

The December 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   | excused |
|            | Mark Budosh      | present |
|            | Jamie Bowes      | present |
|            | Roger Roman      | present |
|            | James Ruddock    | present |
|            | Jim Schanzenbach | present |
|            | Tony Geiss       | present |

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

**MINUTES**

Motion by Mr. Budosh to approve the November meeting minutes as amended. Seconded by Mr. Ruddock. Motion Carried.

**PUBLIC HEARING-SLADE & NIECIEKI SUBDIVISION-NEW STATE ROUTE 31-TAX MAP ID #033-02-01 & #033-01-08 (AR80)**

Motion by Mr. Ruddock to adjourn to Public Hearing for Slade and Nieceki Subdivision, seconded by Mr. Budosh. Motion carried.

Mr. Charles Farrell of 44 Oswego St. Blvd was present on the Applicants behalf. Mr. Farrell spoke on the Subdivision plan, explaining it is property that runs along both sides of New Route 31 (East & West), behind each Applicants houses. Two separate tax parcels, that are on one deed, divided in half so that each sibling gets a portion of property on both sides of Route 31. Chairman asked for any comments. No comments made. Motion by Mr. Ruddock to close Public Hearing, seconded by Mr. Roman. Motion carried. Regular meeting in session.

**SLADE & NIECIEKI SUBDIVISION-NEW STATE ROUTE 31- TAX MAP ID #033-02-01 & #033-01-08 (AR80)**

Mr. Geiss read comments from the County, leaving it solely to the Zoning/Planning Board decision. Map must be labeled “not for residential” along with correct spelling of names. Chairman asked for any questions or comments. None made. Chairman opened SEQR regarding the Slade & Nieceki Subdivision along New Route 31, two parcels- consisting of Lot 1 (5.45 acres) Lot 2 (6.32 acres) Lot 3 (4.04 acres) and lot 4 (4.05 acres) with no significant impact. Motion by Mr. Ruddock, seconded by Mr. Roman. Motion carried. Motion by Mr. Ruddock to approve Subdivision, seconded by Mr. Schanzenbach. Motion carried. Per map dated April 25, 2020 creation of 4 lots with prevision of updated map labeled “not for residential use”, signed, stamped and spelling corrected.

**PUBLIC HEARING-NATALIE BOWLES- SITE PLAN REVIEW-7249 STATE FAIR BLVD- PREVIOUSLY SENECA KNOLLS DINER-TAX MAP ID #059-01-01.0 (LB)**

Motion by Mr. Ruddock to open Public Hearing for Natalie Bowles site plan, seconded by Mr. Budosh. Motion Carried.

Dom Losurdo of 2788 Lyons Rd., Camillus, was present along with Natalie Bowles, Applicant. Mr. Losurdo spoke on plans for a Pizza Shop to occupy what was previously Seneca Knolls Diner. They would also like to discuss the whole building as well, due to Covid, businesses are closing there, and other businesses would like to occupy that space. Applicant would like to submit a site plan for whole building, and all parking, showing the whole lot on corner of State Fair Blvd. and Jones Rd. Chairman asked for any comments from the public. No comments made. Mr. Roman motions to close Public Hearing, seconded by Mr. Ruddock. Motion carried, regular meeting back in session.

**NATALIE BOWLES- SITE PLAN REVIEW-7249 STATE FAIR BLVD- PREVIOUSLY SENECA KNOLLS DINER-TAX MAP ID #059-01-01.0 (LB)**

Mr. Geiss read comments from the County. Parking is a high concern. Map submitted with 21 spaces shown, four spaces showing a measurement of 10' x 20'. Must have one handicapped spot per business, and these must be van accessible. Mr. Losurdo discussed current parking, with 41 feet for pulling in and backing out, and presented a survey to the Board, with property lines clearly marked. There is 11.03 feet at South end of the building, North end touches sidewalk, Jones Rd. showing 4ft. Width of parking shown is less than 10ft., must be brought to the 10ft. requirement. Needs at least three van accessible spaces on either side of access aisle, all being 8' wide each.

