
IN THE MATTER

OF

**SITE PLAN APPLICATION OF THEKCHEN
CHOLING SYRACUSE PURSUANT TO
VILLAGE OF MINOA CODE CHAPTER 127**

RESOLUTION

The **VILLAGE OF MINOA PLANNING BOARD**, in the County of Onondaga, State of New York, met in regular session at the Municipal Building, located at 240 N. Main Street, in the Village of Minoa, County of Onondaga, State of New York, on the 11th day of January, 2018, at 7:00 p.m.

The meeting was called to order by Chairman Dan DeLucia, and the following were present, namely:

Alan Archer
Gail Greiner,
Sheri Hayner
John Jarmacz

Absent:

Also present: Courtney M. Hills Village Attorney

The following resolutions were moved, seconded and adopted:

WHEREAS, an application was made by Thekchen Choling USA (Syracuse) (the "Applicant") for site plan review pursuant to Village Code Chapter 127 relative to premises situate at 109 East Avenue (Tax Parcel No. 001.-03-28.0); and

WHEREAS, the Applicant proposes to renovate an existing building (formerly a funeral home), for the Thekchen Choling Buddhist Temple, to include a mix of religious, office and residential space, same being situate on a 0.25 acre parcel in a Business Zoning District, and located near the intersection of East Avenue, a local road, and North Main Street, a county road, in the Village of Minoa; surrounding land uses include a mix of residential, professional offices, civic buildings, and commercial; the site has frontage on East Avenue and also contains a rear detached garage, a rear shed, and a sidewalk along East Avenue (the "Project"); and

WHEREAS, the site has an existing driveway onto East Avenue that is situate along the western lot line, extending between the building and the garage at the rear of the parcel, and connects to the eastern lot line and a driveway on the adjacent parcel so that it ultimately creates a u-shaped drive; the adjacent driveway is shown to be lined with parking spaces used by the adjacent parcel which contains a nursing home; and

WHEREAS, the Applicant has submitted plans and specifications showing that the interior of the existing building would be renovated to include religious space, private offices, residential space, a new handicap accessible bathroom, and updated electrical improvements; and

WHEREAS, the Applicant proposes exterior improvements consisting of new windows, a new roof, a 21' flag pole to be located in the front yard, a new front door, a wider front walkway; and

WHEREAS, the Applicant proposes 7 parking spaces in a line in the existing driveway, one handicap accessible parking space on the street in front of the building, three or more parking spaces in the rear of the building, and the site contains an existing four-car garage; and

WHEREAS, the proposed signage for the site includes installation of a new sign insert (2'-1 3/4" x 3'-11") on an existing monument structure at the front of the building; the proposed sign would be illuminated by low wattage LED lights with hours of operation from 5pm to 10pm, same requiring a Special Permit from the Village of Minoa Board of Trustees; and

WHEREAS, the site is currently served by public drinking water and sewers and no changes to the existing infrastructure are proposed; and

WHEREAS, the subject parcel is located in a Commercial zoning district (a zone change from Residential to Commercial was previously approved by the Village Board of Trustees in December of 2011); and

WHEREAS, the application was also referred to the Onondaga County Planning Board pursuant to (NY) General Municipal Law Section 239, and the County Planning Board determined by written resolution that the proposed use and improvements would have no significant adverse inter-community or county-wide implications, but advised the Village to ensure that parking requirements were appropriately met, providing a sufficient number of parking spaces for the proposed use, confirming that the layout of the proposed parking is reasonable and safe, and any access or parking agreements are in place for shared driveways or parking areas with the adjacent parcel; and

WHEREAS, pursuant to Village Code Section 127-14, a duly scheduled public hearing was held whereat the Applicant presented the following proposal to the Planning Board and the public in attendance that evening; and

WHEREAS, the Applicant also appeared before the Village Board of Trustees, and following a duly scheduled public hearing, was granted a Special Permit for the proposed monument/freestanding signage; and

WHEREAS, pursuant to SEQRA the action has been identified as a Type II Action and as such no further environmental review is required; and

WHEREAS, the Planning Board has duly considered the proposed site plan in accordance with the provisions of Village of Minoa Code Section 127-12 – general standards and consideration for site plans, and upon due consideration thereupon and deliberation by the Planning Board, now therefore be it

RESOLVED; that the site plan application for the Thekchen Choling Buddhist Temple is hereby granted and approved.

The adoption of the foregoing Resolution was moved by John Jarmacz, seconded by Dan DeLucia, and duly put to vote, which resulted as follows:

Dan DeLucia	Yes
Alan Archer	Yes
Gail Greiner	Yes
Sheri Hayner	Yes
John Jarmacz	Yes

THIS RESOLUTION WAS ADOPTED.

I, LISA DEVONA, Village Clerk of the Village of Minoa, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Planning Board of the Village of Minoa at a regular meeting of the Board duly called and held on the 11th day of January, 2018; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I FURTHER CERTIFY that all members of said Planning Board had due Notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Minoa, this 17th day of January, 2018.



LISA DEVONA
Village Clerk of the Village of Minoa
Onondaga County, New York