

Planning Board Meeting Minutes March 12, 2019

Upon due notice, a regular meeting of the Village of Minoa Planning Board, was held on Tuesday, March 12, 2019 at 7:00 p.m. at the Municipal Building, 240 North Main Street, Minoa, New York.

Present: Chairman Dan DeLucia, Planning Board Members: Alan Archer, Gail Greiner, Sheri Hayner, and Attorney Courtney Hills and Secretary Barbara Sturick.

Absent: John Jarmacz

Also Present: Chet Waskiewicz, Nikita Waskiewicz, Dean Johnson and Mark Oot

Chairman Dan DeLucia opened the regular meeting at 7:00 p.m., stating The Village of Minoa Board of Trustees has referred to the Planning Board, for review and recommendations, an application submitted by Minoa Estates property owner Nassib Hayayeb to modify a Special Use Permit granted in 1972. The modification is for the construction of sixteen (16) additional apartment units, two (2) one bedroom and fourteen (14) two bedroom units with fifty-four (54) parking spaces. The property is situated at 501 Edgerton Street, Minoa New York and identified as Tax Parcel No. 006-02-06.2.

Attorney Hills stated the Planning Board meeting was for the purpose of review and recommendations to the Village Board Public Hearing scheduled April 15th for the above application.

Dean Johnson and Mark Oot presented:

- Provide brief description of application
- State the property is no longer under HUD Section 236 guidelines
- The project meets Village Code zoning dimensional requirements, i.e., setbacks, lot coverage, building height, etc.
- There is adequate sewage

Public Comments as follows:

Resident Chet Waskiewicz of 415 Edgerton Street:

- He stated he currently has a water flooding problem in his backyard and is concerned the building would add to his exiting problem.
- He stated he believes the additional apartment building would be an eyesore and that Minoa is considered a bedroom community.
- He stated he is concerned that the 12 ft high trees that currently provide a screen and does not want them removed and replaced with a fence.
- He is concerned with the dumpster, utilities, and amount of black top for parking and the disturbance they would cause him.

The Board addressed Planning Board Member John Jarmacz email which stated:

After reviewing the package sent regarding the Minoa Estates project he had four items that he wanted more clarification on:

1. Impact on Sewage Treatment Plant. Attorney Hills advised this has been reviewed by the Village's Wastewater Treatment Plant Operator and there is adequate Sewage.
2. Effect of storm water drainage system. Attorney Hills advised this will be reviewed and addressed by Village Engineer.
3. Access between back of building and fence for effective firefighting operations. The drawing indicates the area between the building and fence is approximately 25 feet in width, more than adequate to access for fire purposes. In addition, a Fire Hydrant is located on the site plan in front of building.

4. Increased traffic impact on Edgewood Place. The drawing indicates that the proposed new parking area would create loop connecting buildings C, B, and F and the traffic would be disbursed in 3 different directions. The board also considered that the proposal was only for an additional 16 apartments.

Planning Board discussed replies, questions and concerns:

- The application meets Village Code parking requirements
- The complex is no longer subject to HUD requirements and therefore do not need to meet HUD requirements regarding the type of units and age bracket.
- Whether or not property can accept new run off which would be reviewed by Village Engineer
- Addressed concerns of traffic flow, speed and stop signs. Attorney Hills stated the Village Board is restricted by NYS Traffic and Village Law with respect to speed limits and traffic signs.

A Motion made by Dan DeLucia and seconded by Sheri Hayner to provide the following recommendations to the Village of Minoa Board upon their review of the applicant's request for a modification of the existing Special Use Permit:

- Indicate on the drawings how the new drainage infrastructure will tie into the existing drainage infrastructure, specifically to address existing water problems.
- Gutters to be installed on the backside of building, to be maintained at the cost and expense of the applicant, to avoid additional flooding.
- A Swale to address drainage issues, same to be indicated on the drawings.
- Suggest relocation of proposed utilities in effort to keep existing trees which provide screening for the adjacent property owner.
- Addition information on site plan to show utility layouts and storm drainage.
- Condition permit so that regular maintenance of the cedar fence at the cost and expense of the applicant is required.
- Relocation trash cans to avoid odor issue for immediate adjacent property owners.

A Motion made by Dan DeLucia and seconded by Gail Greiner to close the Planning Board Meeting at 8:05 pm. All in favor. Motion carried.

Respectfully submitted,

Barbara Sturick
Secretary