

VILLAGE OF MINOA  
Planning Board Meeting Minutes  
Pre-Submittal Application Review  
July 9, 2020

Present: Chairman Dan DeLucia, Planning Board Members: Alan Archer, Gail Greiner, Sheri Hayner, John Jarmacz, Attorney Courtney Hills, Codes Enforcement Officer Mike Jones, and Secretary Barbara Sturick.

Absent:

Also Present: David Muraco, Louis Muraco Co-Owners and Christian Hill

A preliminary meeting of the Village of Minoa Planning Board was held on July 9, 2020 at 7:00 p.m. at the Municipal Building, in the Board Room, 240 North Main Street, Minoa, New York.

Chairman Dan DeLucia opened the Meeting at 7:00 p.m., stated the purpose of the meeting was to meet with developer, David Muraco, prior to his site plan review application submission on a proposed commercial use in the village, specifically a Family Dollar Store. Attorney Hills further stated the purpose was to ensure the applicant is aware of all site plan review submission requirements, and to coordinate a public hearing.

Attorney Hills turned the floor over to the Applicant to make their presentation to the Planning Board:

David Muraco provided a history of the subject Village Property and his 34 years' experience of other development projects within the Village and other municipalities. The property was annexed into the Village in 2004, and at that time he was proposing a 24-unit apartment complex in the rear and six retail/professional office spaces in the front. He was seeking a grant from NYS Empire Development for funding but the grant funds never came to fruition so the project was nixed. Mr. Muraco noted that the current proposal (a Family Dollar Store) is scaled down in comparison to the original proposal back in 2004, and advised this was due to subsequently learning that the majority of the land was unbuildable due to federally regulated wetlands.

David Muraco and Louis Muraco presentation provided a color proto-type of what the proposed Family Dollar Store would look like upon completion, a survey of the property, an elevations map, and street view of the proposed store. They indicated the current yellow house situate on the property would be torn down. They advised the proposed store would consist of 9,200 sq. ft. of retail space, with approximately and 2,000 sq. ft. of same being designated for refrigeration and a small section for office space. Mr. Muraco indicated the store was more of a grocery store than the Dollar General proto-types, and that the corporation has done a community study to determinate the need of the store. He further indicated the store will have security cameras and outside lighting. They have not had any crime related issues in other communities where they have developed the same or

similar stores. He reassured the Board that there would not be any further development of the property as the back part of the property is designated wetlands. They expect the project to take 6 months to build but are hoping for 60-90 days completion.

The Planning Board Members discussed with the developer:

- The possibility of leaving the trees on the property line with the Elementary School and possibility of providing path from school to store.
- Whether or not the outside lighting will be in dark sky compliance and the height of light poles in parking lot.
- Whether the amount of parking spaces will comply with Village Code.
- Developer's positive attitude toward success of store.
- The potential increase in assessed value after development.
- The time frame for development of property.
- The submitted application to address all items of section 127-9 (B) Site Plan Checklist.
- Storm water requirements and connection.
- The applicant preparedness in handling public comment.
- Scheduling Public Hearing, Location of Public Hearing of Legal Notice.
- Submittal of minor traffic study with application.

Attorney Hills stated for the record:

**Village of Minoa Code section §127-14 public hearing procedure**

The Planning Board shall conduct a public hearing on the site plan. Such hearing shall be held within 62 days of the receipt of a complete application for site plan review and shall be advertised in the Village's official newspaper or, if there is none, in a newspaper of general circulation in the Village at least five days before the public hearing. The applicant and the owners of adjacent properties (as such owners are identified in the application) shall be mailed notification of the hearing at least 10 days prior to the date of the public hearing. If the land involved in the site plan application abuts a state or county highway, park, public building or drainage channel, at least 10 days before such public hearing the Planning Board shall mail notice of such hearing to the Onondaga County Planning Agency and the requirements of § 239-m of the General Municipal Law shall be complied with. The Planning Board shall comply with the provisions of the State Environmental Quality Review Act under Article 8 of the Environmental Conservation Law and its implementing regulations.

**Requirement of NYS General Municipal Law §239 required planning, zoning, and subdivision referral is necessary if any portion of the parcel that is part of the project is within 500 feet from a County or State Road** in which Schepps Corners Road is a County Roadway therefore the application will be submitted to County Planning.

The applicants stated they will have the completed application submitted within two weeks to move forward.

The Board opted to hold off on scheduling the public hearing until a fully completed application has been submitted to the Village.

The pre-submittal meeting ended at 7:50 pm.

Respectfully submitted,

Barbara Sturick  
Secretary

Please note the following correction per Mayor Brazill 8/25/2020:

Barb

I noticed in the minutes of the Planning Board Meeting there is a mistake. It says the property was “Annexed in 2004” that’s incorrect.

The property was purchased in 2004 and annexed in 2009.

Bill

William F. Brazill  
Mayor

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