

VILLAGE OF MINOA
PUBLIC HEARING ZONING BOARD MINUTES

Application – **Robert Krol**

Upon due notice, a Public Hearing of the Village of Minoa Zoning Board of Appeals was held on Thursday, August 14, 2025, **at 6:30 pm**, in the Municipal Building in the Village Board Room, 240 North Main Street, Minoa, New York.

Present: ZBA Members Adrienne Turbeville, Gary Stoddard, Jeremiah Butchko, Secretary Ruth Ptak and Attorney Courtney Hills

Absent: Chairman Chris Beers, Scott Parish.

Also present: Robert E Krol and Deborah Krol

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Minoa, New York, on **August 14, 2025 at 6:30 p.m.**, in the Municipal Building, located at 240 N. Main Street, Minoa, New York, on the request of Robert Krol, for (2) variances (1) one specifically for the regulation of **Section §160-25.1(A)** which provides that accessory structures shall be located no closer to the rear lot line than a distance of not less than 10% of the lot width, nor any closer to the side lot line than the nearest point of the principal building or use. The applicants are proposing a 36' x 16' inground swimming pool to be situated in center of back yard. The second request specifically **Section § 66-2A** which requires fencing to be no more than four feet high (above grade) in the front yard (as defined in the Zoning Code of the Village of Minoa). The applicant is proposing the installation of six-foot fencing within front yard. The subject premises is located in Residential R-B1 Zoning District, known as 118 Kensington High Street and identified as tax Parcel No. 005.-07-15.0.

Adrienne Turbeville called the public hearing to order at 6:30 p.m.

Jeremiah Butchko moved to waive the reading of the Public Hearing Legal Notice. The motion was seconded by Gary Stoddard, and all were in favor. The motion was carried.

Attorney Courtney Hills summarized the requested relief and requested the applicant present their request to the ZBA.

Attorney Courtney Hills Advised **Robert Krol** that the ZBA must conduct a balancing test, weighing the benefit to the applicant if the relief was granted versus the burden to the health, safety and welfare that may be suffered by the

community. He further advised in doing so they must consider the following five factors:

1. Whether an undesirable change will be produced in the character of neighborhood or whether a detriment to nearby properties will be created by granting of area variance.
2. Whether the benefit sought by applicant can be achieved by an alternative method, feasible for applicant to pursue, other than area variance.
3. Whether the requested area variance is substantial.
4. Whether the proposed variance will have adverse effect on physical and environmental conditions in neighborhood or district; and
5. Whether the alleged difficulty was self-created, which consideration shall be relevant but not dispositive to issuance of area variance?

APPLICANT PRESENTATION OF CONSIDERED FACTORS:

Applicant Robert Krol submitted Hereto Attached as Schedule "1" a letter dated July 28, 2025 referencing response to criterial, (7) pages of documentation merging the (2) parcels into (1) parcel, a page of photos of the parcel with yard slopes, an aerial photo, a photo with listing of (6) other parcels with previously submitted pool Area Variances approved and (2) pages of photos of properties within the village which have front yard 6 foot fences. Robert Krol Sr. present to the board on behalf of applicant.

1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties: ☐ Yes ☒ No
Reasons: The pool will be in the middle of recently merged lots far away from neighbors, fencing will create privacy and any visual impacts, adjacent neighbors have 6FT fencing in front. The fence height would create uniformity, enclose entrance property immediate neighbors and privacy concerns.
2. Whether benefit sought by applicants can be achieved by a feasible alternative to the variance: ☐ Yes ☒ No
Reasons: The pool location in the middle would avoid need of a retaining wall and considerable expense, avoid interfering with existing deck steps which would need to be removed. Fence would give more yard space and Protects pool.
3. Whether the requested variance is substantial: ☐ Yes ☒ No
Reasons: A 16FT variance requested not substantial given lot size, other lots have similar pools situated outside shadow of home with applicant provided list of other approved similar variance.
4. Would the Variance have an adverse impact on the physical or environmental conditions in the neighborhood: ☐ Yes ☒ No

Reasons: The applicant requested location would not change flow of any drainage, but if in the shadow of the house there would have to be a drainage. There are no Environmental Concerns for fencing. The applicant completely understands that Utility Company Could remove fence at his expense if access to the backyard warrants access.

5. Whether the alleged difficulty was self-created: ☒ Yes ☐ No
Member Gary Stoddard moved to **close the public** hearing at 6:45pm. and continue into Regular meeting. Second, by Adrienne Turbeville. All in favor; Motion carried.

Regular meeting of the Village of Minoa Zoning Board

Secretary Ptak confirmed for the record that the Legal Notice was submitted to Syracuse Media Group for publication order confirmation #1101661-01 published 7/31/2025; was posted at (6) six locations within the Village: Village Hall, Library, Trappers II, Post Office, Sunshine Mart and Scotty's Automotive, and was sent to neighbors located within 500 feet of the subject premises via first class mail.

