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Village of Fayetteville
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Manlius Historical Society
John Regan**

April 18, 2011

**PUBLIC HEARING
LOCAL LAW #1 FOR
2011 – PLANNED
DEVELOPMENT
DISTRICT**

Upon due notice to all members of the Village Board, a Public Hearing was held on Monday, Monday, April 18, 2011 at 6:55 p.m. at the Municipal Building, 240 N. Main Street, Minoa, NY. The purpose was to consider the enactment of Local Law #1 for 2011 related to amending Chapter 160 of the Code of the Village of Minoa entitled “Zoning” to provide for the adoption of a new zoning district entitled “Planned Development District (PDD).”

PRESENT: Mayor Donovan
Trustee Brazill
Trustee Christensen
Trustee Cronk
Attorney Steve Primo
Clerk/Treasurer Snider
Attendant Mike Macko

ABSENT: Trustee Champagne

ALSO PRESENT: Jeff Chrissley, Thomas Petterelli, Dennis Erard, John Sears, and John Abbott

**PROOF OF
PUBLICATION**

A motion was made by Trustee Christensen and seconded by Trustee Cronk agreeing to waive the reading of the Proof of Publication of Public Hearing. All in favor. Motion carried.

**PURPOSE OF PUBLIC
HEARING**

Mayor Donovan called the Public Hearing to order 7:00 p.m. to consider the enactment of Local Law #1 for 2011 related to amending Chapter 160 of the Code of the Village of Minoa entitled “Zoning” to provide for the adoption of a new zoning district entitled “Planned Development District (PDD).”

Mayor Donovan turned the description of Local Law #1 for 2011 to Attorney Primo for

review and discussion as follows:

Attorney Primo said the Planned Development District is a floating and flexible district that is applicable upon the application of the developer. He said the developer first meets with the Village Board with a conceptual plan, the Board can pass or accept the idea, which is then referred to the Planning Board for analysis. Attorney Primo said the Board has the right to ask for changes at the conceptual stage before the Planning Board gives a Project Plan Review. The Planning Board then takes the concept plan and makes sure that it works by utilizing the Village attorney and engineer. If the Planning Board recommends the plan, it would then come to the Village Board for zoning approval and then would be the site plan approval process, with the Village Board giving the final site plan approval. Attorney Primo said the goal is to allow the developer the opportunity to see if the Village Board would approve and/or disapprove the conceptual plan. He said though the Village Board would be approving the zone change, the Board would not need to consider the setback requirements of the current zoning because the Planned Development District would have different requirements.

**COMMENTS FROM
THE VILLAGE BOARD**

Trustee Cronk asked if the Town of Manlius had any decision making in this process. Attorney Primo said the Town of Manlius would be part of any necessary annexation procedures through the public hearing process. Attorney Primo said that there have been annexation discussions in the past that have not been developed and the proposed Local Law would ease the process by developing the PDD. Attorney Primo said he worked with Richard Greene, Codes Enforcement Officer, and made changes based on his recommendations.

PUBLIC COMMENTS

John Sears asked for clarification of properties that wanted to be annexed into the Village of Minoa. Attorney Primo said the current discussions involve the Raimondo property located on the south side of the Village of Minoa near Minoa Farms. Mayor Donovan said there have been annexation discussions in the past, but doesn't have anything solid before them and doesn't have any comments on proposed projects. Mr. Sears asked who these developers talk to and are they documented. Attorney Primo said the conversations are typically verbal to discuss potential options and when a project comes to fruition the proposed Local Law #1 for 2011 would be in place. Mr. Sears asked if he could FOIL request the conversations and Mayor Donovan said there are no written records of verbal conversation because there wasn't enough time in the day to record each and every conversation. Attorney Primo said the Village Board honors and respects the developers' wishes to not go public with conversations until the property transactions have been completed.

**PUBLIC HEARING
CLOSED**

A motion was made by Trustee Brazill and seconded by Trustee Cronk to close the Public Hearing for Local Law #1 for 2011 at 7:12 p.m. All in favor. Motion carried.

Respectfully submitted,

Suzanne M. Snider

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Village Clerk/Treasurer