

VILLAGE OF MINOA
PUBLIC HEARING ZONING BOARD MINUTES

Application – Brandon Owens

Upon due notice, a Public Hearing of the Village of Minoa Zoning Board of Appeals was held on Thursday, June 26, 2025 **at 6:30 pm**, in the Municipal Building in the Village Board Room, 240 North Main Street, Minoa, New York.

Present: ZBA Members Chairman Chris Beers, Members: Scott Parish, Adrienne Turbeville, Gary Stoddard, and Attorney Courtney Hills

Absent: Jeremiah Butchko, Secretary Barbara Sturick

Also present: Brandon Owens, Stephen and Bonnie Nee, and Village of Minoa Planning Board Members: Dan DeLucia, Alan Archer, John Jarmacz, Sarah Coleman, and Dan Englehardt.

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Minoa, New York, on **June 26, 2025 at 6:30 p.m.**, in the Municipal Building, located at 240 N. Main Street, Minoa, New York, on the request of Brandon Owen, for a variance of the regulations of the Village of Minoa Zoning Code, § 160-15(A)(2) relative to off-street parking for Church or other place of public assemblage: at least one off-street parking space for every six seats, based on maximum seating capacity. The subject site has no off-street parking available. The maximum capacity of the building is 49. Therefore, the applicant requires a variance of 8 parking spaces. The subject premises is located in Commercial Zoning District, known as 112 Willard Street and identified as tax Parcel No. 002.-08-15.0.

Chairman Chris Beers called the public hearing to order at **6:30 p.m.**

Member Adrienne Turbeville moved to waive the reading of the Public Hearing Legal Notice. The motion was seconded by Member Gary Stoddard, and all were in favor. The motion was carried.

Chairman Beers summarized the requested relief, Attorney Hills read Codes Officer Al Hanzalik review hereto attached as Schedule "1" and requested the applicant present their request to the ZBA.

Chairman Beers advised **Brandon Owens** that the ZBA must conduct a balancing test, weighting the benefit to the applicant if the relief was granted versus the burden to the health, safety and welfare that may be suffered by the community. He further advised in doing so they must consider the following five factors:

1. Whether an undesirable change will be produced in the character of neighborhood or whether a detriment to nearby properties will be created by granting of area variance;
2. Whether the benefit sought by applicant can be achieved by an alternative method, feasible for applicant to pursue, other than area variance;
3. Whether the requested area variance is substantial;
4. Whether the proposed variance will have adverse effect on physical and environmental conditions in neighborhood or district; and
5. Whether the alleged difficulty was self-created, which consideration shall be relevant but not dispositive to issuance of area variance?

Chairman Beers requested the applicant respond to the factors the Zoning Board is to consider.

APPLICANT PRESENTATION to FACTORS CONSIDERED:

1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties: ☐ Yes ☒ No
Reasons: The applicant believes the request would have no, or a very small, impact on the existing character of the neighborhood. The applicant pointed out that the premises was formerly used as a library and a school at one point in the past. There has never been any off-street parking available, and the premises, as government owned, relied on the municipal parking lots nearby. The applicant advised services would only be on Sunday mornings from 9-12 and possibly some Tuesday evenings, and as a result the new use would result in less reliance on street parking and municipal parking lots.
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: ☐ Yes ☒ No
Reasons: The applicant advised it was not possible to construct any off-street parking on the premises as there is simply not enough square footage to do so. The applicant also advised it wasn't possible to purchase any adjacent premises to convert to off-street parking.
3. Whether the requested variance is substantial: ☐ Yes ☒ No
Reasons: While the applicant recognizes the request may be substantial from a quantity perspective, there would be no change in the existing use of the property and said new use would require less on-street and municipally parking spaces than the prior uses.
4. Would the Variance have an adverse impact on the physical or environmental conditions in the neighborhood: ☐ Yes ☒ No

Reasons: The applicant does not believe there would be any adverse physical or environmental impacts as there would be no change to the existing layout and use of the premises.

