

VILLAGE OF MINOA
Planning Board Meeting Minutes
January 11, 2018

Thekchen Choling Site Plan Application

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

Absent: Secretary Barbara Sturick.

Also Present: Donna Flores, Michael Scully, Julie Yu, Teresa Florack and Barbara Teich-Visco.

Upon due notice, a scheduled meeting of the Village of Minoa Planning Board was held on January 11, 2018 at 7:00 p.m. at the Municipal Building, 240 North Main Street, Minoa, New York, for the continued review of the site plan application of Thekchen Choling.

Chairman Dan DeLucia opened the meeting at 7:00 p.m., stating the purpose of the meeting was to review the application presented by Thekchen Choling USA (Syracuse) at a duly noticed public hearing on December 21, 2017, for site plan review, more specifically consideration of a change of use for the premises situated at 109 East Avenue from the current use as a funeral home to a mixed religious/office/residential use, with the addition of office space on the second floor and residential space on the second and third floors.

Attorney Hills summarized the Planning Board's discussion following the public hearing on December 21, 2017, whereat the Board withheld decision until the applicant sought relief from the Village of Minoa Zoning Board of Appeals for an area variance with respect to the number of parking spaces proposed and relief from the Village of Minoa Board of Trustees for a Special Permit with respect to the proposed monument/free standing signage. Attorney Hills indicated that subsequent to the public hearing, the applicants amended their application to comply with the Village of Minoa Code parking regulations and therefore no longer needed an area variance from the Village Zoning Board of Appeals. She further advised the Village Board of Trustees, following a duly scheduled public hearing on January 8, 2018, approved the applicant's request for a Special Permit with respect to the proposed monument/free standing signage.

Attorney Hills advised the Planning Board it needs to consider the Village Code's site plan review standards under Section 127-12. 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 there would be no change in the exterior of the existing structure, no change in the lighting, and the signage proposed was identical (except the name) to the existing signage. As such there would be no real

change in the appearance. In addition, the interior of the structure would undergo many upgrades, bringing 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. It was the consensus of the Board that same was more than adequate and vehicular traffic would likely lessen compared to that of the prior use.
- C. The location, arrangement, appearance and sufficiency of off-street parking and loading. It was the consensus of the Board that the application, as amended, complies with Village Code with respect to parking spaces.
- D. The adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience. It was the consensus of the Board that same was sufficient, and that there would be no change from the prior use.
- 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 have less of an impact than the prior use.
- F. The adequacy of water supply and sewage disposal facilities. It was the consensus of the Board that the water supply and sewage facilities were adequate and that the new use would have less of an impact than the prior 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 there would be no change in appearance from the existing appearance and that no additional buffering would be needed.
- 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.
- 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 applicant would be occupying a vacant building, and their proposed use as a Buddhist Temple would be less of an impact with respect to traffic and noise versus the prior use as a funeral home.

Public Comments as follows: there was no public comment.

Attorney Hills reviewed the short form SEQRA form submitted, and pursuant to SEQRA the action was identified as a Type II Action and therefore no further environmental review was required.

A Motion made by John Jarmacz and seconded by Dan DeLucia to approve the site plan. All in favor. Motion carried.

A Motion made by Dan DeLucia and seconded by Gail Greiner to approve the minutes of the December 21, 2017 Planning Board Meeting. All in favor. Motion carried.

A Motion made by Dan DeLucia and seconded by Gail Greiner close the Planning Board Meeting. All in favor. Motion carried.

Respectfully submitted,

Courtney M. Hills, Esq.
Acting Secretary