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**Thomas Petterelli, DPW Superintendent**  
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October 15, 2007

**PUBLIC HEARING LOCAL LAW #10 FOR 2007** Upon due notice to all members of the Village Board, a Public Hearing was held on Monday, October 15, 2007 at 7:00 p.m. at the Municipal Building, 240 N. Main Street, Minoa, NY. The purpose is to consider the enactment of Local Law #10 for 2007 relating to the amendment of Chapter 160 of the Village of Minoa Municipal Code entitled “Zoning” to provide for the creation of a new zoning district entitled “Residential B-1” and for an amended Zoning Map and to amend the zoning classification of a certain parcel classified in “Zoning Map of the Village of Minoa” dated May 2002.

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

ALSO PRESENT: Thomas Petterelli, Richard Greene, Ryan Thompson (Ryan Homes), Attorney Daniel Shulman, Elliot Lasky (Minoa Farms) and John Sears

**PROOF OF PUBLICATION** A motion was made by Trustee Brazill and seconded by Trustee Theobald 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 at 7:10 p.m. for Local Law #10 for 2007 and turned the Public Hearing over to Attorney Primo for an overview of the proposed Local Law.

Attorney Primo said that Local Law #10 for 2007 would create a new Residential B-1 zoning designation within part of Minoa Farms, which would permit smaller one (1) family units as proposed by Elliot Lasky and Ryan Homes. He said the current Residential A zoning in Minoa Farms would not permit the type of homes proposed by Ryan Homes, which are similar in spirit to cottage homes. Mr. Lasky and Ryan Homes believe that there is a market for the smaller homes and as sales for larger homes have been slow, Mr. Lasky requested a change in zoning. Attorney Primo said the new B-1 will not allow for two (2) family properties.

Local Law #10 for 2007 is proposed as follows:

This local law provides for an amended Zoning Map to amend the zoning classification of a certain district parcel as classified in the Zoning Map, entitled “Zoning Map of the Village of Minoa” and dated May 2002, adopted in connection with the adoption of Local Law No. Two (2) of 2002, and the adoption of a new zoning district entitled “Residential B-1.”

**Section Two (2).** Section 160-5 of the Code of the Village of Minoa shall be deleted in its entirety and replaced with the following language:

The boundaries of the districts listed in §160-4 are fixed and defined as shown on a map entitled “Zoning Map of the Village of Minoa” (“Zoning Map”). A true copy of the Zoning Map is attached as “Amended Zoning Map” and which Amended Zoning Map replaces the Zoning Map adopted at the time of adoption of Local Law No. Two of 2002 effective as of the effective date of such Local Law No. Two (2) of 2002.

**Section Three (3).** Section 160-3(B) of the Code of the Village of Minoa shall be amended to delete all of the term “Lot Width” and its definition that follows, and replace it with the following language:

“Lot Width – The distance between the boundaries of a lot measured at their points of intersection with the street right-of-way line, except in Residential B-1 zoning districts. In Residential B-1 zoning districts lot width is the distance between the boundaries of a lot measured at their points of intersection with a line establishing the required front yard as defined under §§160-3 and 160-10(A).”

**Section Four (4).** Section 160-4 of the Code of the Village of Minoa shall be deleted in its entirety and replaced with the following language:

For the purpose of promoting the health, safety, morals and the general welfare of the

community, the Village of Minoa is hereby divided into the following zoning districts:

- Residential A
- Residential A-1
- Residential B
- Residential B-1
- Open Land
- Commercial
- Industrial

**Section Five (5).** A new Section 160-10(A) entitled “Regulations for Residential B-1 Districts” shall be added to the Code of the Village of Minoa and enacted as follows:

A. Uses permitted. The following uses and no others are permitted in Residential B-1 Districts:

(1) All uses permitted in Residential A Districts upon conditions specified for such districts, except as otherwise prescribed in this section.

B. Special permit uses. The following uses may be permitted upon approval of the Board of Appeals, subject to procedures set forth in this chapter:

(1) All the special permit uses permitted in Residential A Districts upon conditions specified for such districts, except as otherwise prescribed in this section.

C. Accessory Uses. Accessory uses are as follows:

(1) All the accessory uses permitted in Residential A Districts upon conditions specified for such districts, except as otherwise prescribed in this section.

D. Additional Regulations. The following additional regulations shall apply in Residential B-1 Districts:

(1) Building height limit. No structure, other than a church or school, shall be erected or altered to a height in excess of 35 feet.

(2) Required lot area. Where there are both a public water and sewer system, the minimum lot area for a single-family dwelling shall be 6,000 square feet and the minimum lot width shall be 50 feet. Where there is a public water system but no

sewer system, the minimum lot area for a single-family dwelling shall be 9,000 square feet and the minimum lot width shall be 70 feet.

