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February 4, 2008

AMENDED PRELIMINARY PLAT OF MINOA FARMS SUBDIVISION -- SECTION II Upon due notice to all members of the Village Board, a Public Hearing was held on Monday, February 4, 2008 at 7:20 p.m. at the Municipal Building, 240 N. Main Street, Minoa, NY. The purpose was to consider the resolution regarding the (Amended) Preliminary Plat of Minoa Farms Subdivision prepared by D.W. Hanning, L.S., P.C. last revised on September 28, 2007.

PRESENT: Mayor Donovan
Trustee Cronk
Trustee Brazill
Trustee Champagne
Trustee Theobald
Attorney Primo
Clerk/Treasurer Snider

ALSO PRESENT: Thomas Petterelli, Greg Mills, Marsha Kim, Jane Izzo, Joseph Izzo, Pam DeLucia, Peter Kim, Dan DeLucia, Jeff Scharpman, Melissa Giufre, Tom Giufre, Jr., Michelle Corsello, Chris Beers, Lori Beers, Rene Settineri, Michael deBerjeois, Sally Lisi, Tony Monteleone, John Callahan, Duncan Stark, Mike Zelenz, John Rosser, Terry Vesliz, Nancy Vesliz, John Powers, Bo Jensen, Temezi Tanni, Loretta Clark, Thomas Clark, Joe Riccio, Joshua Sun, Karen Sun, Barbara Allott, Francis Stinziano, Analisa Stinziano, and John Sears

PROOF OF PUBLICATION Mayor Donovan asked Clerk/Treasurer Snider to read the following legal notice regarding the Public Hearing:

PLEASE TAKE NOTICE that a Public Hearing will be held by the Board of Trustees of the Village of Minoa on the 4th day of February, 2008, at 7:20 P.M. at the

Village of Minoa Municipal Building, 240 North Main Street, Minoa, New York regarding the (Amended) Preliminary Plat of Minoa Farms Subdivision prepared by D.W. Hannig, L.S., P.C. last revised 9/28/07.

The Village of Minoa Board of Trustees has requested that a public hearing be held pursuant to Village Law §728 and §140-5(G) of the Village of Minoa Municipal Code.

Any resident of the Village of Minoa is entitled to be heard upon the proposed Amended Preliminary Plat Map at the hearing. Copies of the proposed (Amended) Preliminary Plat are available for review at the Village of Minoa Clerk's Office during the Clerk's regular business hours.

PLEASE TAKE FURTHER NOTICE that the environmental significance of the proposed action has been previously reviewed by the Board and a negative declaration of significance has been issued.

PURPOSE OF PUBLIC HEARING

Mayor Donovan called the Public Hearing to order at 7:23 p.m. to consider the resolution regarding the (Amended) Preliminary Plat of Minoa Farms Subdivision prepared by D.W. Hanning, L.S., P.C. last revised on September 28, 2007.

Mayor Donovan said the Public Hearing would be adjourned until the next meeting, as Duncan Stark and Greg Mills requested a meeting with Elliot Lasky and Ryan Homes. Mayor Donovan said the meeting was scheduled for Wednesday, February 6, 2008, at 6:30 p.m. He said the bulk of the issues were developer issues and that they should be discussed directly with the developer because Minoa Farms is private land.

Mayor Donovan welcomed the audience members to stay for the Public Comment section of the regular meeting if they had any further concerns that did not involve the Preliminary Plat amendment.

Mayor Donovan turned the Public Hearing over to Attorney Primo.

Attorney Primo said the developer's attorney was available for the Public Hearing to explain what the Village Board was considering that evening. Attorney Primo said that the Public Hearing is based on a request from the developer to consider the amended Preliminary Plat in order to permit the development of smaller lots in certain areas of the Development, which would kick start the development. Attorney Primo recognized Attorney Dan Schulman in the audience who then gave a summary of the amended preliminary plat.

Attorney Dan Schulman said he was the attorney representing Minoa Farms and has

worked with Elliot Lasky since its inception. Attorney Schulman said the preliminary approval was given approval with Local Law #2 for 2002. He then proceeded to outline the map for the audience members and said the developer has attempted to market the project with contractors in the area and has been unsuccessful with moving homes. Attorney Schulman said Mr. Lasky has worked with Ryan Homes in the past and they have finalized an agreement to build homes in Minoa Farms. Attorney Schulman said they changed the configuration in Section II, which would increase the total lots from 240 to 284. He said the configuration remains the same with regards to the ponds, utilities, and infrastructure. Attorney Schulman said the lots are smaller in accordance with the B-1 Zoning, thus taking into consideration the reduced lot size. He said the developer has made the attempt to market the property for a lengthy period of time and that is why they are trying to amend the preliminary plat.

