

The September 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  
 Dave Pringle, Codes Enforcement Officer  
 January Baker, Zoning Planning Board Secretary

**MINUTES**

Motion made to approve minutes as amended. Motion carried first by Mr. Budosh and seconded by Mr. Ruddock. Motion Carried.

**PUBLIC HEARING- RONALD WOOD-201 SAN MARINO PATH-TAX MAP ID #031.8-05-06.0-VARIANCE FROM SECTION 200-72B FOR FENCE HEIGHT IN FRONT YARD IN A PUD RESIDENTIAL DISTRICT**

Chairman called for a motion to open public hearing. Motion made by Mr. Ruddock. Mr. Schanzenbach seconded. No comments. Motion carried.

Mr. Wood was present to speak on his behalf. Mr. Wood explains his plans to install a 54” ornamental fence, which will enclose a pool that they are also planning to install. He explains there being a ‘dip’ in the property, therefore doing the fence higher than the usual height allotted in front yards, would be safest to enclose pool.

Mr. Geiss asked the public to speak. No person spoke at the public hearing.

Chairman called for a motion to close the Public Hearing. Motion carried first by Mr. Virginia. Mr. Budosh seconded. No comments. Motion carried.

**RON WOOD-201 SAN MARINO PATH- TAX MAP ID# 031.8-05-06.0-VARIANCE FROM SECTION 200-72B-FENCE HEIGHT IN FRONT YARD**

Mr. Geiss asks Mr. Wood to explain the design of the fence, being a "rail" type, Mr. Wood states it will be an ornamental fence, and shows board pictures of the design. Mr. Bowes asks how far fence will be from pool and about 5ft was the response. Mr. Schanzenbach asks if the pool can be rotated and Mr. Wood said it would be too close to the set-backs. A discussion was held about relocating the retention wall and a smaller pool. Mr. Ruddock asked Mr. Wood is asking for 2.1ft into property line or passed, and if Mr. Wood had any intent to cover fence transparency at a later date. Mr. Wood responds with passed the line and no, he will not be changing it in the future to a more private fence.

Mr. Schanzenbach asked Mr. Pringle if variance is strictly for the height of the fence, responding with yes. Discussion took place among the board members. Mr. Virginia states that the board has allowed fences, privacy fences, at that, and therefore, Mr. Wood should not be restricted to a specific type of fence down the road. To remain consistent. Chairman reads resolution and asks for a motion to pass. Motion carried first by Mr. Ruddock and seconded by Mr. Schanzenbach.

A Roll Call vote declared- Votes as follows:

Mr. Virginia- Yes  
Mr. Roman- Yes  
Mr. Budosh- Yes  
Mr. Bowes- Yes  
Mr. Ruddock- Yes  
Mr. Schanzebach- Yes  
Mr. Geiss- Yes

Motion Passed.

**PUBLIC HEARING-WILLIAM HELLER & CHERYL GIGON-1854 CROSS ST-TAX MAP ID #048-04-02.0-MEMPHIS NY-RH ZONING DISTRICT-VARIANCE FROM SECTION 200-45 SIDEYARD FENCE SET BACK- ACCESSORY STRUCTURE**

A Public Hearing was called to order. Motion carried by Mr. Ruddock, seconded by Mr. Roman. Mr. Heller was present to speak. The Chairman asked why the proposal is at hand, in which Mr. Heller replies that he has inherited many items from his parents' passing. He states he would like to have the storage space and his lot is extremely small. Mr. Geiss asked how close to property line Mr. Heller will be, stating it is 5ft by fire code. Asks public for any comments. No comments made. Mr. Virginia carried first motion to close Public Hearing. Mr. Schanzenbach seconded. Motion Carried, regular session begins.

**WILLIAM HELLER & CHERYL GIGON-1854 CROSS ST-TAX MAP ID #048-04-02.0-MEMPHIS NY-SIDE YARD FENCE SET BACK-ACCESSORY STRUCTURE**

Chairman notes that Mr. Heller has already begun framing. Discussion takes place about neighbors signing to acknowledge variance. Schanzenbach questions where the 1 ft. jog will be from original 16ft shed, bringing it down to 15 ft. Mr. Heller describes where jog will be put, and that turning it or making the shed addition a 14'x16' would disrupt the flowerbed and mowing of his property. Mr. Geiss asked

about using a storage shed, in which Mr. Heller explained his inheritance included a lot of wood and wood working equipment from his father, which is a hobby of his as well, and he would like access to these materials to continue to practice this hobby. The Chairman reads resolution, then calls end of motion. Mr. Budosh carried first motion, followed by Mr. Schanzenbach.

