

VILLAGE OF MINOA
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BOARD OF TRUSTEES
October 17, 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. (*absent*)

ALSO PRESENT: Mike Macko, T/Manlius Councilor William Nicholson, Jason Klaiber, Donald Grevelding (Minoa Chief of Fire) , David Glisson, Dan DeLuca, Bill Bowhall, DPW Superintendent Tom Petterelli, Asst. Superintendent Jim Landry, Mike & Vivian Lisi, Rob McDougal, Jennifer Gregory, Dan & Sara Nieman, Michelle Corsello, Matthew Ratterman, Jess Campbell, Patrick & Angela Dugan, Frank DiNitto, Dan Markis, Bob Krol, Erin Palmer, Darian Palmer, Loretta Clark, Geraldine Powers, John Powers, Jeremiah Butchko, Charlie Tocci, Kevin Wall, Dan DeLucia, Kristi Croniser, Brad Gregory, Greg Stahl, Sally Lisi, Chris & Lori Beers, Melissa Giufre, Tim & Erica Jorgensen, T.R. Schepp, Cheryl & Joe Riccio, R. Krol, Diane Popek, Patricia deBerjeois, Kristina Ashley, Eileen & Thomas Julian, Arthur & Patricia Allen, Lindsay Maslak, Katie Markis, Polly Fuller, Kathy & Thomas Volpe, Thomas Giufre, Andrew Bond, Kyle Laitenberger, Sharon & Jeff Huard, George Shiomos

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

**PUBLIC HEARING
MS4 ANNUAL
REPORT FOR
PERIOD ENDING
MARCH 31, 2022**

Trustee Champagne made a motion, seconded by Trustee Christensen to waive the reading of legal notice and open public hearing for MS4 Annual report for period ending March 31, 2022. All in favor; motion carried.

Mayor Brazill opened the public hearing at 6:34pm

Mayor Brazill gave an overview of the process and annual reporting the village is required to do each year for municipal separate storm sewer systems. The report is prepared each year by the Clerk's office with data from Code Enforcement, Department of Public Works and Waste Water Treatment Facility.

With no questions from the board or the public, Trustee Schepp made a motion, seconded by Trustee Christensen to close the public hearing.

Mayor Brazill closed the public hearing at 6:35pm.

Trustee Champagne made a motion, seconded by Trustee Abbott to

approve the report and authorized Clerk to file it with NYS DEC. All in favor; motion carried.

For more information on this topic, please visit <https://www.cnyrpdb.org/stormwater/>

**PUBLIC HEARING
LOCAL LAW 5
FOR 2022
CHAPTER 51**

LOCAL LAW 5 FOR 2022 – CHAPTER 51 ENTITLED BUILDING CONSTRUCTION AND FIRE PREVENTION

Trustee Christensen made a motion, seconded by Trustee Champagne to waive the reading of legal notice and open the public hearing. All in favor; motion carried.

Mayor Brazill opened the public hearing at 6:35pm.

Mayor Brazill stated pursuant to Executive Law 381(1) and the Energy Law 11-107 the Department of State is authorized to promulgate regulations establishing minimum standards for administration and enforcement of Uniform Code and Energy Code. Updated version of the Uniform Code and Energy Code became effective on May 12, 2020 and based on the new version corresponding changes were necessary to Part 1203 to coordinate these rules and regulations for administration and enforcement of the Uniform Code and Energy Code.

This local law repeals and replaces Chapter 51 of the Code of the Village of Minoa providing for the Administration and Enforcement of the New York State Uniform Fire Prevention and Building Code (the Uniform Code), the Energy Conservation Construction Code of New York State (the Energy Code), the Code of the Village of Minoa.

With no questions from the board or public, Trustee Champagne made a motion, seconded by Trustee Schepp to close the public hearing. All in favor; motion carried.

Mayor Brazill closed the public hearing at 6:37pm.

**ADOPTION
LOCAL LAW 5
FOR 2022**

Trustee Christensen made a motion, seconded by Trustee Schepp to adopt Local Law 5 for 2022, entitled Chapter 51 of the Code of the Village of Minoa providing for the Administration and Enforcement of the New York State Uniform Fire Prevention and Building Code (the Uniform Code), the Energy Conservation Construction Code of New York State (the Energy Code), the Code of the Village of Minoa. All in favor; motion carried.