Attorney Primo said the Board had reviewed carefully that Mr. Lasky and Ryan Homes would create a transitional area from the Parade of Homes. He said the lots would remain larger in that area and would transition to smaller lots. Attorney Primo said that throughout Onondaga County similar successful products have larger homes transitioning to cottage homes, to patio homes, and then to attached homes. Attorney Primo said that Mr. Lasky and Ryan Homes would be able to address this at the upcoming meeting. He said the Board had to consider what was marketable and would help jumpstart the homes to help reduce taxes. Attorney Primo said the Board had taken three trips to review Ryan Homes properties in Lysander, Van Buren and Chittenango. He said the Board had taken due diligence to verify the quality of the homes.

Attorney Primo said that he recognizes that there was concern regarding the signs Ryan Homes placed in Minoa Farms that included homes starting at \$150,000. He said he did not see any homes that were below \$200,000 and they were quality homes. Attorney Primo suggested that the audience members review other Ryan Homes and see that the homes won't reduce the value of their homes. He said there would be a buffer and transitional area between the Parade of Homes and the proposed amended areas in Section II.

PUBLIC COMMENTS

Dr. John Callahan, 125 Beresford Lane, asked Trustee Champagne if he had spoken with anyone from Minoa Farms. Trustee Champagne said he had spoken to realtors and compared the Ryan Homes products. Dr. Callahan said that Mayor Donovan was the only Board member to visit Minoa Farms while seeking signatures during his re-election as Mayor and he did not address the contractor issue when asked by several individuals. Dr. Callahan asked Mayor Donovan why he did not respond to questions and if he was involved in the negotiations. Mayor Donovan said that he was not in negotiations with Mr. Lasky and Ryan Homes, therefore at the time he did not know if they had signed a contract. Mayor Donovan said he was not involved in their

negotiations and Mr. Lasky had mentioned numerous contractors. Dr. Callahan said that it was disingenuous of Mayor Donovan not to mention the contractor's name or conversations as it was already a matter of public record.

Attorney Primo informed Dr. Callahan that if he has comments or first hand information, he should make them a matter of record. Attorney Primo said the Public Hearing was not a forum for cross examination, but to discuss the proposed amended preliminary plat.

Mayor Donovan said he did not have any part of the negotiations between Mr. Lasky and Ryan Homes because it was not his place. Attorney Schulman confirmed that the negotiations were between Mr. Lasky and Ryan Homes. He said the Village was aware that Mr. Lasky was talking to different representatives, but they had no idea when contracts would be signed and were not part of the negotiations.

Greg Mills, 113 Norbert Place, said he represented residents in Minoa Farms and nearby residents. He said that he and the residents organized to present their concerns in an orderly manner.

Mr. Mills presented a petition entitled "Petition in Opposition to Amended Preliminary Plat of Minoa Farms Subdivision" and is attached hereto as Schedule "A".

Mr. Mills discussed concerns and submitted the following meeting agenda for the record:

We the residents of, and near, Minoa Farms would like to express our concerns and objections to increasing the size of Minoa Farms by nearly 20%. We are concerned about:

- Lack of communication implications
 - Adjacent properties
 - Learned by signs
 - Type of sign (\$150k)
 - Developer saying he talked to residents Village connections
 - Clue that no one at meetings to review
 - Mayor getting signatures 2 days before signs went up
- Environmental impact (SEQRA, EIS)
 - Runoff
 - Drainage
 - Flooding
- Utilities impact
 - Sewage handling
 - Electric
 - Water
- Traffic impact
 - Increased traffic
 - Only two means for ingress/egress on same street
 - 100 additional cars
 - Disaster evacuation plan

- Rail yard catastrophe plan – terrorism?
 - Safety
- Public safety
 - Fire/police staffing
- Increased noise impact
- Affect on school zoning
- Builder
 - Reputation
 - Build quality of homes
 - Indirect affect on valuation
- Lack of developer follow through
 - Park
 - Playground
 - Sidewalks
 - Street lamps
 - Lot conditions

Mr. Mills said that Minoa Farms residents did not have any communication with the developer or the Village about the zoning change. He said that Mr. Lasky did not speak to anyone in Minoa Farms about smaller lots. Mr. Mills said he noticed when he came into the meeting that there are village connections, but they still did not know what was happening. He said there should have been a clue that they were not aware when there weren't any Minoa Farms residents at the meetings. Mr. Mills then said he was concerned that Mayor Donovan collected signatures two days before the Ryan Homes signs went up.

