in the amount of \$18,782.18

Trust & Agency, voucher(s) 132-150 in the amount of \$49,041.47

All in favor; motion carried.

**ATTORNEY  
REPORT**

Nothing new to report.

**TRUSTEES  
REPORT**

Trustee Abbott reminded everyone to vote tomorrow.

Trustee Schepp made a motion, seconded by Trustee Abbott to revoke prior approval of Minoa Farms subdivision pursuant to Village Law 7-728.

Discussion: Attorney Hills stated the village board has the option to review but is not obligated and revoking the already approved subdivision would put the village at risk for a lawsuit.

Trustee Schepp stated he is not revoking the approval because people don't want it, he feels it been so long since the review and approval he wants the board to revisit the application.

Mayor Brazill stated that the developer Elliott Lasky has owned the land, installed infrastructure and paid taxes since the approval of the subdivision and now to revoke the approval will put the village at risk for a lawsuit as the attorney has mentioned. To go back through the process of reviewing the subdivision could take years.

Mayor Brazill stated the motion affects the entire development, including Section 2 currently being built, with twelve out of the thirteen lots sold. Trustee Schepp made a motion, seconded by Trustee Christensen to revoke his first motion and pursuant to Village Law 7-728 to revoke the preliminary plat approval of Minoa Farms Sections 5, 6, 7 and refer application to Planning Board for an updated preliminary plat approval. Vote YES - Trustees Schepp, Abbott, and Christensen. NO – Trustee Champagne. Motion passed.

Trustee Schepp reported that he mentioned the traffic and speeding problem in Minoa Farms to Police Committee members and was told it's not just Minoa but town-wide problem and the Town of Manlius Police are working on a solution.

Trustee Christensen reported more details to follow for the annual Tree Lighting.

Trustee Champagne – nothing new to report.

**PUBLIC  
COMMENT**

Greg Stahl, 101 Minoa Lakes stated Brolex has had total disregard for the environment and development. On the very first day of construction in Section 2 he damaged property at 107 Forest View Lane and to date has not fixed it. Brolex has not cleaned up the environment since the last meeting and I have photos of the site to prove it.

Matt Ratterman, 502 Hulbert street asked if the village board would consider making Minoa Farms Park into a dog park. Village could receive funding to assist There is a great need for it in the village.

David Glisson, 370 Baird Street read a letter from Chris Beers, 113 Beresford Lane who was unable to attend the meeting.

*Chris Beers 113 Beresford Lane Minoa, NY 13116  
My Mayor, Board of Trustees and Village Residents:  
Please include these comments in your meeting minutes on November 7, 2022 as I am unable to attend due to other commitments.  
I continue to encourage the Mayor and Trustees to exercise the Village's right to void the approval of the subdivision as outlined in our code and the resolutions for Minoa Farms subdivision. I further encourage the Board of Trustees to learn about the subdivision, research the valid and concerning issues that have been brought forth by residents, and support a vote to Void the subdivision. Since the approval of the subdivision in 2002, a lot has changed. There are many reasons sunset clauses exist in Village Code, but one of them is to ensure the continuation of a development that meets the requirements of today's environment. I would propose the following actions have significantly impacted the prior approvals and as such they should be voided allowing the developer, if they so desire, to petition the planning board for approvals. It should be noted, voiding a subdivision does not prevent the developer from submitting their plans again to the planning board and performing current due diligence according to all applicable laws and statutes.  
The reasons I believe the subdivision should be voided  
1. The original subdivision was approved with sidewalks on both sides of the street protecting the pedestrians in the neighborhood. Those sidewalks not being built has caused significant danger to residents in the neighborhood and invalidate any traffic study that was performed. As you heard, residents have been hit by cars in the neighborhood. It's my understanding, but I haven't yet seen documentation of such, that the Village Board approved this. While legally the Village may not be able to be held liable for a death in the roadways of the Village, they should use this opportunity to allow this to be evaluated by appropriate Engineering resources and do the right thing to protect their residents.*

2. The Village engineer noted in a meeting on Wednesday November 2, 2022 that the planned means of containing storm water has changed and if this was sent to the planning board those would be different now. We should build a subdivision with best known practices of containing storm water and any other current regulations or best practices.

