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The May 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	absent
	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 the March meeting minutes as amended. Motion carried first by Mr. Bowes. Seconded by Mr. Virginia. Motion Carried.

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

PUBLIC HEARING- SANTA BARBARA SUBDIVISION-1260 OLD ROUTE 31-MEMPHIS-TAX MAP ID# 046.-07-04.1

Mr. Michael Santa Barbara of 1260 Old Rt. 31, Memphis, was present on his own behalf. Mr. Santa Barbara’s plan is he would like to subdivide 4.5 acres off his current property (Lot 1), and give it to his son, to build a single family home on. This will leave Mr. Santa Barbara with roughly 47 acres left on his property. Mr. Geiss made comment to driving out to see the property, and stated the house referenced is way to the back of the property. The Chairman asks for any comments, no comments were made. Mr. Geiss informs the applicant that the Public Hearing will remain open for public comments for 7 days from this date, June 3rd. The applicant will return on June 9th meeting for a decision.

Minutes noted, meeting back into regular session.

SANTA BARBARA SUBDIVISION-1260 OLD ROUTE 31-MEMPHIS-TAX MAP ID# 046.-07-04.1

The Chairman asked the board if they had any comments. Mr. Geiss declares Town of Van Buren lead agency, & reaffirms SEQR as an unlisted action. A decision could not be made, due to Public Hearing remaining open. Applicant will reappear on June 9th for decision.

Public Hearing called to open for Marion Garden Apartments. Motion carried first by Mr. Bowes and seconded by Mr. Budosh. Motion Carried.

PUBLIC HEARING MARION GARDEN TOWNHOUSES-PROPERTY LOCATED SOUTH OF TUSCANY LANE-MARION MEADOWS SUBDIVISION-TAX MAP ID #031.8-01-17.0-SITE PLAN-PUD

Mr. Mario D'Arrigo and Mr. Michael D'Arrigo were both present on Marion Garden's behalf. Mr. Michael D'Arrigo of 106 Turning Leaf Dr., Manlius, speaks on the site plan for Marion Garden Apartments, referencing the Marion Meadows PUD and the sale of lots to Ryan Homes. Mr. D'Arrigo, stated after the sale of those lots, the developer had little, to no say in the proposal. Mr. Michael D'Arrigo said that the plans for Marion Gardens, will be a private project, developed and owned by himself, and Mr. Mario D'Arrigo.

Mr. Mario D'Arrigo spoke on minor changes to the plans, presenting a revised version to the board. Mr. Michael D'Arrigo discusses the 3 minor changes to original plans. First change being the top left of map, units 35 & 42, were widened to 22ft., to accommodate two 3-bedroom units. Second change was a staggering of some units to break up the buildings a bit more. The third change was adding more parking spaces. Total project will be 64 townhouses, with 12 buildings, ranging from 3-9 units, with one freestanding unit. An office will be in the beginning of the development, as well as 2 storage units. The stream running through property, is part of the Army Corps, and was approved by them and the Engineer.

Each unit will have a driveway and a garage. Driveways will be about 20-23 feet long, giving at least 2 parking spaces per unit, plus, 44 additional parking spaces. Maintenance and upkeep will be the D'Arrigos' responsibility, as well as office hours were discussed. Snow removal is being worked on, as well as the drainage is all self-contained, therefore, should not create any run off to Marion Meadows. Mr. Michael D'Arrigo stated there will be a 6ft privacy fence to barrier the development for tenants nearby the entrance. A noise-reducing barrier, was discussed, due to highway being so close. There will be trees and shrubbery added to reduce this noise. Mr. D'Arrigo also stated that they had a traffic study done for off Tuscany Lane, with the outcome being an "acceptable" increase to traffic, as well as there being enough visibility for entrance off Van Buren Rd.