Mr. Mills said the residents were concerned that there wasn't an environmental impact study about runoff drainage completed. He said there is a problem with drainage and flooding that have existed for over two years. Mr. Mills said bulldozers and diggers are finally addressing the issues.

Mr. Mills said that previous minutes show statements that the sewage plant could not handle the original 257 lot proposal and they have concerns as to why that has changed and is now acceptable. He said they are concerned that water pressure will decrease with the added homes.

Mr. Mills said there are only two ingress/egresses and the additional cars, approximately 88 vehicles at 2 cars per house, will be too much in case of an evacuation. He said they are concerned that if there is a train accident they will be stuck in the development. He said the increase of homes will also create a strain on fire and police protection. Mr. Mills said the increase in homes will create more traffic and noise as well.

Mr. Mills asked if school zoning had been addressed, because it will affect the school system.

Mr. Mills said that if the Board searches the internet about Ran Homes there are at least

five websites dedicated to poor reviews for Ryan Homes. He said that Elliot Spitzer recently sued Ryan Homes and they still have a poor reputation for shoddy development. Mr. Mills said there were Minoa Farms residents that deliberately moved out of Ryan Homes to escape due to poorly built homes. He said they are concerned that the only qualification is that Ryan Homes meets code. Mr. Mills said that Ryan Homes in Minoa Farms will decrease their property values, as well as have tax implications. He said that having a Ryan Home next to a Parade of Homes will seriously decrease that property's value.

Mr. Mills said that Mr. Lasky is an absentee developer who has over committed and now that the market has softened, he is trying to cut his losses. He said that Mr. Lasky had promised them that a park and playground would be built, but has not been built yet. Mr. Mills said that Mr. Lasky is meeting the minimum requirements to appease the Board and the residents. He said the lots are unkempt and look like flooded dumping grounds when potential buyers review the properties.

Mr. Mills submitted two signed letters from himself, his wife, and Dr. Callahan as follows:

Village of Minoa Board of Trustees
240 N. Main Street
Minoa, New York 13116

RE: Minoa Farms Development Company, LLC
Proposed Amended Preliminary Plat Map

Dear Members of the Board:

Our names are Paige and Greg Mills. We reside at 113 Norbert Place, which is located in Phase 1 of the Minoa Farms subdivision. Tonight we want to express some concerns that we have regarding the proposal by Minoa Farms Development Company, LLC to amend its previously submitted preliminary plat. It is our understanding that the purpose of the present application is to amend the previously submitted preliminary plat to create 157 smaller lots.

As a resident of the Town, we have a distinct interest in the Minoa Farms proposal and have been following the project very closely, including the Board's recent approval of rezoning for the project. As the approval process has moved forward, we have a growing concern that the Village has not carefully evaluated this proposal, which among other things, carries with it the potential for adverse environmental impacts.

As you may know, whenever a municipality proposes to undertake an action, such as the proposed amended preliminary plat, the State Environmental Quality Review Act ("SEQRA"), imposes upon the municipality an affirmative obligation to identify the relevant areas of environmental concern, including short-term, long-term and cumulative impacts, take a "hard look" at them, and make a "reasoned elaboration" of the basis for its determination. It is our understanding, that for an action of this magnitude, an environmental impact statement ("EIS") is typically

completed in order to meet SEQRA's requirements.

Here, the proposed amended plat has the potential to cause significant adverse environmental impacts, including, but not limited to, water impacts, increases in traffic and noise levels, potential impacts to wetlands, and increased demand upon community resources. Preparation of an EIS will help to ensure that SEQRA's "hard look" standard has been complied with. The EIS should identify all of the potential environmental impacts that may result from the amended plat and proposed mitigation measures to ensure that all potential environmental impacts are mitigated to the maximum extent practicable.

We urge the Board to take a close look at the Minoa Farms proposal to ensure that all of the potential environmental impacts are evaluated pursuant to SEQRA, that all other applicable state and local laws are complied with, and that any such proposal is undertaken in a manner that protects and serves the best interests of the residents of Minoa.

Thank you for your consideration of this very important matter, and kindly include this letter in the record of the Board's consideration of the adoption of the Proposed Amended Preliminary Plat.