3. You are currently holding additional subdivision expansion based on a lengthy punch list from the developer. This practice, of the developer trying to get away with not doing something until our code enforcer finds it, is not in good faith by the developer. He noted in the last meeting he wasn't aware of the items I pointed out on the maps he is building against. We should find and encourage a responsible builder in Minoa Farms.

4. Minoa Farms Development LLC chose to not file final plat maps in the timing outlined in the original resolution. They understand the risks of doing so. In my opinion, they did this to avoid paying taxes on individual lots and instead paying Open Land tax rates for this entire time.

Regards,  
Chris Beers

Sally Lisi, thanked Trustee Schepp for the motion tonight and stated it was great having Mark Olson here tonight because and with Micron's future here in Central New York there is going to be a great explosion of families looking for housing and we should be working with the County or Builders Association to sell and develop the vacant lots.

Charlie Tocci, 87 Ripplebrook Lane, he stated with the maps and drawing in front of the board he asked if this was a done deal. He commented that Trustee Schepp was the only one on the board that cares.

Trustee Champagne replied to the comment of not caring and stated I was elected to represent the residents of this village, not a small group of people, my job is to protect everyone and I believe revoking the subdivision approval has put the village at risk of a lawsuit.

Resident asked the attorney if the developer pursues legal action against the village what would the grounds be.

Attorney Hills stated it would be arbitrarily and capricious, the only thing on record is the motion, no facts were presented meaning the motion wasn't based on anything substantial.

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The following written comments were received in the Village Clerk's office prior to the meeting:

*Mr. Mayor and Board of Trustees,*

*I request the Village Board to void the subdivision approval, as outlined in our village code and the resolutions for the Minoa Farms subdivision for the following reasons:*

- *Traffic concerns: Minoa Farms, as it currently is, is already dangerous with drivers not obeying speed limits and stop signs. Increased housing and traffic will only exacerbate this issue.*
- *Concerns with Brolex Properties, LLC (Brolex) as the Developer:*
  - *We have witnessed first-hand the slow progress of the houses that were built/currently being built on Minoa Lakes Drive and Clairborn Court by Brolex.*
  - *Improper dumping of cement near drainage locations*
  - *Reperforming work due to development of new properties being incorrectly scheduled*

- Homes built did not take steps to reduce potential for flooding due to development area originally being built in wetlands (i.e. no gutters or connection to storm sewer)
- Due to unreliability in building homes on Minoa Lakes Dr. and Clairborn Ct., we have concerns related to their ability to manage the properties proposed both during construction and as rental property manager.

Due to these factors and others brought by neighbors in our community, we ask the Village Board to void the subdivision approval for Brolex to build rental properties in Sections 5, 6, and 7 of the Minoa Farms development.

Thank you,

Sara and Dan Nieman, 108 Forest View Lane Minoa, NY 13116

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I am very concerned with the traffic flow and the impact on housing values. I would propose they turn the entrance to the small park into a road that would continue between the ponds of this new development. They then don't build on lots 100, 101, 245, 246, 282, 283 and 284. By doing this they don't connect the existing development to the new rental development. I can't tell if there is another place to connection this new development to Baird or Hulbert. This would ease the concerns of our existing Minoa Farms Community and yet allow the development to continue as its own standalone community.

Jeff Shea, 137 Beresford Lane

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Hello,

I am unable to make the meeting tonight regarding the rental proposals, I would like to submit I am opposed to the rentals. It's bad enough a smoke shop was somehow voted in, rentals are only going to turn Minoa into the village of East Syracuse.

Thank You, Nicholas Smith

Mayor Brazill thanked everyone for their comments.

**EXECUTIVE SESSION**

Trustee Abbott made a motion, seconded by Trustee Christensen to enter into Executive Session for the medical, financial, credit, or employment history of a particular person or corporation, r matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation. All in favor; motion carried.

The board entered Executive Session at 7:53pm.

**EXECUTIVE SESSION - OUT**

Trustee Abbott made a motion, seconded by Trustee Schepp to enter into Regular Session. All in favor; motion carried.

The board entered into Regular Session at 8:06pm.

**ADJOURNMENT**

A motion was made by Trustee Champagne and seconded by Trustee Christensen to adjourn the village board meeting at 8:06pm. All in favor. Motion carried.

Respectfully submitted,

*Lisa L. DeVona*

Lisa L. DeVona, Clerk-Treasurer