Mr. Michael D'Arrigo informs the board that construction will be done in phases. He then went on to discuss Phase 1. Adjustments were made to minimize the effects to surrounding residents. Plans for the houses were shown to the Board. Discussion on Units including sizes, bedrooms, baths, heating, patios with sliding glass doors, washer and dryers in units, smart locks, and all units will have a ½ bath on first floor. The Chairman puts emphasis on all rentals being on one property. Mr. Geiss also asked about the manhole development, making a little curve in the road to make space for that. Chairman discussed comments from Marion Meadows residents, one being a written comment submitted by Mr. Michael Kowalski of 421 Tuscany Lane. Mr. Kowalski was concerned about the trees taken down and the noise. The Chairman informs the applicants the Public Hearing will remain open for 7 days after tonight's meeting being June 3rd for public comment. Applicants must return to June 9th meeting for a decision. Chairman asked Board for any comments. No comments made.

Minutes noted, back in regular session.

MARION GARDEN TOWNHOUSES-PROPERTY LOCATED SOUTH OF TUSCANY LANE-MARION MEADOWS SUBDIVISION-TAX MAP ID #031.8-01-17.0-SITE PLAN-PUD

Mr. Andrew Bowes of 116 Hunter Dr. Baldwinsville, was present via Zoom. He discussed walking the property and had concerns about mosquitos and wild life being effected and more abundant due to wetland and construction. Mr. Andrew Bowes also discussed concerns over the extra parking spots added to the plans, stating that the site is too packed already to add any extra parking. He referenced the development as a circle pinned between a highway and a stream, being a tight squeeze, with limited green space. Would like the amount of greenery to be enough for the units.

The Chairman called for a motion for Town of Van Buren to take lead agency on Marion Garden Apartments. End of Motion. Mr. Virginia carried first motion, seconded by Mr. Budosh. Motion Carried. Mr. Virginia commented on adding the number of bedrooms for each unit on the plans, as well as an idea of a timeframe for each phase. Mr. Virginia also suggested maybe trying a PVC fence along the entrance. Chairman then asked Mr. D'Arrigo to define "plantings" referred to on the plans. Mr. Michael D'Arrigo answered that the landscaping plans are still being worked on and finalized, but will include shrubs, bushes and trees. Mr. Geiss would like to see plants listed on plans. Mr. Virginia asked about fire suppression. Mr. Michael D'Arrigo stated all buildings were 25 ft apart, which meets code. Hydrants are to be maximum 500 ft apart, per the fire department. Mr. Ruddock asked about additional parking spaces, with some units having double wide driveways. The additional spots, didn't really accommodate the residents, some being geared to the office space. Mr. Mario D'Arrigo discussed no parking signs on the road, will be mandated. Mr. Ruddock agreed with that, since there will be no sidewalks there.

Mr. Ruddock made a suggestion of putting trees on the corners of development, to appeal to the renters, and also to continue the fencing along 690. Mr. Geiss asked if there will be a posted speed limit. Mr. Mario D'Arrigo answered yes, it will be 25mph. Mr. Michael D'Arrigo said the plans are in the works, being tweaked, and that he appreciated all the feedback received at tonight's meeting.

DG NEW YORK LLC-SPECIAL USE PERMIT-BITZ PROPERTY- 6719 POTTERY RD.-WARNERS-TAX MAP ID #055.-01-10.1-ZONED IND-A

Mr. Brian Harper of 118 E. Genessee St., Syracuse, was present on the Applicants behalf. Mr. Harper presented the board with updated maps of the solar site, updated based on comments from the last meeting. Mr. Geiss discussed the placement of the driveway, having it be closer to Herman Rd. One resident lives right across from where it was staked out. Discussion was had on the current vegetation, and Mr. Harper stated he understood the access had to be across from industrial zoning, not across from residential. The Board wants to see the lots across the way on plans, the access point needs to be moved north.