**RPNY SOLAR 4,
LLC**

HOST COMMUNITY AGREEMENT & CONDITIONAL ITEMS FOR APPROVAL

Trustee Champagne made a motion, seconded by Trustee Christensen to approve the following conditions as stated in *September 6, 2022 Resolution to Adopt a Local Law Rezoning Property from Residential A1 to Planned Development District (PDD) and Modifying the Village of Minoa Zoning Map to Reflect the Same*:

- Landscaping shall be installed and maintained consistent with plan to be approved by the Village Board subsequent to the 9/6/22 resolution
Village board approved Eastern Red Cedars to be planted the entire length of parcel known as tax map #005.-10-01.0 on east side of Baird Street and Clemons Road
- Solar site road access shall be installed and maintained

consistent with a plan to be approved by the Village Board subsequent to the 9/6/22 resolution

Village board approved the access road to be located at the 90 degree corner of Baird Street (east of Clemons and Richmond Road corner) allowing "straight-shot" entry into the solar site.

- Community Host Agreement to be approved by the Village Board subsequent to 9/6/22 resolution
Village board approved Host Community Agreement between the Village of Minoa and RPNY Solar 4, LLC relating to the premises located at 5986 Clemons Road (tax Map #005.-10-01.0) in the Village of Minoa and opts for Lump Sum payment in the amount of \$15,000 per MW AC of capacity

All in favor, motion carried.

**CLERK-
TREASURER**

MEETING MINUTES – AUGUST 8, 2022

Trustee Schepp made a motion, seconded by Trustee Abbott to approve August 8, 2022 meeting minutes. All in favor; motion carried.

MEETING MINUTES – SEPTEMBER 6, 2022

Trustee Christensen made a motion, seconded by Trustee Schepp to approve September 6, 2022 meeting minutes. All in favor; motion carried.

OCEBA MONTHLY EXPERIENCE REPORT

Trustee Christensen made a motion, seconded by Trustee Schepp to acknowledge receipt of OCEBA Monthly Experience Report for period ending August 31, 2022. All in favor; motion carried.

AUTHORIZE MAYOR TO EXECUTE INTERMUNICIPAL AGREEMENT WITH BOCECS FOR PROVIDING TECHNOLOGY SERVICES

Trustee Abbott made a motion, seconded by Trustee Schepp authorizing Mayor to execute:

**INTERMUNICIPAL AGREEMENT FOR THE PROVIDING OF
TECHNOLOGY SERVICES**

THIS AGREEMENT, made this 17th day of September 2022 (hereinafter, the "Effective Date"), by and between the Onondaga, Cortland, Madison Board of Cooperative Educational Services, a municipal corporation with its principal address at 110 Elwood Davis Road, Liverpool, NY 13088 with its mailing address at PO BOX 4754, Syracuse, New York 13221 (hereinafter referred to as the "BOCES"); and the Village of Minoa, a municipal corporation with its principal address at 240 N. Main Street, Minoa NY 13116, hereinafter referred to as the "Village of Minoa").

WITNESSETH:

WHEREAS, the Board of Cooperative Educational Services for the Sole Supervisory District of Onondaga, Cortland and Madison Counties provides technology services through the OCM BOCES Regional Information Center (hereinafter referred to as the "RIC")

and the Village of Minoa has a need for technology services; and

WHEREAS, both parties are interested in reaching an agreement whereby the Village of Minoa will receive technology services set forth in "Schedule A", attached hereto and incorporated by reference, provided by the BOCES RIC; and

WHEREAS, the BOCES and the Village of Minoa are authorized to enter into a cooperative agreement pursuant to Article 5-G of the General Municipal Law of the State of New York to provide or share services that each of them may provide individually; and

WHEREAS, the BOCES and the Village of Minoa have reached agreement as to the terms and conditions of such Intermunicipal contract and are desirous of memorializing their understandings, expectations, and representations as to their agreement; and

WHEREAS, the respective governing boards of the BOCES and the Village of Minoa have, by a majority vote, approved the actions set forth in this agreement; and

WHEREAS, the respective governing boards of the BOCES and the Village of Minoa have determined that it is in the best interests of each of their respective municipal corporations to enter into this municipal cooperative agreement; and

WHEREAS, a majority of the governing boards of the BOCES and the Village of Minoa have, by separate resolution of each entity, approved the execution of this agreement.