Mayor Donovan responded to the signature collection comments and said that he had no knowledge if the contract had been signed and was not in a position to discuss their agreement. Mayor Donovan said that he has addressed their concerns regarding Minoa Farms, but it is private property and he doesn't have any control. He said that when he receives complaints he has tried to be a voice for the residents and contacts Mr. Lasky with their concerns. Mayor Donovan said a resident recently had a sewer difficulty that was a builder problem and he was able to help resolve the issue. He said that has been helpful throughout this process and was not trying to create a smoke screen

Mayor Donovan addressed the sewer plant comment by saying that the sewer plant can handle Minoa Farms and another subdivision the same size. He said the Village was under a consent order from the DEC at one time and the Board had to make a decision to upgrade the sewer plant or go with Onondaga County. Mayor Donovan said that at the time former Mayor Regan and the Board did not want to go into Onondaga Lake, so they upgraded the system. He said the sewer plant is unique because it works in our climate and is a wetland facility. Mayor Donovan said that at the guidance of Trustee Cronk and Steve Giarrusso, it is a great facility and working at capacity is not an issue. He said that Mr. Lasky installed a pump station to run a force main because it is tough to get a gravity force main in the flat land.

Mayor Donovan said water pressure is not an issue and should improve because it works in a loop system and if there are problems there are options available. He said the loop system gets better water pressure because the feed comes in from the north and the west.

Mayor Donovan said he works closely with Trustee Brazill in creating an Emergency

Disaster Plan. He said the whole Board is NIMS trained and certified. Mayor Donovan said he recognizes that the railroad is an issue and they continuously work to have a plan in place in case of an emergency. He said that he and Trustee Brazill are the most trained and experienced Board members. Mayor Donovan said he was previously a volunteer Minoa firefighter and served as Fire Commissioner and now Trustee Brazill fills that role, thus they have the experience to handle an emergency. Mayor Donovan said the Board has been trained in the All Hazard Plan to fill in during the first crucial hours in the event of an emergency. He said that he and the Board participate in the Critical Response Committee with the Town of Manlius.

Mayor Donovan said that any concerns that the residents have with Ryan Homes as contractor need to be addressed at the February 6th meeting with Mr. Lasky and Ryan Homes. He said the meeting was set-up at the request of Greg Mills and Duncan Stark and reminded them that it was between the homeowners and the developer.

Mayor Donovan said the park was supposed to be installed, but Mr. Lasky asked to waylay the park because of the expense and wait until they began Phase II. He reminded the residents that it is a passive park and is expected to be completed by August 31, 2008. Mayor Donovan said there was never a plan to put playground equipment because the Village has money invested in Lewis Park and the Village does not have the funds to expand in a different area. He said they are trying to work with the Town of Manlius for shared services and/or consolidation services for parks and recreation services. He said that someday it might be possible for the Town of Manlius to put some money into the park that the Village cannot afford. Mayor Donovan said there were no promises, but is a work in progress.

John Rosser, 104 Norbert Place, said that originally Minoa Farms requested 270 lots and was reduced to 240 lots and now they want 280 lots. Mr. Rosser asked why it was originally reduced and Mayor Donovan said that initially there was only one wide ingress/egress with two lanes each way. He said the Village required that they reconfigure it for two entrances. Mayor Donovan said that Richmond Road is too steep, had sight problems and just wasn't feasible. Mr. Rosser said that if it was originally reduced he would like to know why it is ok now, but was not ok back in 2001.

Attorney Primo said he believes that Mr. Rosser is referring to the original preliminary plat and it's customary for municipalities to cut down the lots initially. Attorney Primo said there will be discussions with the engineers for the next Public Hearing meeting. Attorney Primo said there was a complete long form EAF SEQR review completed in 2002 and a change in the plat is not going to change the engineering significantly. Attorney Primo said the SEQR review resulted in a negative declaration.

Attorney Primo said the law requires that the Village publish the notification in the newspaper and be posted around the village in conspicuous locations. Attorney Primo said the Board followed the law to the letter and the Board is sensitive to the fact that the Minoa Farms residents did not receive this information, but noted that the information was also posted on the Village website.

Mr. Mills said that the Village should have printed out 20 notices and placed it in their mailboxes. He said they could have been involved back in July and now they are in a reactive state.

Fran Stinziano, 111 Norbert Place, said that Planning Board meeting minutes from March 2001 stated that the lots should be cut back from 272 to 240 to make it more feasible to the Village.

Attorney Primo said the Planning Board, by statute, is an advisory role and the Board has subdivision authority. He said they formed a recommendation, but can be waived by the Village Board.

Mr. Mills said they wanted it on record that they were voicing their objections. He said they want to be part of the process and to be heard. They will meet with the Developer and voice their concerns to him as well. Mayor Donovan encouraged the residents to participate in the upcoming meeting.

