

The February meeting of the Zoning/Planning Board of the Town of Van Buren, held at the Town building, 7575 Van Buren Road, Baldwinsville, New York, was called to order at 7:00 p.m.

Those present joined in the Pledge Allegiance to the Flag.

Roll Call:	Mark Budosh	present
	James Virginia	present
	James Ruddock	present
	Roger Roman	present
	Jamie Bowes	present
	Jim Schanzenbach	present
	Anthony Geiss, Chairman	present

Also Present: Melissa MacConaghy, Zoning/Planning Board Secretary
 Nadine Bell, Attorney
 Jason Hoy, Engineer
 David Pringle, Code Enforcement Officer

MINUTES

Mr. Geiss asked the Board to accept the December meeting minutes for Zoning/Planning Board as written. Mr. Virginia moved to accept the motion, seconded by Mr. Schanzenbach. Motion carried unanimously.

STORE MORE PAY SITE PLAN (PUD)

7029 Van Buren Road Tax Map ID# 057-01-04.8

Mr. Mike Wagner was present to address the Board.

Mr. Wagner stated what I would like to do is the blue shaded area which is zoned for indoor self-storage area C, as it is marked here, it was zoned for outdoor storage and we would like to do is take down three storage buildings and the phasing. We have spots for 100 outdoor vehicles.

Mr. Wagner stated as I erect the first building I would take my 100 spots and reduce it by a quarter and then continue to do the same for each of the four permits that I pull during the course of the expansion.

Mr. Geiss asked what is your time schedule for all of this?

Mr. Wagner stated looking at our history we do approximately a building a year so to be safe I would say four to six years.

Mr. Geiss stated you are asking for four separate zone changes and without a permanent schedule and you will have to do four separate applications to do this.

Mr. Geiss stated one of our ideas was to do the zone change what you are calling phase four and then with the provision that as soon as you receive your certificate of occupancy for phase one, within one year after, all of the outdoor storage will be gone.

Mr. Wagner stated the two challenges I have with this is that what that will do is force me to invest in a whole bunch of money to give back to break even.

Mr. Wagner stated as soon as all the outdoor storage is eliminated I will lose \$3000.00, as a ballpark figure, a month in revenue and the first building that I erect is only going to generate that \$3000.00 so I would be spending \$80,000.00 to put up a new building in order to make the \$3000.00 that I just got rid of.

Mr. Wagner stated the second issue I see with this is that the reason the people are storing all of their outdoor items with me is because they are not permitted to do so where they reside so if we can rid of 100 vehicles into the Town in that short of a time period I anticipate that Mr. Pringle's role will be chasing these people down and telling them they have to find a place to put them.

Mr. Schanzenbach stated I feel there is another way to meet in the middle with this. You could go for phase two and try to get this approved, you would be committing yourself to two buildings. The C/O on the first building would trigger a 12 month period to clean up, to get to 50%. Then when you are ready come in and get phase four so you are doing this in two steps instead of four.

Mr. Ruddock stated how about you take this triangular section and change the PUD and make it indoor storage and outdoor sales and storage for that section only.

Motion Mr. Geiss asked the Board to entertain a motion for a recommendation for a zone change to the Town Board for Store More Pay Less Site Plan which is a PUD at 7029 Van Buren Road Tax Map ID# 057-01-04.8. The zone change is for the triangular shape parcel which is currently zoned for outdoor storage. The proposal is to change this to both indoor and outdoor storage to accommodate the expansion of the buildings for indoor storage on this property. The map will be reviewed by the Code Enforcement Officer prior to submission to Town Board. Mr. Schanzenbach moved to accept the motion seconded by Mr. Ruddock. Motion carried unanimously.

SANDRA KIRNAN ZONE CHANGE/BILLBOARD OVERLAY DISTRICT

Winchell Road Tax Map ID# 055-04-02.1

Ms. Sandra Kirnan was present to address the Board.

Mr. Geiss stated as reviewing with the Code Officer that this sign was allowed there as parcels 2, 3, 4, 5, 6 and 1 were owned by the same person.

Mr. Geiss stated and now you are looking for that to be an offsite billboard.

Mr. Geiss asked are you looking just for the one billboard?

Ms. Kirnan stated at this moment yes.

Mr. Geiss asked what were the conditions of the Thruway, did you look those up?

Mr. Dave Pringle stated the Thruway did approve the sign.

Mr. Geiss asked is there lighting on the sign.

Ms. Kirnan stated I believe there is.

Ms. Kirnan stated I would like to talk with the Holiday Inn as it seems like a good advertisement sign for them.

Mr. Geiss stated this billboard is in an easement.

Mr. Geiss stated we need to know how you have power there as well and you also need to check about the right-of-way.

Mr. Geiss stated you should contact the Thruway as well.

INFORMATION ONLY

OTHER BUSINESS

Mr. Geiss stated we do have two solar projects that I sat in on a meeting with Tetra Tech. One is on the Town property, Kingdom Road and the other is the Bitz property on the corner of Pottery Road and Herman Road.

Mr. Geiss stated they will be coming in next month.

ADJOURNMENT

Motion Mr. Geiss made the motion to close the meeting. Mr. Ruddock moved to accept the motion, seconded by Mr. Schanzenbach. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,
Melissa MacConaghy
Zoning/Planning Board Secretary