(3) Required area of dwelling. The minimum building area of a single-family dwelling shall be 720 square feet.

(4) Yards required.

Each lot shall have front, side and rear yards not less than the following depths or widths:

[1] Front yard depth: 20 feet.

[2] Each side yard width: 5 feet.

[3] Rear yard depth: 20 feet

(5) Storage prohibited. Machinery, equipment, motor vehicles commonly used in a business, or unregistered motor vehicles shall not be stored out of doors.

**RYAN HOMES  
PRESENTATION  
(SEE ATTACHED  
SCHEDULE "A")**

Elliot Lasky arrived at 7:16 p.m.

Mayor Donovan recognized Mr. Lasky in the audience and asked him if he had anything he would like to present at the Public Hearing. Mr. Lasky said there had not been a strong demand for the original concept and project. He said they have been working with Ryan Homes over the past few years and they feel that Minoa Farms has a niche that is not being serviced. Mr. Lasky said that by redesigning the lot size, but not redesigning the infrastructure, will allow for the sale of properties and the development of the area.

Trustee Brazill asked Mr. Lasky if they were close to an agreement with Ryan Homes and Mr. Lasky said they have come to an agreement on the final draft and the terms of the agreement.

Mr. Lasky identified himself for the record as being the developer of the Minoa Farms project and is from Bloomsville, New York.

Ryan Thompson identified himself as being a representative with Ryan Homes and has been with them for over five years. Mr. Thompson showed a PowerPoint presentation, attached hereto as Schedule "A".

Mr. Thompson said Section I has seventy-seven lots total, with a remaining forty-four to be developed of those lots with a market value of \$189,000 to \$387,000. Mr. Thompson

said the market research showed that the price range was a bit too high for the Minoa community and a proper entry point would be \$160,000 to \$170,000. Mr. Thompson described the following models:

- Sienna Model – two-story home, 1,680 – 1,800 sq ft, starts at \$168,000 for the base model, and includes a morning room.
- Florence Model – two-story home, 1,952 -1,972 sq ft, and starts at \$180,000 for the base model.
- Venice Model – two-story home, 2,244 – 2,344 sq ft, and est. base price of \$190,000.
- The new homes incorporate a great room and will include a morning room, mud room and laundry room.
- All homes have great curb appeal.

Trustee Brazill asked what model type would be built in Minoa Farms and Mr. Thompson said they have not decided, but they are leaning towards the Venice because it is larger and has greater curb appeal.

Trustee Theobald asked if they had any one floor models. Mr. Thompson said they have three ranch models that are forty feet wide and they start at approximately \$160,000's and range from 1,700 to 1,900 sq ft. He said each model discussed has three different fronts, bringing the total fronts to eighteen (18). Mr. Thompson said they do not have cookie cutter homes in the neighborhood and they offer various fronts and colors to make a different look.

John Sears asked if the brick was real and Mr. Thompson said yes, but they also offer vinyl siding.

Mayor Donovan asked if they would build a ranch model and Mr. Thompson said the market is geared more towards two-story family homes. He said there are several ranches built by Ryan Homes throughout Syracuse to showcase and those customers have agreed to show their homes. Mayor Donovan said there are many empty nesters who are looking for one-story homes that don't want to leave the Minoa community. Mr. Lasky agreed and said he has found a strong empty nester demand and suggested that Ryan Homes let the buyers know that the ranch options are available. Mr. Thompson said that though two-story homes are strong, they do like to have a healthy mixture in the community.

Richard Greene, Codes Enforcement Officer, asked if there were any homes that are over 1,800 sq ft and Mr. Thompson said the Venice and Florence models are over 1,800 sq ft. Mr. Greene said there was a 30% limitation coverage issue, which the proposed

law does not address properly. He said that the proposed law would not allow for the 1,800 sq ft homes to be built on the smaller lots.

Mr. Greene said the proposed law states “All the accessory uses permitted in Residential A Districts upon conditions specified for such districts, except as otherwise prescribed in this section.” and the Residential A District currently permits stables. Mr. Greene said the lots are too small for stables, therefore, they should not be allowed in the Residential B-1 District and should be stricken from the zoning. Attorney Primo said he would make the adjustment to the proposed Local Law.

Mr. Greene asked what the plans were for sheds because the lots would be smaller and Mr. Thompson said the sheds would need to be reviewed and controlled by developer under the covenants. He said the sheds would be limited to the same architecture and building materials as the home. Mr. Greene said the covenants should be specific regarding the size and/or design and given to the Codes Enforcement Officer to prevent future problems. Attorney Primo said there are already recorded subdivision covenants in place and the Public Hearing is relevant to zone changes. Mr. Greene said accessory uses should be included in the local law that references the subdivision’s covenants. Attorney Primo said he did not advise including the covenants in the local law and asked what Mr. Greene is specifically requesting. Mr. Greene said that the stables should be removed and Mr. Lasky agreed.