Secretary Ptak confirmed for the Board that there is no other correspondence for or against the Variance application.

The Board then went through each criteria and determined the following for Robert Krol of 118 Kensington High St application:

1. Whether an undesirable change will be produced in the character of neighborhood or whether a detriment to nearby properties will be created by granting of area variance; the board agreed **there would not be an undesirable change to the neighborhood. The board agreed that the request is consistent with current surroundings, the type of fencing is consistent with the neighborhood and various homes have 6 FT fence in front yards.**
2. Whether the benefit sought by applicant can be achieved by an alternative method, feasible for applicant to pursue, other than area variance. **The Board determined the homeowner did consider alternative methods taking into consideration the uniqueness of their property and utilize all their property and avoiding costly retaining wall and drainage expense a variance request is the best alternative. It is a unique property with it being a double lot it is not unreasonable request.**
3. The Board members determined the requested area variance **was not substantial after reviewing the circumstances of the application, and noted no neighbors were present or had written in opposing the proposed, Double lot makes situation unique is located far back from**

street. Not even 50%, additional the fence is 2ft don't feel that is substantial and it is very far back from the street and it is adequate distance from roadway bearing in mind that anybody service that utility can do what every they desire to that fence with no consequences. Or whatever they deem necessary.

4. The Board determined the proposed variance will not have adverse effect on physical and environmental conditions in the neighborhood or district; the **fence does not impact run off water, there are no utilities, nor rights-of-way located on survey. There is no environmental impacts to increase fence height.**
5. The Board determined the alleged difficulty was self-created, which consideration shall be relevant but not dispositive to issuance of an area variance.

The Board identified the proposed action as a **Type II Action pursuant to NY SEQRA**, elected to designate itself as Lead Agency, and subsequent to discussion and review of the Short Form EAF, the Board completed the questions in Part 2 of the form, and upon an unanimous vote determined based on the information provided therein and upon the analysis thereof and all supporting documentation, that the proposed action would not result in any significant adverse environmental impacts, and therefore issued a Negative Declaration.

DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:

The ZBA, taking into consideration the above five factors, finds that:

A motion was made by Member Gary Stoddard to approve the relief as submitted. The motion was seconded by Member Adrienne Turbeville. All in favor. Motion carried.

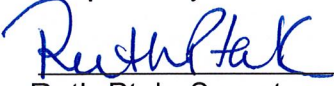
- ☒ The Benefit to the Applicant *DOES NOT* outweigh the detriment to the Neighborhood or Community and therefore the variance request is *denied*.
- ☒ The Requested Variance is *approved*.

RECORD OF VOTE:

Chris Beers	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input checked="" type="checkbox"/> Absent
Scott Parish	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input checked="" type="checkbox"/> Absent
Adrienne Turbeville	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Gary Stoddard	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Jeremiah Butchko	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent

A motion was made by Jeremiah Butchko to close the Regular meeting of the Village of Minoa Zoning Board of Appeals at 7:07 p.m. The motion was seconded by Member Gary Stoddard, and all were in favor. The motion carried.

Respectfully submitted,



Ruth Ptak, Secretary

July 28, 2025

Village of Minoa Planning and Zoning Board
240 North Main Street
Minoa, NY 13116

Dear Members of the Zoning and Planning Board,

We are requesting your consideration concerning the installation of an in-ground pool at our residence located at 118 Kensington High Street, Minoa, NY. We are asking that the board members consider our proposal for a variance for the pool to extend outside the shadow of our home by 16 feet. This may seem like a lot, but, because I purchased the lot next door, it will actually center the pool closer to the middle of my property. We would also like one side of the fence to be in the front yard (5 feet past the front of the house).

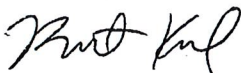
We believe that the location of the pool in this location would not cause any undesirable change to the character of the neighborhood or cause any detriment to nearby properties as it will be surrounded by a six foot tall vinyl privacy fence. Furthermore, it will move the pool further from our nearest neighbor so we both would have more privacy.

The lot that my house is built on is pie shaped and narrows toward the back. In addition, it is steeply pitched toward the Bishop retention pond. I also have a deck with stairs that project into the yard. The owner of Cannon pools indicated that if I wanted the pool totally behind the shadow of my house, I would have to consider removing the stairs or building a retaining wall at the bottom of my lot.

We feel the requested variance is not substantial especially considering that it will be more centered on my total property. It will not have any adverse effect on the physical and environmental conditions in the neighborhood or district. In fact, it will be beneficial to our only neighbor at 116 Kensington High Street since it will be further from their house.

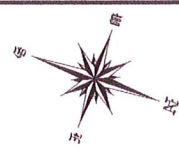
Due to the narrow and steeply pitched pie shaped backyard behind my house, we are limited in where we can place the pool and we believe this location will serve our needs and be best for our neighbors as well.