NOW, THEREFORE, in consideration of the promises and the covenants hereinafter set forth, the BOCES for the Sole Supervisory District of Onondaga, Cortland and Madison Counties and the Village of Minoa agree as follows:

**ARTICLE I
SERVICES TO BE PROVIDED AND PAYMENTS**

The BOCES agrees to share the technology services of its RIC, outlined in Schedule "A" with the Village of Minoa for the Term, as defined below, and thereafter as may be agreed between the parties in a successor written agreement approved by the governing Boards of each party to this agreement.

**ARTICLE II
INDEMNITY AND INSURANCE**

The BOCES and the Village of Minoa agree that each will perform their duties and/or exercise their rights under this agreement in such a manner as not to create an unreasonable risk of liability or damage to the other or third parties. Subject to applicable law and lawful appropriations, the parties shall mutually defend, indemnify and hold harmless the other from any and all claims, damages, liabilities or expenses arising out of this Agreement, and any act, omission or negligence of the parties, their agents, invitees or

employees. Each party further releases the other from liability for any damages sustained by any other person claiming by, through or under the Village of Minoa or the BOCES due to the Village of Minoa or the BOCES' performance under this Agreement. The parties shall not be liable for any damage to or loss to personal property, inventory, fixtures or improvements from any cause whatsoever, except the affirmative acts or proven negligence of the BOCES or the Village of Minoa, and then only to the extent not covered by insurance to be obtained by the Village of Minoa or the BOCES.

The BOCES and the Village of Minoa agree to comply with provisions of, and obtain/maintain the amounts and types of insurance coverages set forth in Schedule "B", attached hereto and incorporated by reference. The Village of Minoa is responsible, based on their ownership of the data being provided to BOCES as a part of this RIC Technology Service Agreement, for the notification and costs associated with any breach response that may be needed.

The BOCES and the Village of Minoa agree to notify each other, as soon as practicable, if any claim, assessment, or lawsuit shall be instituted against any of the parties to this agreement regarding the conduct, actions, or omissions of the RIC in its providing of technology services to the Village of Minoa and in no event later than ten (10) days of receipt of such information. Each party agrees to notify, as soon as practicable, the other party to this agreement of any event or state of facts that may create liability or claims being assessed against either party to this agreement regarding the operation, maintenance, control, and use of the facility, and in no event later than ten (10) days of receipt of such information.

ARTICLE III COOPERATION

The BOCES and the Village of Minoa agree that each entity will cooperate with each other and comply with reasonable operation rules and regulations relating to the providing of technology services. Each will act reasonably and in good faith in accomplishing the intent and purposes of this agreement. The operational rules shall be established by mutual resolution of the BOCES and the Village of Minoa. This Agreement is subject to the approval and ratification of the BOCES Board of Education.

ARTICLE IV TERM

The term of this agreement shall commence on the Effective Date and shall continue for a term of one (1) year (hereinafter, the "Term"). Either party may terminate this agreement upon the adoption of a resolution by the governing board and the giving of written notice to the other party at least thirty (30) days in advance

of the effective date of termination. Upon the termination or expiration of the agreement, neither party shall have any further or continuing obligations or responsibilities to the other party, except as provided by law or agreement.

All in favor; motion carried.

***RESOLUTION SUPPORTING PARTICIPATION IN THE
CNY STORMWATER COALITION STAFF SERVICES AND
EDUCATION COMPLIANCE ASSISTANCE PROGRAM***

Trustee Christensen made a motion, seconded by Trustee Abbott to adopt the following:

Resolution authorizing the items listed below pursuant to requirements of the New York State Pollutant Discharge Elimination System Municipal Separate Storm Sewer System General Permit.

WHEREAS, Village of Minoa herein called the “Municipality”, after thorough consideration of the various aspects of the problem and consideration of available information, has hereby determined that certain work, as described in Attachment A, herein called the “Project”, is desirable, is in the public interest, and is required in order to implement the Project; and

WHEREAS, the Central New York Regional Planning & Development Board, herein called the “Board”, has provided program planning and implementation assistance pertaining to the requirements of the New York State Pollutant Discharge Elimination System (SPDES) Stormwater Phase II General Permit for Municipal Separate Storm Sewer System (MS4) operators since 2002, and

WHEREAS, the Board has proposed staff and education assistance services in support of sustaining the CNY Stormwater Coalition and to provide a regional public education, outreach and training compliance program to reduce municipal staff burdens, ensure consistency, provide widespread priority audience targeting the most efficient use of limited municipal funds by distributing total program costs over a number of entities within a twelve-month timeframe.