Mr. Losurdo presented Board with updated drawing, showing six handicapped spots labeled. Chairman brought up concerns with the two end spots, being a hazard to sight, blocking view of oncoming traffic. The two spots at either ends, must be, eliminated from new plans. Spacing needs to be re-done, to show 10ft. wide spaces. There will be no decision tonight, must come back with new plan on parking, reducing parking, and eliminating the two end spots due to sight blockage. Mr. Losurdo asked if the Board had any recommendation on placement of the handicapped spaces. Mr. Schanzenbach comments on the normal sized spots compared to the van accessible sized ones, three regular spaces equal to two handicapped spots. Chairman asked to get plans in to the Codes office for review so they can be stamped. Ms. Bowles mentioned parking in the lot for Big M, stating she felt that would be dangerous without a crosswalk. Mr. Schanzenbach asked about the church next door having parking, could this be shared between the two? Mr. Losurdo stated they do have an agreement with the church, yes, sharing plowing expenses in the winter. Mr. Budosh asked if making the two spots regular, not handicapped, would help. Mr. Geiss said no, the two spots are still a sight hazard. Jones Rd. being less busy, there may be a way here to add a spot on that side, not to eliminate both spots. Discussion on clarifying parking more.

**PUBLIC HEARING-HOSPITALITY SYRACUSE INC.-SITE PLAN REVIEW/SPECIAL USE 2220 DOWNER ST-PREVIOUSLY 84 LUMBER-BALDWINSVILLE-TAX MAP ID #33.1-04-02.2 (GB)**

Motion by Mr. Ruddock to open Public Hearing for Hospitality Syracuse, seconded by Mr. Roman. Motion carried.

Mr. Tim Freitag, of Bohler Engineering was present to speak, along with Michael McCracken, of Hospitality Syracuse. Mr. Freitag spoke on the updates made to the plans, since last meeting. Taking in to consideration the comments on traffic, landscaping, lighting, trash enclosure (trex-composite gating) eliminating some parking spots and adding a fence to block the view of former lumber sheds. Mr. Freitag submitted a traffic report to the Board for review. Traffic study does support ingress and egress off Downer St. with no mitigations. Mr. Freitag discussed the surrounding businesses and a recommendation to re-stripe Downer St. with a center turn lane added for access to the restaurant as well as neighboring businesses. Traffic study, has been submitted to the DOT and County for review as well. Plans shown to Board for building design and signage. Chairman asked public for any comments, no comments being made. Chairman asked applicant about closing the Public Hearing which begins the 60-day time frame, would the extension of this timeframe be entertained by the Applicant? Yes, Mr. Freitag agreed, if it took that long to hear back from DOT, made agreement to the modification/extension, if needed. Motion made by Mr. Budosh to close Public Hearing, seconded by Mr. Ruddock. Motion carried. Regular meeting back in session.

**HOSPITALITY SYRACUSE INC.-SITE PLAN REVIEW/SPECIAL USE 2220 DOWNER ST-PREVIOUSLY 84 LUMBER-BALDWINSVILLE-TAX MAP ID #33.1-04-02.2 (GB)**

Chairman read over comments from the County. Mr. Geiss stated the traffic study, recently submitted, the Board has to review it still. Changes to landscape discussed, much more green space added. Ingress and egress with DOT approval-will need their feedback. Chairman asked about signage, size and details, must see if it meets code. Mr. Freitag stated working with Mr. Palmer on allowed sign coverage. No plans for future use of land, does study take this into account? No data to support future development, plans for this would need to be submitted, if plans come up. Mr. Geiss asked about drainage, if there is any problems arising with this development? Mr. Freitag stated SWPPP is required and will need to be done. An increase in green space by 35% will reduce drainage. Mr. Ruddock asked about alignment with the other businesses, why their entrance seems to be at an angle. Mr. Freitag said it does align with Speedway's in & out. They are using existing, not to get conflicting lefts.