Sincerely,



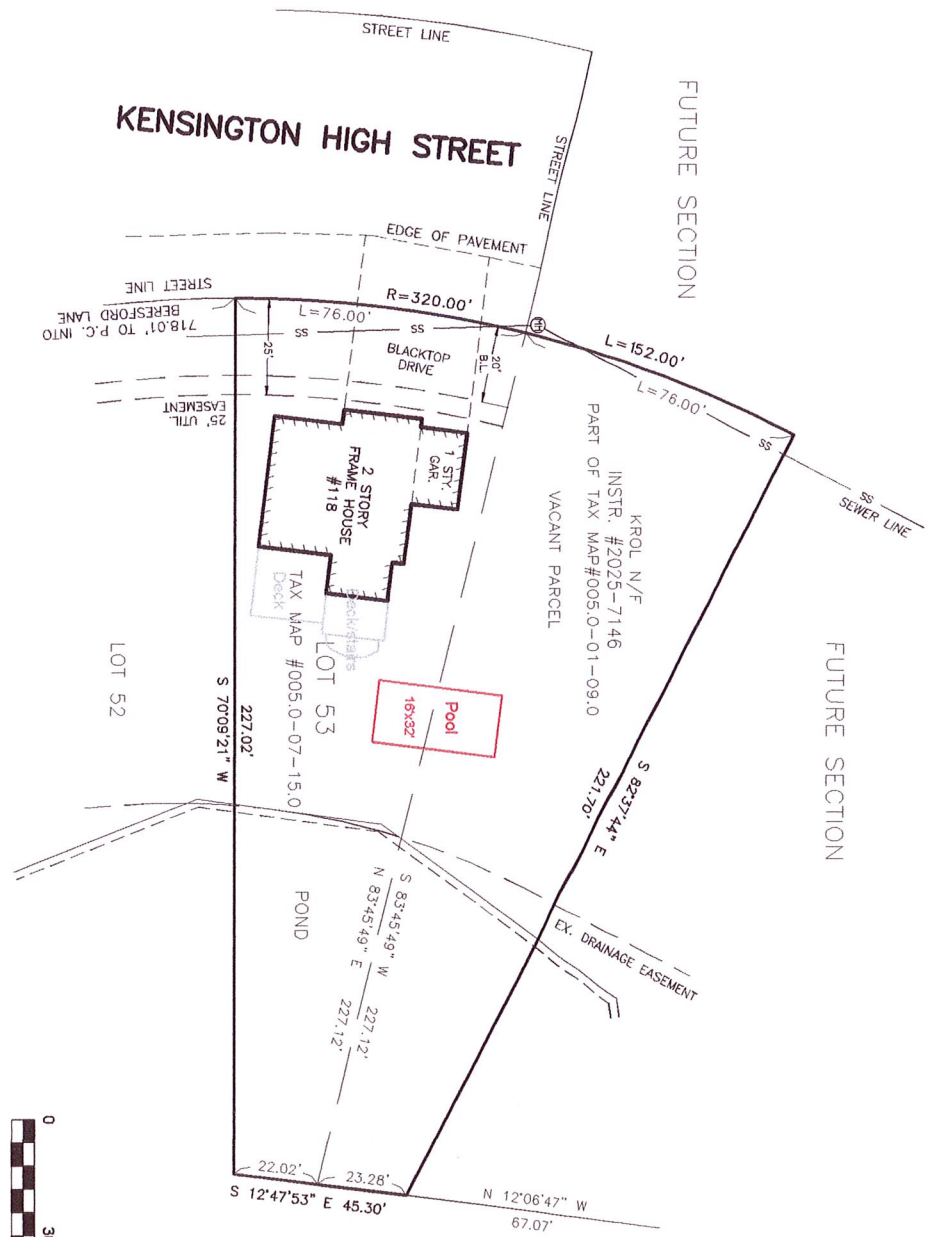
Robert Krol
118 Kensington High Street
Minoa, NY 13116
315-663-5886

Schedule 1"



AREA
0.510± Acres
22,230 Sq. Feet

Only survey areas with the surveyor's endorsement and are genuine, true and correct copies of the original survey and are not to be used for any other purpose. The surveyor's original is on file at the Surveyor's Office, Onondaga County, New York. The surveyor is not responsible for any errors or omissions in this survey or for any consequences thereof. The surveyor is not responsible for any errors or omissions in this survey or for any consequences thereof. The surveyor is not responsible for any errors or omissions in this survey or for any consequences thereof.



The undersigned surveyor hereby certifies that this map was made from an actual field survey completed on 06/20/2025.

Forrest L. Seguin
Forrest L. Seguin, PLS - N.Y.S. L.C. NO. 050384
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE ABSTRACT OF TITLE.