Chris Beers, 113 Beresford Lane, said in relation to the campaigning, it was recorded in the October 15, 2007 minutes that Ryan Homes was the contractor and the Village Board knew about it. Mr. Beers said it was advertised in the newsletter and Mayor Donovan did not answer specific questions when getting signatures. Mr. Beers said the mayor should have suggested that they check the Village Board minutes. He said that Minoa is a small community and they feel that they should have spent at least 20 minutes to let the residents know and they should have handled it differently. Mr. Beers said that rental properties communication were handled differently and it would not have been expensive to send twenty notices or drop them off in mailboxes. Mr. Beers said the Board is the only protection they have against an absent developer, who only completed the sidewalks and drainage when he wants something from the Village of Minoa

Mr. Rosser said that emails can be sent and they do depend on the Board to act as a buffer. He said the developer brought in the Parade of Homes and built \$350,000 homes, it implies that's how he's going to develop the property. Mr. Rosser recognizes that he is having financial problems, but now they're stuck with \$350,000 homes and if lower priced homes are built, they now have \$300,000 homes.

Mr. Beers said that until all issues are resolved he feels that the vote should be tabled.

Attorney Primo said the Village holds cash and bond securities to insure that the developer has constructed properly. He said all items that have been brought to the Board's attention are addressed immediately by Mayor Donovan and Lan-Co is contacted to address the problem. Attorney Primo said traditionally it has not been a problem getting a response.

Mr. Beers said that a resident on Beresford Lane and Baird Street had asked Mayor Donovan on numerous occasions to have the sidewalks repaired and the Village should have taken some of that money to install the sidewalks.

Mayor Donovan said he has had numerous conversations about the sidewalks with Mr. Lasky. He recognized that there are pooling problems and swales that need to be corrected, but will need to wait for spring to see if it functions.

Trustee Champagne said the Board has worked hard on Minoa Farms issues and they do listen to the residents. He said that when the developer wanted to install sidewalks that the Board wanted, the Board listened when the residents said they did not want sidewalks across their driveways. Mayor Donovan confirmed that the infrastructure and sidewalks were installed at the cost of the developer.

Dan DeLucia 103 Norbert Place, said his home overlooks the home that Ryan Homes is building and is not comparable to the Parade of Homes.

Fran Stinziano, 111 Norbert Place, said that when he looked at the map initially the ingress and egress does not appear to be enough for that many properties. He said only a small majority of the residents are using the Beresford egress and he does not want to be stuck in his property. Mr. Stinziano said he urges the Board to review older minutes before giving Mr. Lasky concessions.

Mayor Donovan said the street lights should be installed this spring by National Grid and acknowledged that it was later than expected. Mayor Donovan said the Village used to own the street lighting and was billed excessively. He said a private consultant recently reviewed the street lighting ownership and the report resulted in favor of National Grid retaining ownership of the street lighting due to safety, maintenance, and liability issues. Attorney Primo said that Mr. Lasky paid for the consultant.

Discussion ensued regarding street lighting and pole designs.

Mr. Rosser suggested that they do a traffic study and possibly install a counter to compare how many vehicles utilize the egresses. Attorney Primo said that it is possible to complete a study regarding the type of homeowner, amount of children in the neighborhood, etc. Mr. Stinziano said that the Village should revisit the possible egress/egress out Richmond Road to help alleviate the potential traffic problem. Mayor Donovan said there was a sight distance problem and the slope of Richmond Road.

Mike deBerjeois, 103 Taverly Drive, said they are concerned that Ryan Homes will come in sooner or later. He said it looks like they took three of their old lots and made five lots. Mr. deBerjeois said Ryan Homes has lots surrounding their homes and he knows for a fact that they are planning to build in the Parade of Homes area. He asked whether Ryan Homes received any deals for the original lots.

Attorney Primo reiterated that the Village of Minoa has no authority over who the developer contracts with and the Board cannot control what size home is built on those lots. He said they looked at 3 bedroom homes with a base price of \$170,000, but after additional options it was \$220,000 and the quality was good.

Mr. deBerjeois said he doesn't understand how the sign states that homes begin at \$150,000 when the lots alone are going for \$50,000. He said the signs were troubling and it concerns him that they marked down the lot prices for Ryan Homes.

Mr. Beers said if the lot prices are reduced, the lower priced houses will change their assessments and before they even built one home, it already brought down their property values.

