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The January meeting of the Zoning/Planning Board of the Town of Van Buren, held at the Town building, 7575 Van Buren Rd, Baldwinsville, New York, was called to order at 6:05 p.m.

Those present joined in the Pledge Allegiance to the Flag.

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

Also Present: Nadine Bell, Attorney
 Jason Hoy, Engineer
 Casey Palmer, Codes Enforcement Officer
 January Baker, Zoning Planning Board Secretary

MINUTES

Motion made to approve minutes as amended. Motion carried first by Mr. Roman. Seconded by Mr. Ruddock. Motion Carried.

Adjourn to Public Hearing. Motion Carried first by Mr. Virginia and seconded by Mr. Roman.

PUBLIC HEARING-STEVEN LAMB SUBDIVISION-206 BUTTON SHORES RD.-TAX MAP ID #039.01-02.0/04.0 AND VACANT UNDEVELOPED LAND ON BUTTON SHORES RD.-TAX MAP ID #038.-02-01.1-ZONED-AR80

Mr. Steven Sehnert, land surveyor, was present to speak on the applicants' behalf. Mr. Sehnert explained plans to subdivide the property of 4.4 acres, dividing property into three parcels with existing structures. Mr. Steven Lamb, property owner, would like to enlarge two parcels- Lot A is 2 ½ acres, expanding that to 3.5 acres from taking 1.2 acres from Lot B. There are no plans to expand buildings, just adding land in case of future sale, in the case that buyers were interested in more land to the property.

The Chairman asks for any comments from the public for or against the proposal. No Comments were made.

Motion to close public hearing made first by Mr. Schanzenbach and seconded by Mr. Ruddock.

STEVEN LAMB SUBDIVISION-206 BUTTON SHORES RD.-TAX MAP ID #039.01-02.0/04.0 AND VACANT UNDEVELOPED LAND ON BUTTON SHORES RD.-TAX MAP ID #038.-02-01.1-ZONED-AR80

Regular session begins with The Chairman making note that this will be a minor subdivision. Mr. Geiss called for a motion to pass. Motion carried by Mr. Ruddock and seconded by Mr. Schanzenbach. The Chairman declares the Town of Van Buren as lead agency on the subdivision. Dividing land off a larger parcel to enhance the size of the smaller parcels. Mr. Geiss called for a motion to pass. Mr. Schanzenbach carried first motion, with Mr. Roman seconding.

The board discussed the details of the subdivision with Mr. Sehnert. Mr. Bowes made a comment to include all the land on the plans. Chairman makes the applicant aware that they would need County Comments back before making a decision, and that they will be added to next month's agenda.

The Chairman adjourns regular meeting and calls to open Public Hearing.

PUBLIC HEARING-LEONID GERASIMOICH-SPECIAL USE VARIANCE FOR HAIR SALON AT SOLVAY STEEL BUILDING-3546 WALTERS RD., SYRACUSE-TAX MAP ID #055.1-01-06.2-ZONED IND-A

Mr. Leonid (Vito) Gerasimoich of 493 Bullrush Rd., Syracuse, was present on his own behalf. Mr. Gerasimoich discussed plans on making the building into a hair salon, on the first floor, with the 2nd floor remaining office space. The Chairman asked how many acres in total was the property, in which Mr. Gerasimoich responded with 3.6 acres. Mr. Geiss asked for any comments from the public, no comments were made. Chairman calls for a motion to close Public Hearing. First motion was carried by Mr. Ruddock, seconded by Mr. Roman.

Regular meeting called back in session.

LEONID GERASIMOICH-SPECIAL USE VARIANCE FOR HAIR SALON AT SOLVAY STEEL BUILDING-3546 WALTERS RD., SYRACUSE-TAX MAP ID #055.1-01-06.2-ZONED IND-A

The Board had a discussion with Vito, about his plans. SEQR was reaffirmed and Chairman informs applicant that County Comments must be received back, before any decision can be made. Mr. Geiss declared The Town of Van Buren lead agency on this subdivision. Chairman calls to end motion, Mr. Ruddock carried first motion, seconded by Mr. Roman.

Discussion was had about the survey showing a split through the property, which needs to be worked out with the current owner of the parcel Southwest to the building. On the other side, there is a right of way for power.