NOW, THEREFORE, BE IT RESOLVED BY Village of Minoa

1. That William F. Brazill, Mayor or such person’s successor in office is the representative authorized to act on behalf of the Municipality’s governing body in all matters related the Project;
2. That the Municipality agrees that it will fund its portion of the program cost in the amount of \$3,600, and that those funds will be made available to the Board upon receipt of invoice.
3. That one (1) certified copy of this Resolution will be prepared and sent to the Board upon adoption.
4. That this Resolution take effect immediately.

All in favor; motion carried.

2023 HOLIDAY SCHEDULE

Trustee Christensen made a motion, seconded by Trustee Champagne to

approve the following 2023 holiday schedule for village employees:

New Year's Day	Monday, January 2nd
Martin Luther King Day	Monday, January 16 th
Presidents Day	Monday, February 20 th
½ day Good Friday	Friday, April 7 th
Memorial Day	Monday, May 29 th
Juneteenth	Monday June 19 th
Independence Day**	Monday, July 3 rd
Independence Day	Tuesday, July 4 th
Labor Day	Monday, September 4 th
Columbus Day	Monday, October 9 th
Veterans Day	Friday, November 10 th
Thanksgiving Day	Thursday, November 23 rd
Thanksgiving Friday**	Friday, November 24 th
Christmas Day	Monday, December 25 th
All in favor; motion carried.	

ESM YOUTH SPORTS 8/1/2022 - 7/31/2023

Trustee Schepp made a motion, seconded by Trustee Christensen to ratify prior approval authorizing Mayor to execute agreement with ESM Youth Sports 8/1/2022 through 7/31/2023, \$4,500.00. All in favor; motion carried.

FLEXIBLE SPENDING PLAN RENEWAL

Trustee Abbott made a motion, seconded by Trustee Champagne to approve 2023 Flexible Spending Plan with UMR (OCEBA) beginning 1/1/2023 with fee increase from \$4.97 to \$5.09 per employee. All in favor; motion carried.

NYS LOW INCOME HOUSEHOLD WATER/SEWER ASSISTANCE PROGRAM

Trustee Champagne made a motion, seconded by Trustee Abbott authorizing Clerk-Treasurer to execute NYS Low Income Household Water Assistance Program (LIHWAP) vendor agreement and register the Village as a vendor allowing LIHWAP to issue payments to the village on behalf of qualifying residents for sewer billing. All in favor; motion carried.

AMBULANCE

VARIOUS EQUIPMENT - DECLARE SURPLUS AND SELL

Trustee Schepp made a motion, seconded by Trustee Abbott to declare the following equipment surplus and prepare to sell:

- (2) Stryker Power Pro XT
- (3) CR Plus AED
- (10) Life Pak 1000 AED
- (2) Stryker Stair Chair

All in favor; motion carried.

FIRE

TRAINING REQUEST – T. VISSER

Trustee Schepp made a motion, seconded by Trustee Abbott to approve training request for Tim Visser to attend Live Fire Instructor Class, Montour

Falls Fire Academy, 11/19-20/2022, no class fee. All in favor; motion carried.

WTP

PROPERTY OWNER REQUESTS \$66.00 PENALTY BE WAIVED FOR SEWER A/C 21300

Trustee Champagne made a motion, seconded by Trustee Abbott approve \$66.00 penalty be waived for sewer account #21300. All in favor; motion carried.

AUDIT OF

CLAIMS

ABSTRACT #010

A motion was made by Trustee Champagne and seconded by Trustee Christensen that the claims on **Abstract #010** have been reviewed and approved for payment:

General Fund, voucher(s) 370-413 in the amount of \$112,092.61

Sewer Fund, voucher(s) 149-164 in the amount of \$24,426.48

Trust & Agency, voucher(s) 117-131 in the amount of \$70,129.25

All in favor; motion carried.

ATTORNEY

REPORT

Absent.