5. Whether the alleged difficulty was self-created: ☐ Yes ☒ No

Reasons: The applicant does not believe the alleged difficulty was self-created. The premises has a history of being used for the public (library and school) and has never had any off-street parking available.

Chairman Beers asked if anyone from the PUBLIC in attendance would like to make any COMMENTS:

Stephen Nee of 115 Willard Street expressed the following concerns:

1. Would the applicant have access to the municipal parking lots? Attorney Hills advised that the municipal parking lots are open to the general public, but specific spots could not be reserved for the premises. The spots are available on a first come, first serve basis.
2. Would the Village have an issue with snow removal if the on-street parking spots were utilized by the church perishers? Chairman Beers advised it would be no different if those spots were being utilized by other businesses or homes adjacent to the premises.
3. Would emergency vehicles have an issue getting through if there are cars parked on both sides of the street? John Jarmacz, commented in his capacity as a resident and former past deputy chief, advising the street is actually wider than the required width and thus having cars parked on both sides of the street should not impact the ability of emergency vehicles traveling through.

Member Scott Parish moved to **close the public** hearing at 6:49 pm. and continue into Regular meeting. Seconded by Member Gary Stoddard. All in favor; Motion carried.

Regular meeting of the Village of Minoa Zoning Board

Secretary Sturick provided confirmation for the record that the Legal Notice was submitted to Syracuse Media Group for publication order confirmation #0011003308-01; was posted at (6) six locations within the Village: Village Hall, Library, Trappers II, Post Office, Sunshine Mart and Scotty's Automotive, and was sent to neighbors located within 500 feet of the subject premises via first class mail.

Secretary Sturick provided confirmation for the Board that there was no other correspondence for or against the Variance application.

The Board then went through each criteria and determined the following:

1. Whether an undesirable change will be produced in the character of neighborhood or whether a detriment to nearby properties will be created by granting of area variance; the board agreed **there would not be an undesirable change or impact to the character of the neighborhood or adjacent properties. The Board noted that the impact of the new use would be less of an impact than the previous uses (library and school) had on the on-street and municipal parking spaces/lots.**
2. Whether the benefit sought by applicant can be achieved by an alternative method, feasible for applicant to pursue, other than area variance. **The board determined the applicant does not have a feasible alternative – there is no space available on the lot for parking, nor are there any alternative lots nearby available for parking.**
3. The Board members determined the requested area variance was substantial from a percentage standpoint – 100% waiver of the requirement, **but after reviewing the particular circumstances of the application, the board also determined there would be no, or minimal change in impact, from the prior use as a library or school.**
4. The Board determined the proposed variance will not have adverse effect on physical and environmental conditions in the neighborhood or district; the parking space **does not impact run off of water, there are no utilities, nor right-of-ways located on survey.**
5. The Board determined the alleged difficulty was self-created, which consideration shall be relevant but not dispositive to issuance of an area variance. **The board determined that while the difficulty is self-created in the sense that the applicant chose to lease that particular premises that has no off-street parking available, the lot and use of lot is unique in that was formerly used as a library and school and said uses relied on the on-street and municipal parking lots.**

The Board identified the proposed action as a **Type II Action pursuant to NY SEQRA**, elected to designate itself as Lead Agency, and subsequent to discussion and review of the Short Form EAF, the Board completed the questions in Part 2 of the form, and upon an unanimous vote determined based on the information provided therein and upon the analysis thereof and all supporting documentation, that the proposed action would not result in any

significant adverse environmental impacts, and therefore issued a Negative Declaration.

DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:

The ZBA, taking into consideration the above five factors, finds that:

A motion was made by Member Scott Parish to approve the relief as submitted. The motion was seconded by Member Gary Stoddard. All in favor. Motion carried. The Board noted for the record that they would be sending a recommendation to the Village Board to have the on-street parking striped and to limit the on-street parking near the intersection of Willard and Elm Streets.

