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May 18, 2009

**PUBLIC HEARING –
DEVERONICA
FAMILY TRUST –
SUBDIVISION
APPLICATION**

Upon due notice to all members of the Village Board, a Public Hearing was held on Monday, May 18, 2009 at 7:15 p.m. at the Municipal Building, 240 N. Main Street, Minoa, NY. The purpose was to consider the DeVeronica Family Trust Subdivision Application for the property located at 380 S. Main Street, Minoa, NY with Tax Map No. 004.-07-04.0.

PRESENT: Mayor Donovan
Trustee Brazill
Trustee Champagne
Trustee Cronk
Trustee Theobald
Attorney Courtney Hills
Clerk/Treasurer Snider
Attendant Mike Macko

ALSO PRESENT: Mary Natale, Tony Natale, Art Helmbold (Iannuzzi & Romans Land Surveying), Maria DeMonte, Keith Brandis (Paramedic Supervisor), Dan DeLucia, Chris Beers, Chris Taddeo, Jean Taddeo, Eric Christensen, Marlene Christensen, John Sears, and Clara Ashworth

ABSENT: Attorney Steven Primo

**PURPOSE OF PUBLIC
HEARING**

Mayor Donovan called the Public Hearing to order at 7:17 p.m. for the purpose of presenting the guidelines for the purpose of considering the DeVeronica Family Trust Subdivision Application for the property located at 380 S. Main Street, Minoa, NY with Tax Map No. 004.-07-04.0.

**PROOF OF
PUBLICATION**

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

PRESENTATION

Mayor Donovan turned the meeting over to Attorney Courtney Hills who described the Subdivision Application. Attorney Hills said the property involves 380 S. Main Street with Tax Map No. 004.-07-04.0 and the applicant is proposing to subdivide 8.8 acres into three (3) lots in residential and open land zoning districts. She said the subdivision map dated September 15, 2008, shows three proposed lots with Lot 1 being .51 acres, Lot 2 – 7.85 acres, and Lot 3 - .50 acres. Proposed Lots 1 & 2 have frontage on South Main Street (a village street) and Lot 3 has frontage on Baird Street (a village street). Attorney Hills said the subdivision map shows an existing house on South Main Street w/ a 50' easement for Niagara Mohawk. Proposed Lot 3 has a proposed sanitary sewer force main and manhole. The subdivision shows 250' of proposed Lots 1 and 2 and 185' proposed Lot 3 is in the residential district and the remaining land in Lot 2 is in an open land zoning district.

PUBLIC COMMENTS

Mayor Donovan opened the floor for comments from the public.

Tony Natale said the map that Attorney Hills commented on was modified and the .50 acre of Lot 3 has been increased to one (1) acre and an updated map was provided to the Board.

Art Helmbold of Iannuzi & Romans Yard Surveying acted as a representative for Mary and Tony Natale. Mr. Helmbold said the increase for Lot 3 to one acre and the Planning Board asked that the drainage easement on the culvert, which has been updated on the map dated May 5, 2009. He said they found the remains of the culvert and it may have been taken out at one point. Mr. Helmbold said they discovered that the sewer line does not extend past Lot 3 and Mr. Natale has contacted an engineer to determine the cost of extending the sewer line to Lot 3. Mr. Helmbold said there is a forced sewer line on Pheasant Run and each house is on a grinder pump system and the sewer line could be extended by 100' to accommodate Lot 3. Mr. Helmbold said the extended sewer line is the only requirement by the Onondaga County Health Department to develop Lot 3 and they need to hire an engineer for a cost estimate.

Chris Taddeo, 356 S. Main Street, Minoa, asked if they planned to build any homes on Lot 2. Mr. Natale said there was an existing house on Lot 1, 380 S. Main Street, and they plan to build a home on Lot 3 on Baird Street. Mr. Natale said they plan to sell Lot 2, which has 6.5 acres for future development and has the frontage to build

one home. The area is commonly known as the Third Rail.

Chris and Jean Taddeo expressed concern about drainage into their property with future development. Mr. Helmbold said that the house on Lot 3 (located on Baird Street) should not cause drainage problems on Mr. Taddeo's property, which is north of the main house located on 380 S. Main Street.

Maria DeMonte, 517 Baird Street, Lot 10, Minoa, said they have a lot of flooding on her property due to the continual soil buildup of the property over the years. Mr. Helmbold said that it should not have any affect on her property. Ms. DeMonte asked what would happen to her property with the sewer hookup. Mr. Helmbold said there is an existing utility easement across the front of her lot that was conveyed to the municipality and they would need to access the sewer line. Ms. DeMonte said she is concerned about the damages to her property and Mr. Helmbold said that all damages would be replaced to normal after the sewer construction. Mr. Helmbold said that each municipality has an easement agreement for yard repairs. Mayor Donovan said that everything would need to be restored to the current condition.

Mayor Donovan asked Ms. DeMonte about the drainage problems on her property and Ms. DeMonte said that they have built up their property and now their neighbors are experiencing drainage backup and standing water when they built up and filled in the Third Rail property throughout the previous years. Mr. Taddeo agreed that they all have to work diligently to prevent drainage problems in that area as a result of the soil buildup by Mr. DeVeronica. Trustee Brazill said that Nat DeVeronica built up the land with wood chips and soil when he purchased the property over ten years ago.

Mayor Donovan said he believes that the culvert was placed to alleviate the drainage problems in those properties and would need to be reviewed with the Village engineer.

John Sears, 103 S. Main Street, asked how many square feet of homes and driveway areas will replace the porous land that is currently there. Mr. Helmbold said he does not have those figures, as there are no current site plans for building and are only under consideration. Mr. Sears said that he has had flooding problems in his basement and is concerned that this will affect his home. Mayor Donovan said that Mr. Sears' home is not near 380 S. Main Street and should not have any problems. Mr. Sears said that every time you build on porous surfaces there is going to be water runoff and he would like the square footage of building. Mayor Donovan said the law requires that property owners and builders are required to manage their stormwater runoff. Mr. Sears said that for the record he is concerned that stormwater isn't being managed correctly.

Mr. Sears asked if the Village Engineer is concerned about flooding for the residents and Mayor Donovan reminded Mr. Sears that he is going to ask the engineer to review the properties. Mr. Sears said he would like to see the report the engineers complete and Mayor Donovan said that Mr. Sears can FOIL request the results of the report.

Mr. Sears asked if there were any building permits from when Nat DeVeronica was filling in the property. Mayor Donovan said he is unsure if there were permits approved and that Mr. Sears can FOIL request the records through the Village Office.

Mayor Donovan advised Ms. DeMonte to call Clerk/Treasurer Snider in the morning with her contact information and Clerk/Treasurer Snider would call the Village Engineer to review the property.

**COMMENTS FROM
THE VILLAGE
BOARD**

Let the record show that there were no comments or questions from the Village Board.

**PUBLIC HEARING
CLOSED**

A motion was made by Trustee Champagne and seconded by Trustee Cronk to close the Public Hearing for the Subdivision Application submitted by the DeVeronica Family Trust for the property located at 380 S. Main Street at 7:39 p.m. All in favor. Motion carried.

Respectfully submitted,

Suzanne M. Snider

Suzanne M. Snider
Village Clerk/Treasurer