TRUSTEES

REPORT

Trustee Abbott – nothing new to report.

Trustee Schepp announced Minoa will host Town of Manlius Comprehensive Plan meeting here on October 27, 2022, 5pm-7pm

Trustee Christensen reported on NYCOM Public Works Conference.

Trustee Champagne – nothing new to report.

INFORMATIONAL ONLY

PROPOSED

DEVELOPMENT

MINOA FARMS

SECTIONS 5, 6, 7

Mayor Brazill introduced Brandon Jacobson, Managing Member of Brolex Properties, LLC to present proposal to develop Sections 5, 6 and 7 of Minoa Farms.

Brandon Jacobson presented the following:

Brolex Properties, LLC proposes the following styles of single family rental homes for Sections 5, 6 and 7:

- 1,216 sq. ft. Ranch Style, 2 car garage, 3 bedroom, 2 bath
- 1,221 sq. ft. Ranch Style, 1 car garage, 3 bedroom, first floor laundry
- 1,520 sq. ft. split level, 1 car garage, 3 bedroom, 2 bath
- Construction will be a three (3) phased approach beginning with Section 6
- Minimal tree removal
- construction equipment will remain on-site
- 1 – 2 year lease agreements
- open to discussion for access/construction road
- properties will not contain fencing

Mayor Brazill thanked Mr. Jacobson and took the following public comments:

Greg Stahl, 101 Minoa Lakes Road, stated this developer has continued to risk health and safety in a residential development, with two outstanding code violations for no washout stations for concrete, trucks have been dumping excess concrete in the woods. Concrete is the

seconded highest levels of mercury in it.

Chris Beers, 113 Beresford Lane read the following aloud:

My Mayor, Board of Trustees, Village Residents, Representatives from Brolex Properties LLC, and my neighbors of Minoa Farms. Thank you for the opportunity to speak with you on the proposal from Brolex Properties LLC to construct approximately 85 rental homes in Sections 5, 6 and 7 of the previously approved preliminary subdivision plat.

My wife Lori Beers, our 3 children and I have lived in Minoa Farms since 2007. I have served the Village of Minoa on the Zoning Board since November 2009 and currently I am appointed Zoning Board Chairperson and serve in that capacity.

Built To Rent communities are on the rise nationwide giving benefits to those that would like single family home living but cannot or choose not to own their own home. Some websites predict an increase of 33% in 2022 due to the increase in mortgage rates and the associated decrease in buying power of the homeowner. Given Micron's recent announcement, County Executive Ryan McMahon met with home builders and real estate professionals on Wednesday October 12, 2022 to encourage building those homes now.

I am not opposed to finishing the development in Minoa Farms as outlined in approved previous resolutions and welcoming new neighbors to our village. I am also not opposed to allowing people to rent homes, as existing neighbors in Minoa Farms do today. I am opposed to creating a Build To Rent community in Minoa Farms, without appropriate protections to preserve the value of the community we have created and protect human life.

As such, I would like to bring to your attention various items I feel the Village Board should resolve prior to allowing Brolex Properties LLC proceed with their proposals.

1. The March 7, 2002 Public Hearing outlines the following comments by Mr. Dave Hannig, a developer representative
 - a. He stated "Lots will be in excess of 10,000 sq. ft. and homes will be from 2000 - 3200 sq. ft." Brolex Properties LLC current proposal does not satisfy these public comments
2. The March 18, 2002 Regular Board meeting minutes outlines the following comments
 - a. Former Village Attorney Essig stated the developer was over budget and unwilling to install the restrooms in the proposed park. However, he did comment, the developer was willing to install sidewalks on both sides of the street.
3. The Village Board resolutions dated March 18, 2002 and December 2, 2013 outline specific conditions of the development that are not being enforced. I encourage the Village to utilize any legal or monetary security means they have to resolve the following items
 - a. All houses are to have roof drains connected to storm sewer systems. This is of particular importance to protect the community from flooding as the community was built in wetlands, and the retention ponds serve to protect our homes from flooding. It should be noted that Minoa Farm Sec 1, built on Baird St, was previously in a FEMA floodplain prior to the retention ponds being built. This has not been enforced and most Brolex Properties LLC newly constructed homes do not have gutters and therefore are not connected to the storm sewer system. I would also note Mr. Elliot Lasky, the owner and developer of the land, did not enforce this with the various other builders in the development.
 - b. The development was planned with sidewalks on both sides of all streets. As you are aware, sidewalks are not installed. I have petitioned the Village Clerk for any documentation that shows a decision of the Village to remove that requirement. If this requirement was removed legally, I have concerns with