Nancy Vesliz, 122 Forest View Lane, said she is a realtor broker and as a real estate agent, anyone coming in will ask not to see a Ryan Homes even if it's a \$283,000 home. She said they cater to a lower priced buyer and they have all bought into \$300,000 homes. She said Ryan Homes has improved, but they will not build \$300,000 houses. She said their resale is lower and the Board should have been aware of this and that buyers do not want to live in Ryan Homes. Ms. Vesliz said the residents picked Minoa Farms because Ryan Homes was not part of the development.

Michelle Corsello, 119 Beresford Lane, said that the Board is trying to attract empty nesters, but chose Minoa Farms because it was geared towards families with small children and questioned when the focus changed and why they weren't aware of it.

Attorney Primo said the builders have not followed up on their commitments and Mr. Lasky had to research the local market, which appears to support a smaller home. He said the Board has had to review everything to see what can motivate the development

of Minoa Farms.

Mrs. Corsello said the taxes are very high in the Village of Minoa and not many people can afford to build here. She said they moved here because of the school system and the family environment.

Mayor Donovan agreed that taxes are high, but unfortunately due to unfunded mandates the Village is forced to cover the excessive costs. He said the Board has been very active in trying to fight these unfunded mandates in Albany. Mayor Donovan said that as homes are built in Minoa Farms, it could be up to fourteen months before the village receives the tax revenue. He said the village is starting to see the effects of newly built homes in the tax revenues and they are currently in the budget process. Mayor Donovan said they hope to start lowering the tax rate as Minoa Farms begins to grow, but stagnant home building will prevent tax reductions and he cannot make any promises. Mrs. Corsello said she would love to see lower tax rates, but recognizes that it's a promise made by politicians across the state and country.

Mayor Donovan said the Board and Department Heads work very hard on the budget. He said that all celebrations are organized by the DPW and Board members. Mayor Donovan said they make every effort to be frugal.

Joe Riccio, 109 Beresford Lane, said he was a former Ryan Homes owner and there were quality issues that need to be addressed. He said his roof blew off eight years after it was built and he moved to Minoa Farms to escape living in a Ryan Home.

Marcia Kim, 116 Norbert Place, said she is an empty nester and wants to retain the property value of their home during their retirement. She said she is concerned about her financial future if Ryan Homes builds in Minoa Farms because it will decrease the value of her property.

Sally Lisi, 114 Forest View Lane, said she was the first to build as an empty nester and they moved there because they wanted a mixed neighborhood. She said they put a large investment into their home and they are trying to sell, but high taxes are scaring people off and now that Ryan Homes is in place, it will lower their property values considerably.

John Sears, 103 S. Main Street, said he would like thank everyone for showing up at the meeting. He said he really wanted to go to Minoa Farms to knock on their doors due to the lack of communication. He said the only way to know what is going on is to attend the meetings. Mr. Sears said there was a sign in front of the Methodist Church and said that a sandwich sign should be placed outside the Municipal Building before meetings at

a low cost. He said the only reason why there is a newsletter now is because the Board was forced to create one because the Board was forced to petition and address the creation of the new building. Mr. Sears said that he believes that someone was in collusion with the Minoa Fire Department because they wanted a new building. He said he knows they want to shut him up, but everyone should hear what he has to say because it was a forced meeting to address a multi-million dollar project.

Attorney Primo reminded Mr. Sears that the Public Hearing was about the subdivision and the proposed amended plat and suggested that Mr. Sears remain on task.

Mr. Sears said that if the sandwich board won't work the Board should use the sign at Lewis Park and the sign should be used to advertise meetings. He said the residents pay for the sign, but they will not use the sign. Mayor Donovan reminded Mr. Sears to remain on task.

Mr. Sears said he was concerned about flooding because more homes will cover more surface areas and will cause flooding. Attorney Primo said that Mr. Sears should keep his comments related to the subdivision and if the flooding from Minoa Farms directly affects his home he can discuss it. Mr. Sears said they were talking about flooding on their property and he was going to talk about the flooding on his property. Attorney Primo said the flooding that occurred on his property happened over eight years ago and does not apply to this Public Hearing.

Mr. Sears said there was a PowerPoint presentation given by Ryan Homes and no one attended. He said there was a lack of communication and feels that it's a bait and switch situation for the homeowners in Minoa Farms. Mr. Sears said the website should have been in place over twelve years ago and there is a lack of communication. He said that now these people have to participate or they are going to lose. He said that he has a right to speak about any item he wants at a Public Hearing.

Mr. Sears said the DPW installed the sidewalks into Minoa Farms and Mayor Donovan said the sidewalks were installed and paid for by the developer.