COPYRIGHT © 2025 SEGWIN LAND SURVEYING, PLLC

MAP	
LOTS 53 MINOA FARMS - PART TWO, PHASE 4A	
& LANDS OF KROL	
VILLAGE OF MINOA ONONDAGA COUNTY, NEW YORK	
SURVEY AND MAP PREPARED BY:	
Seguin Land Surveying, P.L.L.C.	
FORREST L. SEGWIN, L.S.	
6197 DYKE ROAD, CHITTENANGO, N.Y. 13037	
PHONE: (315) 263-1642	
SCALE: 1" = 30'	DATE: 07/22/2025
PROJECT NO. 25110	TAX MAP NO. 005.0-07-15.0
DWG. NO. 53-246 SUBD. (NF 246)	

RECORD OF LOTS
MERGED. IT'S OFFICIAL
AND ON COUNTY WEBSITE



MAP PURPOSE

THE PURPOSE OF THIS MAP IS TO CONSOLIDATE EXISTING LOTS AND OTHER LANDS OF KENIL AND NEW LOT 53A.

MAP REFERENCE

SUBDIVISION MAP PREPARED BY D.W. HANCOCK L.S., P.C. ENTITLED "MINOA PARKS - PART TWO, PHASE 4A FINAL PLAN" AND FILED AT THE ONONDAGA COUNTY CLERK'S OFFICE AS FILED MAP #11865.

COUNTY HEALTH DEPARTMENT APPROVAL

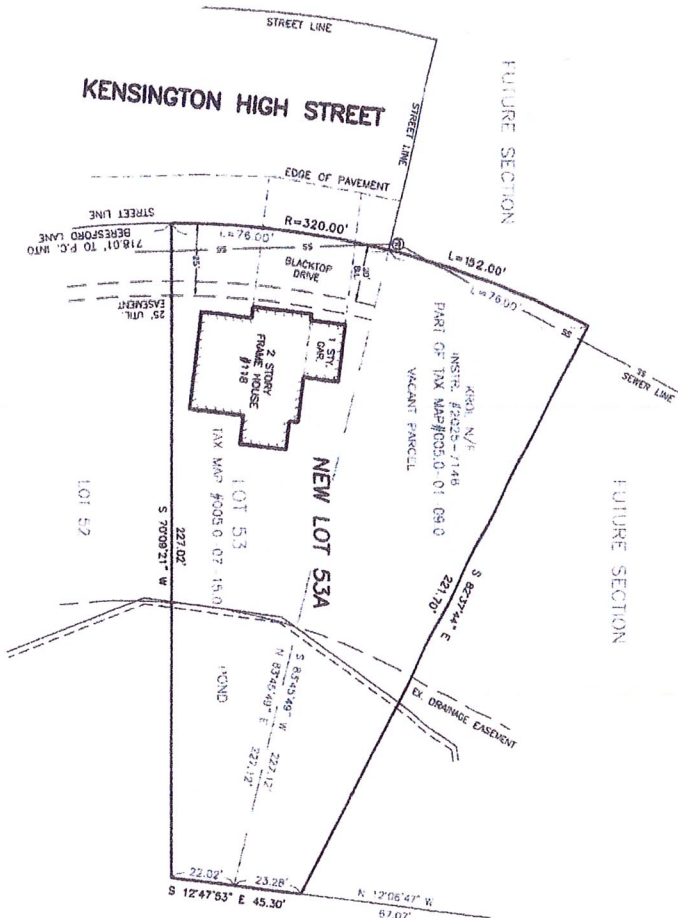
ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

AUG 03 2023
This Plan has been reviewed by the Onondaga County Health Department. Subdivision approval by this Department is not required.

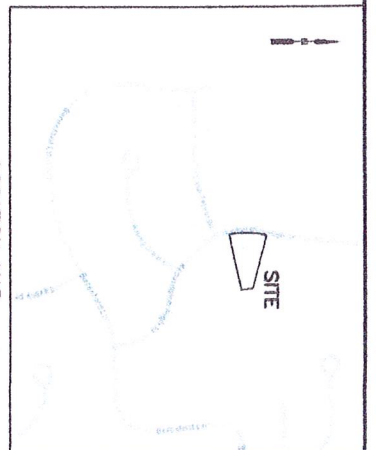
Bureau of Public Health Engineering
P.E.

MUNICIPAL APPROVAL
APPROVED VILLAGE OF MINOA

DATE / FILE NUMBER
8/5/2025



LOCATION MAP
(NOT TO SCALE)



APPROVAL:
BY OWNER
ROBERT HORN
118 KENSINGTON HIGH STREET
MINOA, N.Y. 13116

Break-Land Real Property Services hereby certifies that all real estate taxes affecting the property as shown on the within map prior to the time of filing said map are paid.

Break-Land Real Property Services
8/5/2025

The undersigned surveyor hereby certifies that this map was prepared by me or under my direct supervision and that I am a duly licensed surveyor in the State of New York.