pedestrian safety in the neighborhood. Traffic engineers were required to provide the Village with a Traffic Study during the initial subdivision planning. I contend their study is not valid as it doesn't take into consideration the considerable amount of foot traffic in the roads of our neighborhood. Walking and biking in the neighborhood is dangerous and the Village should require sidewalks to be built or provide suitable means to ensure the safety of the residents.

- c. The developer is required to plant (2) tree plantings (Birch or Maple) of 2 ½" caliper in trunk width, (3) if on a corner lot, not later than (8) months following lot acquisition and occupation. This has not been complied with by Brolex Properties LLC for recent home builds. In addition, this requirement was not enforced by the village during the initial phases and the Village should ensure they enforce these requirements going forward. I would also petition the Village to retroactively enforce these requirements on the developers for existing homeowners using any legal or monetary security means necessary.
4. The final subdivision filing dated 3/17/2021 as filed with the Onondaga County Clerk for lots 155-168, specifically Minoa Lakes Drive and Clairborn Court, outlines a required turnaround on Minoa Lakes Drive that Brolex Properties LLC has yet to construct. The Village should ensure the developer constructs this turnaround for vehicle and pedestrian safety.

On October 17, 2022 I visited Mr. Patrick Duffy in the Town of Manlius Assessors Office to discuss the Brolex Properties LLC proposed tax assessment strategy for this Built To Rent community. Mr. Duffy stated that the developer is interested in the homes being assessed as either a single parcel or potentially 3 parcels. He stated this method is typical for mobile home parks and condominium developments and that this would be the first Build to Rent community in the Town of Manlius. He stated if this was selected, he would use an income assessment method vs a sales comparison approach to assess the property. This is typical in commercial buildings and he educated me on how this works.

This is likely to be advantageous to Brolex Properties LLC, lowering their assessed value and therefore lowering their responsibilities for Village, School and County taxes. While I understand the Village may not have a say in this decision, it creates an unfair advantage to Brolex Properties LLC. I am concerned about how they would sell an individual home assessed as a group. I would also contend that if they are indeed wanting a single tax bill, the homes they are building are of commercial nature and should be done so in a commercially zoned district or a newly created Build to Rent district. They can petition the Village for a zoning change of this land if they so desire.

Section 127-1 of the Village Code states site plan reviews are to promote health, safety and general welfare of the Village. Without sidewalks, the health and safety of the village residents are at risk who walk in the road of the neighborhood. That site plan was approved by the Village Board on recommendations from the Planning Board with the understanding sidewalks would exist.

Section 129-9 subsection B.13 states the site plan checklist shall have provision for pedestrian access and walks.

Section 140-7 sub section J outlines the requirements of submitting subdivision in phases. Specifically Section 140-7 Section J, 2, (d) states "If final plat approval for the entire subdivision, as shown on the approved preliminary plat, is not granted, in sections, within 10 years of the approval of the preliminary plat, the Village Board may revoke its approval of those sections of the preliminary plan which have not received final plat approval, in which event the approval of the preliminary plan shall be of no further force or effect."

The Onondaga County Clerk notes 9 submitted subdivision maps on various dates as submitted in my appendix. All of those submissions do not include approvals for Section 5, 6 and 7.

All that being true to the best of my knowledge, I petition the village to revoke the approved subdivision plan as outlined in section 140-7 Subsection J, 2, d as the developer has not complied with the requirement to submit approved final plat approval in 10 years from resolutions. At a minimum Mr. Mayor, you should not provide your signature on any future final plan submissions to the County until the residents' concerns are fully addressed.

Upon doing such, the developer can resubmit to the Planning Board their intentions for the subdivision with full public comment ensuring the subdivision meets the needs of our community. As you can see from tonight's participation, this issue is of particular importance to your residents and I believe this is the most appropriate means to allow our neighborhood to be completed.

I also petition the Village Board to update its Zoning Laws, to account for the newly established Build to Rent Single Family Home market paying particular attention to how such an offering can exist while protecting the investment of existing homeowners in the village while not discriminating against renters.