Mr. Ruddock is happy to see the vegetation. Mr. Schanzenbach asked about the chain-link fence relocation, toward the back of the building. Comments from the Board that this was a good site plan, only coming down to DOT and Ingress and Egress. Mr. Schanzenbach asked why the landscaping were all low-lying plants? Mr. Freitag stated it will be at around 3-4ft. not to block visibility, but he will look at surrounding properties and maybe match up to theirs. Chairman commented on sidewalk connecting to Fast Trac, there is no need to come up any further, due to it leading to 690. Mr. Ruddock asked if there were any plans to connect to Sun Meadows. Mr. Freitag explained there is a stream & pond in way of this. Maybe add a crosswalk for path (3ft.) connecting to Sun Meadows. Mr. Ruddock asked about signage facing Sun Meadows, this will

be a directional sign, not full signage. There will be a pylon signage in front, drive thru signage and building signage. Mr. Ruddock reminds Mr. Freitag, plans must be signed and stamped, for final approval. Mr. Budosh asked if there are plans for outdoor dining. Mr. Mike McCracken answered that some do have outdoor dining in plazas or residential, not much use for outdoor usually, but may be added, if necessary. Board would like to see an area where this could happen. Biggest thing is waiting on DOT and mitigation.

**GYPSUM-MIKE FLYNN-SITE PLAN REVIEW-VAN BUREN RD.-TANDUM LLC-TAX MAP ID #058-01-36.3 & #058-01-38.2 (IND-A)**

Tabled until next meeting. Waiting on Thruway and DOT approval.

**MCCONNELL LEASING-SITE PLAN REVIEW-6920 WINCHELL RD, WARNERS-TAX MAP ID #055-04-02.5 (IND-A)**

Mr. Jim Hagen, Architect and Mr. Michael McConnell, property owner were both present to speak. Chairman read the comments from the County. Must coordinate Winchell Rd. access with DOT, along with lighting plans submitted. Must be in contact with the DEC concerning any wetlands, and these must appear on the plans. Mr. Hagen spoke on the storage unit plans, updated with setback requirements. Shading area was noted for paving, with an entrance off Winchell Rd., access for tenants through a security gate. It will be a fenced in site to maintain security. There is an office area shown in front of property. There is public sewer access, no changes needed due to the occupancy on a daily basis being so low. Mr. Hagen shared a photometric plan for lighting. Wall mounts about 9ft. high on building, being downward pointing fixtures. There will be 24-hour access for the tenants.

A SWPPP must be, submitted. There was an existing storm-water mitigation area for a much bigger project and this will have to be relocated to fit the size more of this project. Drainage will still go into wetlands, no changes here. Re-mitigation done with a 100ft. buffer, driveway was moved at this time to meet setback on wetlands. No trees disturbed in wetland area. Mr. Schanzenbach asked about the ditch on West side of building. Is there any room for landscaping? Chairman mentions there were plans for another hotel parallel to property, if this were to come into development, landscaping must be added to that side facing the proposed hotel. Mr. McConnell explained when plowing, the snow will be piled in that area. Maybe add some deciduous trees to that area, or Mr. Hagen suggested toward the center of building to break it up a bit. Traffic protection suggested by the Board on South for the ditch. Mr. Budosh asked how much level land before the ditch. Roughly, 7-8ft. of level land before the drop. Curbing should work in this case. Not continuous curb, due to drainage, and still be able to plow there. Mr. Geiss clarified this was an application for indoor storage only, none outdoors. Mr. Schanzenbach asked about the number of lighting packs on East side of building. Plans show two, but photometric showing four. Mr. Hagen clarified the photometric is correct, so four it is. Fire exits/entrance to be cleared with fire chief. Mr. Palmer will work with the fire department on the requirements. Two things needed, landscaping and fire access review. Also, approval from DOT for driveway. An access key or code may also be required from fire Chief.

**PUBLIC HEARING-MARIANI PROPERTY-6489 NEWPORT RD-SUBDIVISION-TAX MAP ID #054-04-18.0 (RHD)**

Motion made by Mr. Ruddock to reopen public hearing, seconded by Mr. Budosh. Motion carried.