- ☐ The Benefit to the Applicant *DOES NOT* outweigh the detriment to the Neighborhood or Community and therefore the variance request is *denied*.
☒ The Requested Variance is *approved*

RECORD OF VOTE:

Chris Beers	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Scott Parish	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Adrienne Turbeville	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Gary Stoddard	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Jeremiah Butchko	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input checked="" type="checkbox"/> Absent

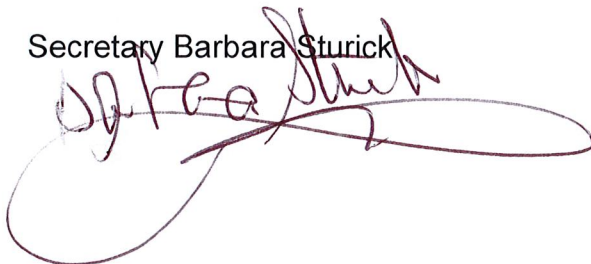
A motion was made by Adrienne Turbeville to close the Regular meeting of the Village of Minoa Zoning Board of Appeals at 7:13 p.m. The motion was seconded by Member Chris Beers, and all were in favor. The motion carried.

Courtney M Hills, Esq.
Acting Secretary

7/16/2025

Hereto attached as Schedule "2" is the Planning Board recommendation to the Village Board to have the on-street parking striped and to limit the on-street parking near the intersection of Willard and Elm Streets correspondence and actions.

Secretary Barbara Sturick



Project: 112 Willard Street

Date: 06/26/2025

Short Environmental Assessment Form
Part 2 - Impact Assessment

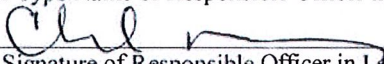
Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Zoning Board of Appeals	June 26, 2025
Name of Lead Agency	Date
CHRISTOPHER BECK	CHAIRPERSON ZONING BOARD
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Barbara Sturick

From: Barbara Sturick
Sent: Wednesday, July 16, 2025 11:19 AM
To: 'ahanzalik@villageofminoa.com'; Tom; Brazill
Subject: 112 Willard St corner parking
Attachments: Courtney 6.25.25 ZBA Meeting Minutes.docx

Per my conversation with Codes Officer Al Hanzalik in reference to the Zoning Board recommendation 6.25.25 "The Board noted for the recorded that they would be sending a recommendation to the Village Board to have the on-street parking striped and to limit the on-street parking near the intersection of Willard and Elm Streets" after discussion – a "No Parking Here to corner Sign" will be installed providing all season visual notification and the Village reinforcing ability.

Please confirm. Thanks, Barb

From: Barbara Sturick
Sent: Wednesday, July 16, 2025 9:52 AM
To: 'ahanzalik@villageofminoa.com' <ahanzalik@villageofminoa.com>
Cc: Tom <minoadpw>
Subject: FW: 6/26 Zoning Meeting

Al, attached are the minutes from the ZBA meeting and below is the correspondence between Chairman Chris Beers and Mayor Brazill in reference to the ZBA recommendation to the Village of Minoa Board please review and provide feedback after your review.

I have added DPW Superintendent Tom Petterelli so he is also aware.

Thanks, Barb

From: Chris Beers
Sent: Tuesday, July 15, 2025 3:14 PM
To: William F. Brazill <WBrazill@villageofminoa.com>
Cc: Barbara Sturick <BSturick@villageofminoa.com>
Subject: 6/26 Zoning Meeting

Bill

2 residents expressed concerns around parking with the church on Willard. The request was for you to consider blocking the spaces in red and striping the parking spaces on the green line.

This would prevent people from parking around the 3 way corner and clearly outline spaces on Willard so residents driveway or fire hydrants are not blocked.

Schedule "2"



N MAIN ST

COSTELL

WILLARD ST

Spill
Cafe
Yoga

CB



Maps