Forrest L. Seguin, PLS - NYS L.S. NO. 050384
SUBJECT TO THE PROVISIONS OF AN UP-TO-DATE AGREEMENT OF TITLE.

Doc ID: 0688232022 Title: MAP
Recorded: 08/05/2023 10:41:36 PM
Fee Paid: \$40.00 Page 1 of 2
Entry Date: 08/05/2023
County Clerk
File #13866

AREA
0.510± Acres
22,230 Sq. Feet



TAX PARCEL CONSOLIDATION MAP

NEW LOT 53A MINOA PARKS - PART TWO, PHASE 4A
& LANDS OF KENIL
VILLAGE OF MINOA ONONDAGA COUNTY, NEW YORK

SEGUN LAND SURVEYING, PLLC.
FORREST L. SEGUN, L.S.
6197 DINE ROAD, CANTON, N.Y. 13037
PHONE (315) 263-1662



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II, County Executive
Troy W Waffner, Director

LETTER OF COMPLIANCE

STREET NAME DUPLICATION & OUTSIDE THREE MILE JURISDICTIONAL AREA

This letter certifies that the property described on the map referred to herein has been accepted as being in compliance with "The Onondaga County Right of Way Designation Law." This letter also certifies that the property described on the map referred to herein is outside the three mile jurisdictional area of the City of Syracuse therefore approval by the City Planning Commission is not required.

Map Title: TAX PARCEL CONSOLIDATION MAP NEW LOT 53A MINOA FARMS -
PART TWO, PHASE 4A & LANDS OF KROL VILLAGE OF MINOA
ONONDAGA COUNTY, NEW YORK

Street Names: Kensington High Street (existing)

Municipality: Village of Minoa

Tax Map Section: 005

County Reference #: SN-25-107

Date: 8/5/2025



Doc ID: 059832380002 Type: MAP
Recorded: 08/12/2025 at 01:34:36 PM
Fee Amt: \$10.00 Page 1 of 2
Onondaga County, NY
Emily Essi Bersani County Clerk

File **13866**

Dan Smith
GIS Division

Emily Essi Bersani, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

LIEN DISCHARGED

Onondaga County Clerk Recording Cover Sheet

Received From :
SHEATS & BAILEY PLLC
PO BOX 586
LIVERPOOL, NY 13088

First PLAINTIFF

ORCHARD EARTH & PIPE CORP

First DEFENDANT

KROL, RICHARD T

Index Type : Judgments

File # : 2025-00011990

Type of Instrument : Mechanics Lien

Type of Transaction : Discharged Of Record

Amount: \$0.00

Recording Pages : 8

Recorded Information

State of New York

County of Onondaga

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Onondaga
County, New York

On (Recorded Date) : 08/11/2025

At (Recorded Time) : 3:35:13 PM



Doc ID - *059822410008

Emily Essi Bersani

Emily Essi Bersani, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York
File Number: 2025-00011990 Seq: 1

Entered By: EKARALUNAS Printed On : 08/11/2025 At : 3:35:14PM

DISCHARGE OF PRIVATE IMPROVEMENT MECHANIC'S LIEN

THIS IS TO CERTIFY that a certain mechanic's lien filed in the Office of the County Clerk of the County of Onondaga, New York, a copy of which is attached hereto, on June 25, 2025 in favor of claimant, Orchard Earth & Pipe Corp., and against the building and lot with the improvements thereon for the sum of \$371,863.69, plus interest claimed against Richard T. Krol, as owner, and Brolex Enterprises, LLC, as persons/entities to whom lienor furnished materials and labor and the undersigned does hereby consent that the same be discharged of record. This discharge does not constitute a release or satisfaction of the underlying debt.

Dated: August 11, 2025

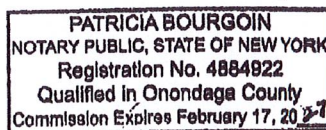
ORCHARD EARTH & PIPE CORP.

By: *Diana Plue*
Diana Plue, Esq.
Sheats & Bailey, PLLC
Attorneys for Orchard Earth & Pipe Corp.
P.O. Box 586
Liverpool, New York 13088
Telephone (315) 676-7314

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

On August 11, 2025, before me, the undersigned, a notary public in and for said state, personally appeared Diana Plue, Esq., an associate with the law firm of Sheats & Bailey, PLLC, attorneys for Orchard Earth & Pipe Corp., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the entity upon behalf of which the individual acted, executed the instrument.