A roll call vote declared, votes as follows:

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

Motion Passed.

**PUBLIC HEARING-CASSANDRA BECKLEY-3418 STILES RD-TAX MAP ID #056-01-43.0-R15 DISTRICT-VARIANCE FROM SECTION 200-72B-FENCE HEIGHT IN FRONT YARD**

Applicant was not present, adjourned to next meeting.

**SITE PLAN AND SPECIAL USE PERMIT-NJH PROPERTIES-PROPERTY LOCATED AT TAX MAP ID #059-02-16.1-IN A BRB ZONING DISTRICT FOR SELF STORAGE BUSINESS**

Mr. Doug Henry was present to speak on NJH's behalf. Mr. Henry talks about his plans for the storage units, stating the map has yet to be updated with mapped out wetlands, driveways and set back corrections, but he superimposed plans over a map of the area to visually show neighboring properties. Mr. Geiss asked about the cut down of trees, and Mr. Henry states he plans on only removing trees as needed, he is exposing one neighbor that he knows of, and will replant to that neighbors liking. Discussion about the 50ft set back and swales, the plan being Mr. Henry will only cut down trees needed to make room for the drainage plans when drawn up. Mr. Schanzenbach asks about eliminating South end swale to keep more of a buffer.

Nick Henry then spoke on NJH's behalf. He explains the swales being on either side prevents any inconvenience to customers, as one side would have a large step to enter their storage unit. A discussion from board about leaving a 12ft buffer, Mr. Doug Henry stated he did not want to commit to any figure until his storm water plan is in place. Mr. Henry discussed having a photo metric plan and the same wall pack lights as his other storage facility. The board asks Mr. Henry if he would be willing to plant new trees if in winter, the buffer was too thin. Mr. Henry answers that he would. Mr. Henry wants as much feedback from the surrounding properties and hopes a common ground can be met. Mr. Virginia suggests Mr. Henry meet with his engineer, and find out what is needed to be cleared and which natural buffers can be left. Mr. Bowes states a better plan needs to be laid out, for the board cannot tell Mr. Henry how to plan his proposal. Mr. Henry will meet with his engineer and the neighbors surrounding the property to come back with a more detailed plan.

**SITE PLAN MODIFICATION-SYSCO FOOD SERVICES-2508 WARNERS RD-TAX MAP ID #054.-04-16.1-IND-A DISTRICT**

Applicant asked to hold until next month, adjourned.

**SPENSIERI SUBDIVISION-MAPLE RD & VAN BUREN RD-TAX MAP ID #030.-01-02.2 & 030.-01-02.3**

No parties showed to represent Spensieri, Mr. Mario D'arrigo being in Italy, asked to have the board consider sending plans to County to keep the plan in motion. Decision held off, on whether the Subdivision is major or minor. Public Hearing to be set for next month.

**SENECA NEIGHBORHOOD-SUBDIVISION-(PRELIMINARY)**

Mr. Brandon Jacobson was present from Brolex Properties to speak on plans for Seneca Neighborhood. The plans have been revised since last meeting, amended with lots and unit sizes. A discussion on sewage plans, and SWPPP noted on the new plans. Mr. Geiss talks about side walk requirements, that there will need to be some added on main road for public access. Mr. Ruddock asked about the duplex lots being limited space, in which Mr. Jacobson explains there will be restrictions set by the homeowners association, and that the said these restrictions will be fully disclosed to purchasers. Mr. Schanzenbach asked if grading would be kept, Mr. Jacobson states it will be. Mr. Geiss clarifies that the duplex will be zero lot lines and that the board needs a preliminary plan. Chairman calls for a Public Hearing to be set. Mr. Virginia carried first motion, followed by Mr. Budosh. Town Board previously approved PUD zone change.

Motion Called to close meeting carried first by Mr. Ruddock and seconded by Mr. Schanzenbach.

Meeting Adjourned @ 7:45pm.

