

The May 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 April meeting minutes for Zoning/Planning Board upon correction. Mr. Virginia moved to accept the motion, seconded by Mr. Budosh. Motion carried unanimously.

Mr. Geiss stated I would like to recess the meeting to hold a public hearing for Lot 1 Winchell Road Subdivision at 3417 Walters Road Tax Map ID# 055-04-02.1 & 055-04-02.6.

Mr. Geiss waived the reading of the public notice.

Mr. Jason Hoy, Town Engineer was present to address the Board.

Mr. Hoy stated what we are looking for is the Town purchased lot 5A for the Highway garage and we have negotiated with the property owner behind us, she was in about a year ago for signage.

Mr. Hoy stated the proposed lot line is 100 offset of our existing property line.

Mr. Geiss asked it says 3.09 acres, is that the new lot?

Mr. Hoy stated that is not, our new lot is going to be about 4.23 acres.

Mr. Geiss asked if anyone would like to speak for or against this proposal?

No one spoke.

Mr. Geiss closed the public hearing.

Mr. Geiss stated we are now back in regular session.

LOT 1 WINCHELL ROAD SUBDIVISION (IND-A)

3417 Walters Road Tax Map ID# 055-04-02.1 & 055-04-02.6

Mr. Jason Hoy was present to address the Board.

Mr. Geiss stated you are just expanding the Town property.

Mr. Hoy stated what we are going to do with the expanded area, to the north east corner we will have our salt shed.

Mr. Geiss stated this has been submitted to Onondaga County so we will have comments back for our next meeting.

Mr. Virginia stated in terms of screening do we want to look at some type of Evergreens back there.

Mr. Virginia stated I feel we owe it to the hotel to put something up in the back to screen it.

Motion Mr. Geiss asked the Board to entertain a motion to declare the Town of Van Buren Planning/Zoning Board as lead agency single agency uncoordinated review for the unlisted action under SEQR for the subdivision for the Lot 1 Winchell Road Subdivision at 3417 Walters Road Tax Map ID# 055-04-02.1 & 055-04-02.6. Mr. Ruddock moved to accept the motion seconded by Mr. Budosh. Motion carried unanimously.

SEAN BORT SPECIAL USE PERMIT SECTION 200-21 (AR-80)

7058 Kingdom Road Tax Map ID# 046-03-09

Ms. Jessica Bort was present to address the Board.

Mr. Geiss reviewed County comments with the applicant.

Mr. Geiss asked you are not changing driveways, correct?

Ms. Bort stated that is correct we are not changing driveways and keep it as is.

Mr. Geiss asked how many people do you think you will have at one time?

Ms. Bort stated most of my lessons are private therefore one car at a time.

Resolution to follow:

**RESOLUTION NO. 1801
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN**

Sean Bort seeks a special use permit to operate a riding stable on a 10.0 acre parcel located at 7058 Kingdom Road, Tax Map No. 046.-03-49.1 (the “Property”) pursuant to Section 200-21 of the Town of Van Buren Zoning Code. The Property is located in the AR-80 Zoning District.

In support of his request, Applicant submitted an Application for a Special Use Permit, Agricultural Data Statement, Notification to Surrounding Property Owners of Pending Action, and Short Environmental Assessment Form (“EAF”).

Applicant appeared at the public hearing with his wife Jessica Bort, a private riding instructor, to describe the proposed use and address the concerns of the Board. Ms. Bort confirmed that a riding arena and an outdoor arena are currently under construction for equine activities on the Property.

Upon review by the Onondaga County Planning Board (“OCPB”), Case # Z-18-105, the OCPB recommended the following modifications:

- (1) The Onondaga County Department of Transportation requires additional information to verify that the existing driveway on Kingdom Road satisfies the Department’s commercial driveway standards. The applicant is advised to contact the Department to coordinate and complete any appropriate mitigation as may be determined. Any work within the county right-of-way will require a work permit.
- (2) The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project.

In addition to recommending modifications, the OCPB commented that because the “parcel is enrolled in a New York State Agricultural District, the municipality is encouraged to consult with the New York State Department of Agriculture and Markets prior to granting the special use permit, to ensure against conflicts with New York State Agricultural District law for certified properties.”

Notice of the public hearing was duly published. The public hearing was held on April 10, 2018. There was no opposition to the application at the public hearing.