Patricia Bourgoi
Notary Public



File Number: 2025-00011990 Seq: 2

SHEATS & BAILEY, PLLC

Serving the Construction Industry

P.O. Box 586
Liverpool, NY 13088

Edward J. Sheats
Jason B. Bailey

Associate
Diana L. Plue*
*also admitted in MA

Of Counsel
Patience E. Schermer
Richard D. Boyle*
Sherry R. Bruce
Lee Alcott
*also admitted in MI

INVALID LIEN

Phone 315.676.7314
Fax 315.676.7189*
*fax not for service of papers

theconstructionlaw.com
theconstructionlaw.nyc

July 8, 2025

Via Certified Mail Return Receipt Requested:

Richard T. Krol
118 Kensington High St.
Minoa, NY 13116

Brolex Enterprises, LLC
5912 N. Burdick Street
East Syracuse, NY 13057

Re: Mechanic's Lien of Orchard Earth & Pipe Corp.

Dear Sir/Madam:

This office has been retained to represent the interests of Orchard Earth & Pipe Corp. in connection with the above matter. Enclosed for service is a copy of a private improvement mechanic's lien filed with the Onondaga County Clerk on June 25, 2025.

Thank you.

Very truly yours,

Edward J. Sheats

Edward J. Sheats

EJS/plb
Enclosure

Emily Essi Bersani, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :
SHEATS & BAILEY PLLC
PO BOX 586
LIVERPOOL, NY 13088

First PLAINTIFF

ORCHARD EARTH & PIPE CORP

First DEFENDANT

KROLL, RICHARD T

Index Type : Judgments

File # : 2025-00011990

Type of Instrument : Mechanics Lien

Type of Transaction : Mechanics Lien

Recording Fee: \$15.00

Recording Pages : 7

Recorded Information

State of New York

County of Onondaga

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Onondaga
County, New York

On (Recorded Date) : 06/25/2025

At (Recorded Time) : 2:36:59 PM

Emily Essi Bersani

Emily Essi Bersani, County Clerk



Doc ID - 059419420007

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: EKARALUNAS Printed On : 06/25/2025 At : 2:37:48PM