Mr. Geiss commented on the property having pavement all in front, meeting the road. Chairman said there will need to be a grassy area before meeting Walters Rd., making a clear defined road. Mr. Geiss asked Vito if there were barrels still located behind the property. The applicants answer was there are some barrels left behind, in which he called

a cleanup crew to discard of them, but could not be done until after the winter months. Mr. Ruddock commented they would like to see the definition of the roadway and the property cleaned up. Mr. Geiss said he would like to see all of that included on the site plan next month, as well as property division with the current owner, to meet the setbacks required to meet current zoning codes.

PATRICIA PALUMBO-SPECIAL USE VARIANCE-FOR OFFICES AT JEHOVAH WITNESS BUILDING-7758 MAPLE RD.,BALDWINSVILLE TAX MAP ID #030-02-23.0-R40 ZONING

Ms. Pat Palumbo of 100 Coachmans Whip, Baldwinsville, was present on her own behalf. Chairman read County Comments and clarifies this is a special use permit and approval of the site plan. Mr. Bowes commented there will be no changes made to the current state of the building. Mr. Geiss asked Ms. Palumbo to clarify that there will only be employees on site, no clients. Ms. Palumbo stated only employees is correct. Mr. Geiss asked the applicant if there were any plans on expanding, which the response was not at this time, no plans. Mr. Ruddock asked if roughly 40 was the amount of employees in the building at one time. Ms. Palumbo answered yes, about 40 employees. The Chairman read over the resolution. Called for a motion to pass. Mr. Ruddock carried first motion, seconded by Mr. Roman.

Chairman calls for a roll call vote, votes were as followed:

Mr. Virginia- yes
Mr. Roman- yes
Mr. Budosh- yes
Mr. Bowes- yes
Mr. Ruddock- yes
Mr. Schanzenbach- yes
Mr. Geiss- yes

Mr. Ruddock asked Ms. Nadine Bell, Town Attorney, if permit goes with the applicant, owner, or the land. Ms. Bell stated it goes with the land.

PETER WILDER-RECONSIDERATION ON GROUND MOUNTED SOLAR ARRAY-HIGHVIEW AVE-R15 ZONING

Chairman asked the Town Attorney how to proceed with a reconsideration. Ms. Bell stated this was a State Law, not Town, and it requires a unanimous vote by all Board members to rehear, and at that time would go to a Public Hearing.

Mr. Geiss informs Mr. Peter Wilder that there is now a new solar law, and Mr. Wilder explains the parcels have now been combined, unlike before. Mr. Wilder stated he rushed into things last meeting, and he would like to present his case again to the Planning/ Zoning Board. Mr. Wilder informed the Board the property is now roughly 38k-40k sq/ft. Chairman informs the applicant that the new solar law still prohibits ground mounted solar in an R-15 zoning. Discussion was had about how big the solar array would be and positioning of it would face 690 Highway. Mr. Wilder informed the Board he has also planted some trees to hide the array even

more from view. Mr. Geiss informed the applicant that he must meet all 4 requirements of the law and to keep this in mind for presentation, if allowed.

Mr. Wilder stated he believed the building of 690 hindered the growth and land use around his property. Mr. Virginia made comment that even if 690 was never built, and the neighborhood expanded, the Town would still not be prepared to allow a ground mounted solar array, and that the Town should not be blamed, nor be expected to fix this. The Chairman stated he did not believe the 690 roadway, effected the current R-15 zoning. Mr. Schanzenbach commented that the argument the applicant is trying to make, had no proof. The lot was purchased as an R-15, and is still zoned R-15. Mr. Wilder informed the Board that he combined the property to help with regulations, he would build a building to mount the solar power, but was hoping to do ground mounted.

The Chairman asked the Board if they would like to vote on the matter tonight. Mr. Ruddock commented that Mr. Wilder got caught up in the middle of the moratorium and pointed out there were pros and cons of the solar law. Mr. Bowes made a suggestion to build a greenhouse with extra space to mount panels on and that making a structure would be the applicants best bet.

Chairman called for a roll call vote to rehear Mr. Wilder's application. Motion was called for a reconsideration and Called for a unanimous vote. Motion carried first by Mr. Ruddock and seconded by Mr. Schanzenbach.

Roll Call Vote as followed:

Mr. Virginia- No

Mr. Roman- Yes

Mr. Budosh- No

Mr. Bowes- No

Mr. Ruddock- Yes

Mr. Schanzenbach- No

Mr. Geiss- No

Rehearing Denied.

Discussion was had on March 12 annual training.

Chairman called for motion to adjourn, motion was carried first by Mr. Virginia and seconded by Mr. Budosh

Adjournment 7:40pm