Mr. Greene said there was maximum limitation coverage of 30% in the local law and the product offered by Ryan Homes goes above the 30%. Mr. Thompson said they would be unable to build a 1,800 sq ft ranch, but a two-story home would have a smaller footprint. Mr. Lasky suggested that it be increased to 40% and the 30% would definitely be an issue. Mr. Lasky said it should not affect the Onondaga County Planning Board’s decision by changing it to 40%.

**PUBLIC COMMENTS**

Mayor Donovan asked if anyone from the public wished to speak either for or against the proposed Local Law.

John Sears, 103 S. Main Street, asked what costs were assumed by the Village of Minoa for the development of Minoa Farms. Mayor Donovan said that all costs have been borne by the developer, Elliot Lasky. Mr. Lasky confirmed that the cost of the engineer, legal fees and infrastructure changes were paid by him.

Mr. Sears asked why the plan cannot be changed as request. Mayor Donovan said a change of plans was submitted to the Onondaga County Planning Board and has already been approved.

Mayor Donovan said he recognizes that Ryan Homes will be a more viable product and would be perfect for empty nesters who want to downsize and this would provide an affordable opportunity.

Mr. Sears said that the community didn't really make a financial investment, except for meetings and garbage removal. Mr. Lasky said they will be donating a park and the land is reserved. He said the increased amount of homes adds more properties to the tax roll, more usage to the WWTF, increased trash removal and there are benefits to the village to see more people move in.

Mr. Sears said he is the only one at the meetings and asked why there weren't any residents from Minoa Farms being represented at the meeting. He said he has concerns that the homes will not fit and that the new residents are not aware that the lot sizes are changing. Mr. Sears said he did not see any advertising regarding the Public Hearing. Mayor Donovan said the legal notice was advertised, posted around the village and included on the village website. Mr. Lasky said he spoke with many of the residents and they would prefer smaller lots to empty lots. He said they want new neighbors and they are all aware that Phase I of the lots will remain larger and there are fifty (50) lots remaining to be filled. Mr. Lasky said the perimeter lots are designated as smaller lots.

Mr. Sears said the current owners bought into a smaller community with larger houses and this sounds like bait and switch. Mr. Lasky said there is always a transitional phase between larger homes to smaller homes.

Mayor Donovan showed Mr. Sears the Phase I portion with the larger lot and larger homes and directed him to the back areas where the lots are going to be smaller. Mr. Lasky stated that many of the homes in Phase I are smaller than the projects currently offered by Ryan Homes. Mr. Lasky said the lots are smaller but the homes are typically the same size and the smaller lots will start at \$30,000 plus the price of the home.

Mr. Sears said there is more rainwater every time a new house is built and is concerned that water will drain into surrounding properties and he has had drainage problems on his property in previous years. Mayor Donovan reminded Mr. Sears that he is dredging up history that does not apply to this proposed local law.

Mayor Donovan said the ponds installed by Mr. Lasky help deal with the excessive rainwater and the neighbors have benefited greatly from the ponds.

Mr. Sears continued to discuss drainage problems that happened on his property and Mayor Donovan said that Mr. Sears problems happened over ten (10) years ago and had

nothing to do with this project. Mayor Donovan suggested that Mr. Sears keep his questions to the subject at hand.

Attorney Primo said he had anticipated closing the public hearing and then approval of the Local Law after there is a signed contract between Mr. Lasky and Ryan Homes. Attorney Primo suggested that Mr. Thompson, Mr. Greene and Mr. Lasky discuss the amendments before it gets sent back to the Onondaga County Planning Board. Attorney Daniel Schulman said that increasing the limitations from 30% to 40% should not have any effect on the Onondaga County Planning Board's decision. Mr. Lasky said the change would not adjust any infrastructure or drainage plans.

Attorney Primo said he would increase the coverage, remove the stables and does not necessarily think that the increased coverage limitation needs to be approved by the Onondaga County Planning Board, as the proposed law is developer driven and should defer to the developer. Mayor Donovan said the final plat approval would confirm the drainage changes.

Attorney Primo said the Village Board should not approved the law until the contract has been signed and then schedule a public hearing for the modification of the original plat. Mr. Lasky said the contract should be signed within the next two weeks.

**PUBLIC HEARING  
CLOSED**

A motion was made by Trustee Champagne and seconded by Trustee Theobald to adjourn the Public Hearing for Local Law #10 for 2007 at 8:13 p.m. All in favor. Motion carried.

Respectfully submitted,

Suzanne M. Snider  
Village Clerk/Treasurer