Mr. Sears said he would like to address the Disaster Plan and all that he hears about at meetings is how many people attend the meetings, but he lives near the green bridge and that is a disaster waiting to happen. Mr. Sears said the railroad has problems and the Board attends the meetings, but they do not inform him of the meeting details.

Mayor Donovan said he routinely gives detailed reports at the meetings, but there is not enough time in a day to give a detailed report of every meeting he attends. Mr. Sears said that he did not work due to a back injury; therefore he did not have enough time to get

the details. Mayor Donovan asked that Mr. Sears discontinue being disrespectful and he appears to be on a crusade against the Board. Mr. Sears continued to discuss disaster plans and that he attends meetings twice a month and wants to know what's going on. Mr. Sears said he wanted detailed information about the disaster plan and would submit a FOIL request if necessary.

Attorney Primo asked Mr. Sears if he had anything else to contribute to the Public Hearing and Mr. Sears wanted to stay on disaster plan discussion.

Nancy Vesliz, 122 Forest View Lane, suggested that the next time something occurs, such as a zoning change, that the Village of Minoa set-up a sign at the building entrance. She said they would have appreciated the opportunity to respond before anything was approved and they should send out notices in the future as an easy solution.

Mayor Donovan thanked everyone for attending and said that he appreciates all of their comments, which will be duly noted and seriously considered. Mayor Donovan then reminded everyone that the meeting on February 6, 2008, with Mr. Lasky and Ryan Homes was not a village meeting, but an opportunity for them to discuss their concerns with the developer and hopes that they are all available to attend.

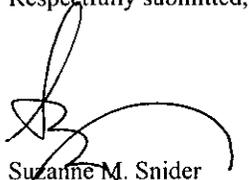
**PUBLIC HEARING
TO BE CONTINUED**

A motion was made by Trustee Brazill and seconded by Trustee Theobald to continue the Public Hearing on February 19, 2008 at 6:30 p.m. All in favor. Motion carried.

**PUBLIC HEARING
CLOSED**

A motion was made by Trustee Brazill and seconded by Trustee Theobald to adjourn the Public Hearing for the purpose of considering the resolution regarding the (Amended) Preliminary Plat of Minoa Farms Subdivision at 9:16 p.m. All in favor. Motion carried.

Respectfully submitted,



Suzanne M. Snider
Village Clerk/Treasurer

PETITION IN OPPOSITION TO AMENDED PRELIMINARY PLAT
OF MINOA FARMS SUBDIVISION

We, the owners/residents of and near Minoa Farms, are opposed to the application for an Amended Preliminary Plat of Minoa Farms Subdivision without current and applicable study of the potential environmental, health and safety impacts of such amendment.

NAMES AND ADDRESSES:

1. John Colloren 125 Beresford Lane, Minoa
2. JOHN POWERS 118 FOREST VIEW LN
3. Geri Powers 118 Forest View Ln
4. MICHAEL ZELTZ 108 NORBERT PL
5. Janetta Clark 116 Forest View Lane
6. Berry Kelly 122 Forest View Ln.
7. Reed Saccari - 115 Beresford Lane
8. Donna P - 123 BERESFORD LANE
9. Kate P - 123 BERESFORD LANE
10. Troy Callahan 125 Beresford Lane
11. Self Schapman 121 Beresford Lane
12. Self Schapman 121 Beresford Lane
13. Jane Blahy Goss 119 Forest View Lane
14. Jane Blahy Goss 119 Forest View Lane
15. Sally D. Hosi 113 Forest View Lane
16. John Ross 104 Norbert Pl
17. Claudia Ross 104 Norbert Pl
18. Faety deBeyson 103 Taverly Dr.
19. Michael deBeyson 103 Taverly Dr.
20. Karen Sun 112 Norbert Place
21. Joshua Sun 112 Norbert Place
22. Peter S. Kim 116 Norbert Place
23. Marsha Kim 116 Norbert Place
24. Mickelle Corsetto 119 Beresford Lane
25. Tom Corsetto 119 Beresford Lane

PETITION IN OPPOSITION TO AMENDED PRELIMINARY PLAT
OF MINOA FARMS SUBDIVISION

We, the owners/residents of and near Minoa Farms, are opposed to the application for an Amended Preliminary Plat of Minoa Farms Subdivision without current and applicable study of the potential environmental, health and safety impacts of such amendment.