Based upon the submissions of Applicant and proof taken at the public hearing, the Board resolves as follows:

1. This matter is subject to the State Environmental Quality Review Act and is classified as an unlisted action. On April 10, 2018, the Board appointed itself lead agency for the uncoordinated review of this matter and determined that granting the requested relief to allow the Special Use Permit will have no potential adverse environmental impacts, particularly with respect to water, drainage, air quality, soils or other matters of environmental significance.

2. Section 200-21 of the Town of Van Buren Zoning Code specifically contemplates permitting a riding stable use on the Property upon issuance of a special use permit.

3. The Board hereby determines that:

- a. As proposed, the use is allowed by special use permit. The use **does** comply with the applicable intent and regulations of the Code;
- b. The proposed use is located on a residential parcel and **is** consistent with the long-term development objectives of such area. The Property **is** serviced by all necessary utilities and **is** compatible in size and character to existing land uses in the immediate area;
- c. The scale and design of the riding stable use **does** with Town requirements and **will** be visually compatible with conditions of the site and surrounding properties;
- d. The design of the site **does not** create significant traffic issues or pedestrian movement concerns within the site in relation to the street serving the site;
- e. The riding stable use is designed and shall be operated in a manner that **does** minimize off site disturbance of natural and cultural resources;
- f. Aesthetically, the use **is** consistent with existing development and aesthetic standards developed by the Town;
- g. The emissions of any noise, smoke, heat or odor from the use **is** within the limits established by the Town;
- h. The physical characteristics, topography and features of the lot and the

design of the existing building to be occupied by the use **are** suitable and adaptable for the use;

- i. The nature and intensity of operations **will not** be more objectionable to surrounding properties than those of an expressly permitted use in the district;
- j. The use and the design of the building and site facilities for the use **are** appropriate and does harmonize with surrounding uses and **does** mitigate any adverse impacts on surrounding uses; and
- k. The cumulative impacts of the use in the proposed location **will not** unreasonably interfere with or diminish the continued use, preservation, stability, value, enjoyment, prosperity or growth of the neighborhood or community.

4. The Special Use Permit to allow the operation of a riding stable on property located at 7058 Kingdom Road, Tax Map No. 046.-03-49.1 is hereby **granted**, in accordance with Section 200-21 of the Zoning Code; such approval is conditioned upon all parking for the proposed riding stable use be situated on and restricted to the Property.

Dated: May 8, 2018

Anthony Geiss, Chairman
 Zoning Board of Appeals
 Town of Van Buren

Roll Call Vote:

	Aye	Nay	Other
Mark Budosh	√ _____	_____	_____
James Virginia	√ _____	_____	_____
James Ruddock	√ _____	_____	_____
Roger Roman	√ _____	_____	_____
James Bowes	√ _____	_____	_____
James Schanzenbach	√ _____	_____	_____
Anthony Geiss	√ _____	_____	_____

ANTHONY CRISAFULLI SITE PLAN (IND-A)
6945 Winchell Road Tax Map ID # 055-03-02.1,03.0 & 04.2

Mr. Geiss stated he will not be in this evening however Mr. Hoy did receive the SWPPP submittal today.

INFORMATION ONLY

Mr. Thad Szczurek was present to address the Board.

Mr. Szczurek stated I had Dean Johnson come out to the property located at 7941 Cornwell Road and took a look at adding onto the existing structure. There is a lot of issues with the structure.

Mr. Szczurek stated I had a couple people come out about and take a look at knocking the existing structure and put new structure.

Mr. Szczurek stated I have checked into the septic system as well as I would like to upgrade the system. I have talked with the County and it sounds like this would be doable.

Mr. David Pringle stated this is zoned AR-80.

Mr. Virginia stated it looks like you will be needing variances on everything.

Mr. Geiss asked how many variances would we be looking at?

Mr. Pringle stated I have not done calculations or coverage but 4 or 5 possibly.

Mr. Geiss stated I feel what you need to do is come back into the Codes Office and get the setbacks, lot coverage from there and get the application for the variance and work with all of that.

Mr. Geiss stated we need an actual footprint as well.

OTHER BUSINESS

Mr. Geiss stated regarding the Comprehensive Plan I did not receive any ideas or volunteers submitted since the last meeting. So I am again asking this and be submitted to Missy.

ADJOURNMENT

Motion Mr. Geiss made the motion to close the meeting. Mr. Virginia moved to accept the motion, seconded by Mr. Budosh. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,
Melissa MacConaghy
Zoning/Planning Board Secretary