File Number: 2025-00011990 Seq: 3

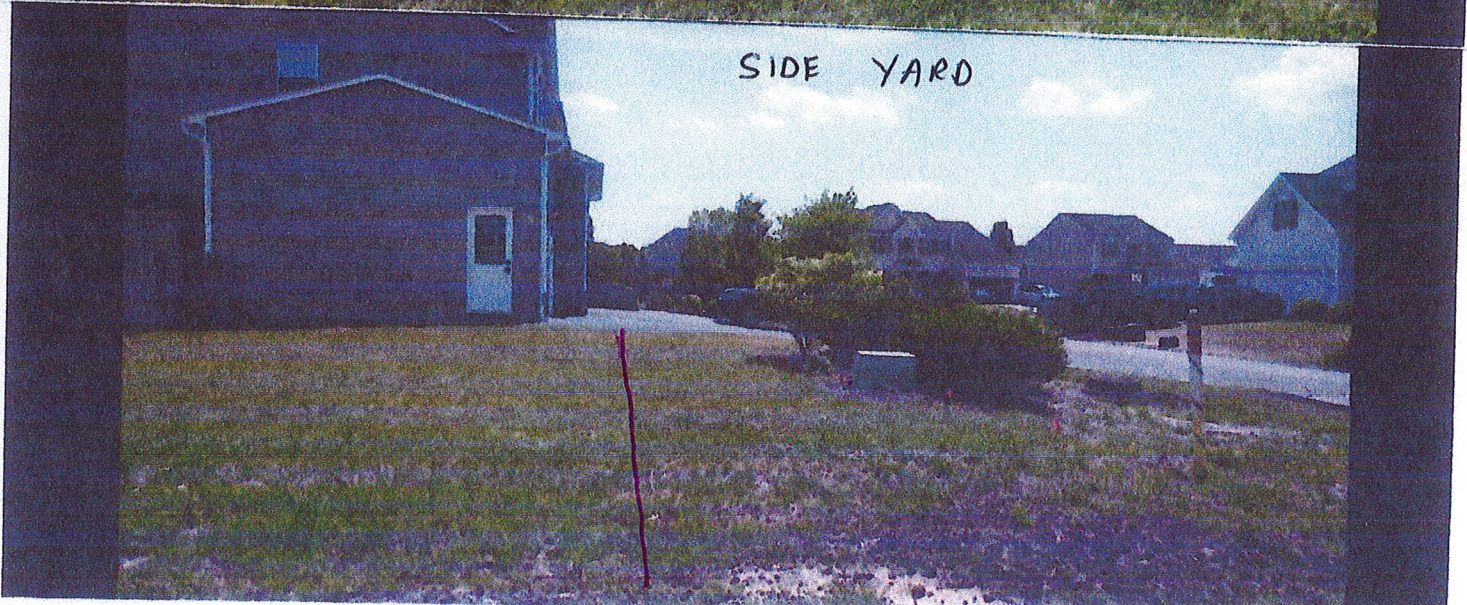
FRONT OF APPLICANT'S HOUSE



BACKYARD SHOWING STEEP SLOPE



SIDE YARD





113 KENNINGTON
HIGH ST

119 KENNINGTON
HIGH ST

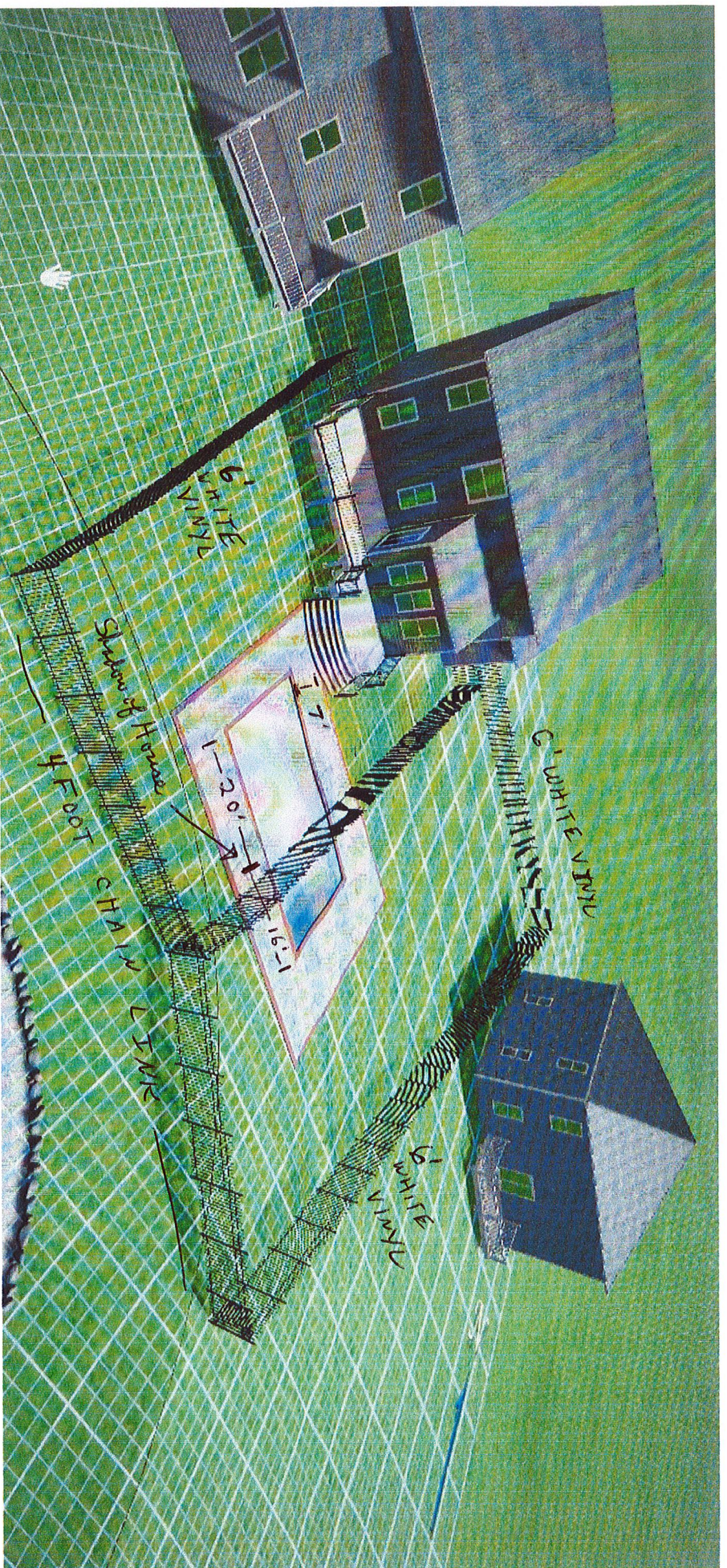
120 KENNINGTON
HIGH ST

118 KENNINGTON
HIGH ST

LAKEVIEW

FENCE
6' VINYL
WHITE VINYL

FENCE
6' VINYL



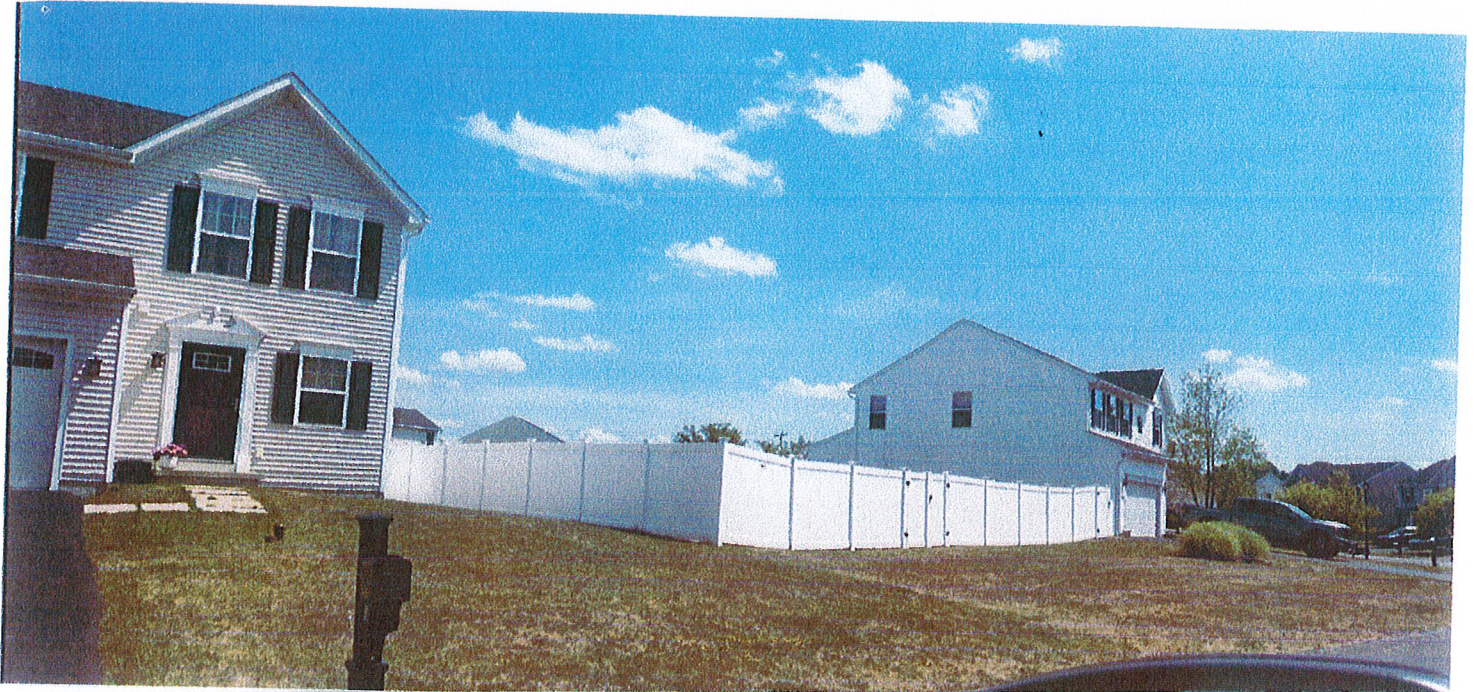
OTHER APPROVED VARIANCES:

11/8/18	106	FORESTVIEW	6.5'	Variance above ground - cost issue
6/10/21	81	RIPIEBROOK	6'	Variance in ground - cost issue
8/15/21	101	LAKE FOREST	9'	Variance in ground - have to remove deck
8/11/22	109	WINDS BORO	12'	Variance above ground - create entrance path
7/13/23	101	SILVER CIRCLE	9'	Variance above ground - more yard space
