

VILLAGE OF MINOA
Planning Board Meeting Minutes
June 13, 2019

208 N Main St. Site Plan Application

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

Absent:

Also Present: Christina Hodges, John Hodges, Francesca Hodges and Austin Hodges

Upon due notice, a scheduled public hearing, followed by a regular meeting of the Village of Minoa Planning Board, was held on June 13, 2019 at 7:00 p.m. at the Municipal Building, 240 North Main Street, Minoa, New York, for the review of the site plan application of 208 N Main St.

Chairman Dan DeLucia opened the public hearing at 7:00 p.m., stating the purpose of the hearing was regarding the application of John and Christina Hodges for Site Plan Review Application consideration of a Change of Use for the premises situated at 208 N Main St. Tax Parcel No. 002.-01-05.0. The current use of the premises is a Hardware Store. The applicant proposes a mixed Studio/Shop/Office/Residential use.

A motion was made by Alan Archer to waive the right of the reading of the Legal Notice. Seconded by John Jarmacz. All in favor. Motion carried

Chairman DeLucia/ Attorney Hills stated for the record per section Village of Minoa Code section §127-14 a public hearing notice was published in the Post-Standard (ad order #0009186344 run date 06/02/2019). The public hearing notification was mailed on 5/30/2019 to the owners of adjacent properties within a 500' radius of the subject premises, using Onondaga County GIS website. In addition the public hearing notification was posted in the Village of Minoa Library, Village Hall Bulletin Board, Post Office, Scotty's Automotive, and Sunshine Mart.

John and Christina Hodges presented the following:

- They are requesting recommendations and approval to Change the Use of the current location from a Hardware Store to Tea House/Coffee Shop on the first floor with the loft area to be used as a Yoga Studio and the second floor to remain an apartment.
- Their intention is to demolition one of the back buildings to provide additional off street parking.
- They have secured quotes to upgrade the electrical, plumbing and HVAC to meet State and Village Code.

Planning Board discussed replies, questions and concerns:

- Chairman DeLucia advised the applicant to review Village Code § 160-17.1 - General Provisions for Signs, if they were to propose any signature not identified in the plans presented.
- Chairman DeLucia reiterated that the Public Hearing was for Change of Use only and that all upgrades, plans, and State Requirements would still need to be addressed by the Village of Minoa Code Enforcement Officer upon building permit submittal.

A motion was made by John Jarmacz and seconded by Sheri Hayner to close the Public Hearing at 7:10 pm and continue with Regular Meeting. All in favor. Motion carried.

Attorney Hills suggested the Planning Board review each of the review standards per Article IV § 127-12 for Site Plan Review. The Planning Board members discussed among themselves the following:

- A. The location, arrangement, size, design and general site compatibility of the building, lighting and signage. It was the consensus of the Board that the current upgrades would be a considerable improvement to the appearance of the property. There are no sign changes proposed, the usage change is compatible with adjacent property usage. The interior changes would bring same up to NYS Code.
- B. The adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls. A Yoga class has approximately 5 participants per class and the increase in off street parking could accommodate any increase in vehicle traffic.
- C. The location, arrangement, appearance and sufficiency of off-street parking and loading. It was the consensus of the Board that the application complies with Village Code with respect to parking spaces. In addition the property is located in a walkable mix use area and within an existing cross walk.
- D. The adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience. As previously noted the property is located in a walkable mix use area and within an existing cross walk.
- E. The adequacy of stormwater and drainage facilities. It was the consensus of the Board that the stormwater and drainage facilities were adequate and that the new use would not have a significantly larger impact than the prior use.
- F. The adequacy of water supply and sewage disposal facilities. The subject premises is served by OCWA for water supply, and the Village's wastewater treatment system already serves the premises and there would likely be no to small impacts on the system due to the change in use.
- G. The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the

maximum retention of existing vegetation. It was the consensus of the Board that the change would be significant improvement to the interior appearance and that no additional buffering would be needed. Applicant stated seasonally they intend to place planting pots in front of the entrance and stated a Yoga Studio is a peaceful tone.

- H. The adequacy of fire lanes and other emergency zones and the provision of fire hydrants. It was the consensus of the Board that there was adequate access to fire lanes and hydrants this is existing building with a hydrant located on corner.
- I. Special attention to the adequacy and impact of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion. It was the consensus of the Board that there would be no susceptibility to ponding, flooding or erosion as there would be no changes to the structure, roadways or landscaping.
- J. Overall impact on the neighborhood, including compatibility of design considerations, environmental and aesthetic impacts. It was the consensus of the Board that the overall impact on the neighborhood would be positive. The update and maintenance would be more aesthetic pleasing than the current condition of the property. The business would be a welcome change to the neighborhood.

Attorney Hills stated under New York State Environmental Quality Review Act, the application is comprised of a Type II Action, the applicant filled out Part 1 of the NYS Environmental Quality Review short form detailing the proposed action. The Board elected to serve as Lead Agency, reviewed Part II of the Short Form SEQRA, and determined based on the information provided the proposed action would result in no moderate to large impacts, and issued a Determination of Significance that the proposed action would have no adverse environmental impacts.

Attorney Hills informed the Planning Board per NYS General Municipal Law §239 required a referral to the Onondaga Planning Commission due to the fact that the subject parcel is located within 500 feet from a County Road.

A Motion made by John Jarmacz and seconded by Chairman DeLucia to approve the Site Plan Change of Use subject to County Review and Comment. Gail Greiner abstained. All in favor. Motion carried.

A Motion made by Alan Archer and seconded by Gail Greiner close the Planning Board Meeting at 7:40 pm. All in favor. Motion carried.

Respectfully submitted,

Barbara Sturick
Deputy Clerk Treasurer

Note:

Onondaga County Planning Board Resolution Meeting Date July, 17, 2019 OCPB Case #Z-17-179 Received Wednesday July 17th forwarded to Planning Board Members via email to review and respond either to meet again or stand by vote. Per review and Planning Board members replies via email the Board agreed to stand by the Motion June 13, 2019 to approve the Site Plan Change of Use.