Mr. Geiss asked if trees were noted on plans, in comparison to the last site here, it has been moved a little north and there seems to be less trees shown, going from 9 to 7 trees. Chairman makes note that the previous applicant went further to the South than this current proposal & that the Board wanted to see more trees. Mr. Harper stated the comment from last meeting was to make plantings the same, or better. Mr. Harper said he feels that they have met those specs. The Board would like to see 2 more trees added and if the driveway comes up from the South, a tree planted there as well. Comments made on batteries and the fire department involvement. Mr. Harper said he has been back and forth with the department and when it is more developed, there will be a meeting with emergency services. The Board wants to make sure the foam the fire department uses, is usable with the batteries on site. The Chairman asked about the motors, there will roughly be 100 motors. The panels will move slowly to track the sun during the day, so minimal noise. Mr. Harper said the noise at night they make is similar to a refrigerator kicking on. There will be anywhere from 6-10 motors per panel-50 decibels @ 6ft. Mr. Harper said the inverter operates at up to 79 decibels, and there will be only one on site.

Chairman asked if the Rochester farm is up and running, to hear the motors. Mr. Harper said he would find out if it is. A decision can't be made without noise being determined. Mr. Virginia suggests having a noise study done. The Board would like to know how long do panels take to reset, & the duration of noise. Mr. Geiss informs the applicant to add the trees on the plans, to show unit across the street and asked the applicant if he agreed to extend the timeframe. Mr. Harper agreed to extend. Mr. Virginia asked how tall are panels. The answer was 8-12ft from the ground. Mr. Bowes asked if sound can be made into a photometric format to show them.

**DG NEW YORK CS, LLC—SPECIAL USE PERMIT-SUBDIVISION-BETWEEN W
SORRELL HILL AND E SORRELL HILL RD-TAX MAP ID #033.6-06-01.2, 033.-06-05.1
& 032.-04-02.2 (AR-80)**

Mr. Brian Harper of Syracuse is present on Applicants behalf. The Chairman asked Mr. Harper where original property lies- shown on plans with dotted lines, this needs to be clearer for next meeting, making them more defined. Mr. Bowes comments this is a subdivision with reconsolidation, therefore the subdivision, must be done before a Special Use can be granted. Public Hearing will be called for June 9, 2020 meeting for the subdivision. Mr. Virginia asked if these could be looked at concurrently. The Chairman states solar can be looked at with the subdivision, yes. Public Hearing called for June 9 for subdivision. Motion carried first by Mr. Virginia and seconded by Mr. Budosh. Ms. Nadine Bell makes clarification on after subdivision is complete, there will be 2 properties, with 2 separate solar projects.

TERPENING SITE PLAN- 115 FARREL RD. TAX MAP ID 059-02-02/01 (LB)

Mr. Geiss discussed the applicant applied in 2013, and that NYS asked for SWPP back then on the property, in which applicant did not comply with, stating they didn't need one, which was false. Applicant stated it will be draining into a wetland, still it is required and must satisfy the Town Engineer on the drainage. Although the parcel is small, the building line with the old gas station and the residential house-must be behind those lines. Project was then dropped in 2013, not supposed to proceed, yet had proceeded with vehicle display by the road. Mr. Casey Palmer read an email from Paul Billings, discussing differences in 2013 & 2020 applications. Applicant

is still displaying trailers on entire Town parcel, which is over an acre. Mr. Bowes asked if the Town of Geddes should be informed, it being so close to both. The Chairman agrees and we will inform them. Chairman calls for Public Hearing for June 9th for Terpening site plan. Motion carried first by Mr. Virginia and seconded by Mr. Bowes. Motion passed. Chairman calls for motion to declare Town of Van Buren lead agency. Mr. Virginia carried first motion, followed by Mr. Budosh.

DANIEL DEFIO-SPECIAL USE PERMIT-7889 CREGO RD-TAX MAP ID #034-03-09.1-(LB)

Mr. Daniel Defio would like to create law offices out of the space. A discussion was held on the Town Board meeting addressing sidewalk installation. The sidewalk, must be constructed within two years. Motion to call Public Hearing for June 9th for Site Plan. Mr. Bowes carried first, seconded by Mr. Virginia. Motion carried. Chairman declared Town Of Van Buren as lead agency for an unlisted action under SEQR. End of Motion. First carried by Mr. Budosh, seconded by Mr. Virginia.

Discussion followed among Board members on new Covid 19 guidelines, as well as upcoming applicants.

Adjournment 8pm.

Motion to adjourn first carried by Mr. Bowes and seconded by Mr. Roman.