I appreciate your time and attention to this matter.

Mayor Brazill answered with the following comments:

- Mr. Beers brings up a lot of issues of safety of the neighborhood, and I can assure you that the information he has requested will be provided we just need time to gather the records.
- Developer Elliott Lasky and Village agreed that a sidewalk would be installed connecting the Beresford Street and Forest View Lane along west side of Baird Street allowing residents to safely walk to park and connecting sidewalks along Hulbert Street and not as proposed originally. The village board approved this amendment on August 13, 2007.
- Developer Elliott Lasky and Village also agreed to reduce the tree planting from two to one for smaller lot sized properties for the Ryan Homes builds.

Melissa Giufre, 102 Taverly Drive, presented the board with an 11-page petition with signatures opposing to the proposal of Brolex Properties, LLC to build 85 single family rental homes in the remaining undeveloped land of Minoa Farms, known as Sections 5, 6, and 7 located north of Lake Forest Drive and west of Minoa Farms Trail Park.

Resident, Beresford Lane, stated concern for additional traffic on already busy streets in the development.

Timothy Jorgensen, 106 Forest View Lane, stated concerns regarding traffic, the need for additional stop signs or traffic control devices as well as one business with ownership of eighty five individual residential parcels.

Katie Markis, 117 Kensington High Street stated she owns a 3,100 sq. ft. home and recently invested money in landscaping, backyard improvements and is not opposed to growth in the community however suggests the village consider capping off Kensington High where it ends now and create a new entrance for the rental properties. This would allow for separate entrance to the rental area properties and would help with traffic and safety issues; if this is where you are going with the proposal and we can't fit it consider separating the rentals from the already established homes. Mrs. Markis mentioned Micron will create 100,000 jobs employing highly paid professionals that won't be looking for long term rental leases but looking to build homes in communities like ours.

Jeremiah Butchko, 240 S. Main Street expressed concerns about the property tax/assessment calculation of rentals, and how will the sewer rent

be billed? Per unit or commercial base formula?

Mayor Brazill stated each dwelling would be billed individually. Mr. Butchko asked that if the proposal is approved he requests that these lots are taxed just like the rest of us are taxed, per home, per parcel not at a discounted rate.

Mayor Brazill stated the Town of Manlius assesses the properties located in the village pursuant to Real Property Tax Law, we do not have authority over that process.

Kyle Laitenberger, 157 Beresford Lane, stated he is a bus driver for ESM School District and with proposed new homes the buses will be over crowded, is the school aware of the proposed new eighty five homes?

Mayor Brazill stated there are approximately 135 lots left in Minoa Farms to build and the school is well aware of the vacant lots we have left to development.

A discussion ensued regarding the sewer treatment plant capacity, user fees and cost of operating the plant.

A comment was made requesting the village require builder to construct larger homes closer to square footage of existing home to maintain the integrity and property values of the neighborhood.

Christy Croniser, 118 Lake Forest stated concern with clearing the trees behind her home that would expose lights and noise of the railroad and that the rentals will decrease the value of my property.

Mayor Brazill stated it is the intent of the developer to leave as many trees as possible in these sections and only clear what is necessary to build the structure. Ryan Homes' philosophy was to clear everything and build.

Kowalski, 104 Forest View Lane, stated she requested a stop sign be installed at her intersection due to the high volume of traffic and for the safety of her children and the village board immediately denied the request and with the additional homes being built in the section right behind me I'm concerned with the additional traffic.

A discussion ensued regarding "Children At Play" signs and reducing the speed limit in the development.

Charlie Tocci, 87 Ripplebrook Lane asked if the rentals will be subsidized if not rented.

Brandon Jacobson stated fifteen to twenty years from now these homes could be sold because we are not changing the existing lot lines of these parcels. We propose clearing a right of way in first section to build twenty seven homes at a time, we will leave as many existing trees if we can, until we take a look at the section we don't know how much will come out.

Mayor Brazill thanked everyone for attending.

ADJOURNMENT

A motion was made by Trustee Champagne and seconded by Trustee Schepp to adjourn the village board meeting at 8:24pm. All in favor. Motion carried.

Respectfully submitted,
Lisa L. DeVona
Lisa L. DeVona, Clerk-Treasurer