	205	WOODS CREEK	20'	in ground

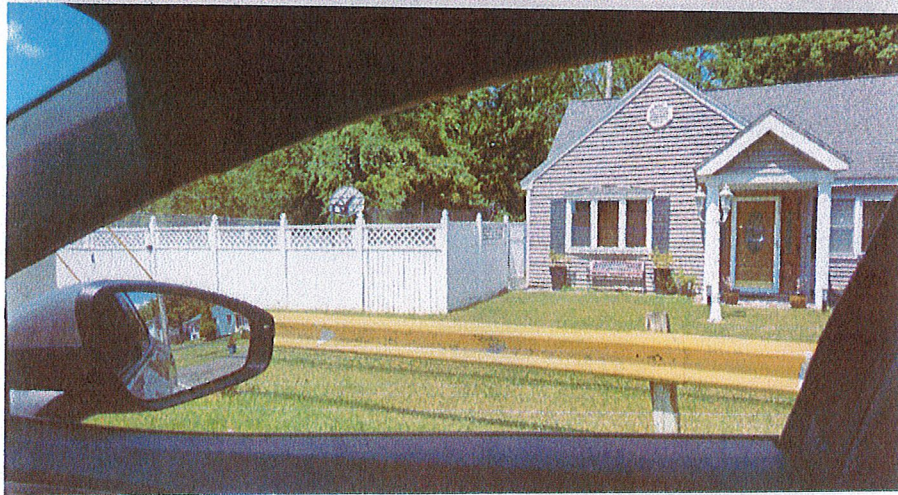


205 WOONSOCKET LANE

EXAMPLES OF HOUSES WITH APPROVED VARIANCES
POOLS OUTSIDE SHADE OF HOME



512 Hullbert



162-168
Bereford <

no 103 Forest View Lane





104 MINOA LAKES RD



126 + 128 BERESFORD



Project: 118 Kensington High

Date: 8/14/2025

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: 118 Kensington High

Date: 8/14/2025

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Village of Minoa ZBA

August 14, 2025

Name of Lead Agency

Date

Adrienne Turbeville

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Adrienne Turbeville

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)