NAMES AND ADDRESSES:

26. Pam DeLucia 103 Norbert Place
27. Bethany Lelenz 108 Norbert Place Minoa
28. Daniel Hall 110 Norbert Place
29. Francis Stinziano 111 Norbert Place
30. Analisa Stinziano " "
31. Melissa Giufre 102 Taverly Dr.
32. Thomas J. Clark 116 Forest Dr.
33. Thomas J Giufre 102 Taverly Drive
34. Sandra J. Sobel 324 Baird St
35. Dan DiFuria 103 NORBERT PLACE
36. GEOFFREY AWOOT 111 BERESFORD LA
37. Chris Beers (CHRIS BEERS) 113 BERESFORD LA
38. Lori Beers 113 Beresford Lane
39. Greg + Paige Mills 113 Norbert Pl.
40. _____

February 4, 2008

Village of Minoa Board of Trustees
240 N. Main Street
Minoa, New York 13116

RE: Minoa Farms Development Company, LLC
Proposed Amended Preliminary Plat Map

Dear Members of the Board:

Our names are Paige and Greg Mills. We reside at 113 Norbert Place, which is located in Phase 1 of the Minoa Farms subdivision. Tonight we want to express some concerns that we have regarding the proposal by Minoa Farms Development Company, LLC to amend its previously submitted preliminary plat. It is our understanding that the purpose of the present application is to amend the previously submitted preliminary plat to create 157 smaller lots.

As a resident of the Town, we have a distinct interest in the Minoa Farms proposal and have been following the project very closely, including the Board's recent approval of rezoning for the project. As the approval process has moved forward, we have a growing concern that the Village has not carefully evaluated this proposal, which among other things, carries with it the potential for adverse environmental impacts.

As you may know, whenever a municipality proposes to undertake an action, such as the proposed amended preliminary plat, the State Environmental Quality Review Act ("SEQRA"), imposes upon the municipality an affirmative obligation to identify the relevant areas of environmental concern, including short-term, long-term and cumulative impacts, take a "hard look" at them, and make a "reasoned elaboration" of the basis for its determination. It is our understanding, that for an action of this magnitude, an environmental impact statement ("EIS") is typically completed in order to meet SEQRA's requirements.

Here, the proposed amended plat has the potential to cause significant adverse environmental impacts, including, but not limited to, water impacts, increases in traffic and noise levels, potential impacts to wetlands, and increased demand upon community resources. Preparation of an EIS will help to ensure that SEQRA's "hard look" standard has been complied with. The EIS should identify all of the potential environmental impacts that may result from the amended plat and proposed mitigation measures to ensure that all potential environmental impacts are mitigated to the maximum extent practicable.

We urge the Board to take a close look at the Minoa Farms proposal to ensure that all of the potential environmental impacts are evaluated pursuant to SEQRA, that all other applicable state and local laws are complied with, and that any such proposal is undertaken in a manner that protects and serves the best interests of the residents of Minoa.

Thank you for your consideration of this very important matter, and kindly include this letter in the record of the Board's consideration of the adoption of the Proposed Amended Preliminary Plat.

Signed:

Name: 

Date: February 4, 2008

Name: 

Date: 2/4/08

February 4, 2008

Village of Minoa Board of Trustees
240 N. Main Street
Minoa, New York 13116

RE: Minoa Farms Development Company, LLC
Proposed Amended Preliminary Plat Map

Dear Members of the Board:

My name is Dr John Callahan. I reside at 125 Beresford Lane, which is located in Phase 1 of the Minoa Farms subdivision. Tonight I want to express some concerns that I have regarding the proposal by Minoa Farms Development Company, LLC to amend its previously submitted preliminary plat. It is my understanding that the purpose of the present application is to amend the previously submitted preliminary plat to create 157 smaller lots.

As a resident of the Town, I have a distinct interest in the Minoa Farms proposal and have been following the project very closely, including the Board's recent approval of rezoning for the project. As the approval process has moved forward, I have a growing concern that the Village has not carefully evaluated this proposal, which among other things, carries with it the potential for adverse environmental impacts.

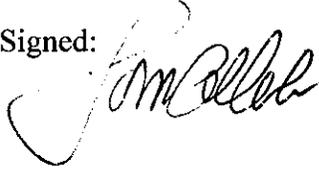
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I urge the Board to take a close look at the Minoa Farms proposal to ensure that all of the potential environmental impacts are evaluated pursuant to SEQRA, that all other applicable state and local laws are complied with, and that any such proposal is undertaken in a manner that protects and serves the best interests of the residents of Minoa.

Thank you for your consideration of this very important matter, and kindly include this letter in the record of the Board's consideration of the adoption of the Proposed Amended Preliminary Plat.

Signed:

 m.d.

Date:

2 - 3 - 2008