Mr. Steve Sehnert, land surveyor was present to speak. Mr. Sehnert discussed plans for 18 acres on Newport Rd. to be subdivided that needed an access agreement on easement. Plans to release original easement and add a new, 30ft. wide access easement. 30 feet of easement added to the West and to Lot #2, which was the concern. Chairman asked for any comments. No comments. Motion by Mr. Ruddock to close Public Hearing, seconded by Mr. Schanzenbach. Motion carried. Regular meeting in session.

**MARIANI PROPERTY-6489 NEWPORT RD-SUBDIVISION-TAX MAP ID #054-04-18.0 (RHD)**

Chairman asked the Board if they had any questions. No questions asked. Town of Van Buren reaffirmed lead agency position in regards to SEQR on a subdivision of 2 lots, .82 acres in Lot 1, 17.26 acres in Lot 2-showing a 30ft. wide access road from Newport Rd., with no significant impact. Motion by Mr. Budosh to open SEQR, seconded by Mr. Ruddock. Motion carried. Motion by Mr. Ruddock, seconded by Mr. Roman to approve subdivision based on map dated May 28, 2020 with revision on November 11, 2020. Motion carried.

**NRJ PROPERTIES-AREA VARIANCE-7670 VANBUREN RD, BALDWINSVILLE-TAX MAP ID #-030-04-11.0 (R40)**

Mr. Tim Coyer, land surveyor, was present to speak on the Applicants behalf. Mr. Coyer discussed plans on an area variance to property for front and back minimums. Reduction in front from 50ft. to 30ft. and rear from 50ft. to 27.5ft. setback. Surrounding properties have a similar setback to the 30ft. Applicant would like to build a house on the property. Chairman noted a 27.5ft. set back in rear, would also include any decks or addition to be within that setback. Mr. Geiss appreciated the map showing surrounding properties, running into same setback issues with a non-conforming lot. Public hearing called for January 12, 2021. Motion by Mr. Ruddock, seconded by Mr. Roman. Motion carried. Discussion on sewer availability -access to sewer, is believed to be a stub on neighboring property, Mr. Hoy suggested looking into this. Mr. Geiss declared Town of Van Buren lead agency under SEQR in an uncoordinated review of an unlisted action for an area variance on Van Buren Rd. for front and rear yard setback. Motion made by Mr. Schanzenbach, seconded by Mr. Ruddock. Motion carried.

**AJ SIGNS-SITE PLAN-SIGNAGE-7472 VANBUREN RD.-SUNOCO-TAX MAP ID #031.-03-02.0-(PUD)-(A-PLUS TO 7-ELEVEN)**

Mr. Tom Wheeler of AJ Signs was present to discuss project of changing A-Plus to a 7-Eleven, leaving the Sunoco header with A-Plus signage changing to 7-Eleven under this, as well as adding a digital price changer. Only plans to change to A-Plus sign on building, to the 7-Eleven logo. Motion made by Mr. Roman, to call public hearing for Jan 12 meeting, seconded by Mr. Ruddock. Motion carried. Mr. Schanzenbach asked why the Sunoco sign wouldn't be replaced, Mr. Wheeler stated that is the gas brand and 7-Eleven is store branding. The sign is increasing square footage by 100sq/ft. Mr. Palmer clarified a variance is needed for a digital sign. Code for

signage is 32sq/ft. with a maximum height of 25ft. A Variance needed for the 100sq/ft. increase. Application for this to be submitted to the Codes office. Public Hearing called for January 12, 2021 for site plan approval and area variance release from article 200-59. Chairman declared Town of Van Buren lead agency in this uncoordinated review of an unlisted action for site plan approval and signage along Van Buren Rd. at the Sunoco A-Plus to become 7-Eleven. Motion by Mr. Ruddock, seconded by Schanzenbach. Must be submitted to County for comment as well. Motion carried.

Discussion followed on future applicants. Town fees, must be applied to filling of land as well. Mr. Jim Ruddock will be retiring from Zoning/Planning after 30 years of service for the Town. His last meeting, being tonight, Mr. Geiss presented him with a certificate, stating he appreciates all of Mr. Ruddock's input and ideas over the years. An expertise and architectural input that Mr. Geiss and the Board will surely miss. Mr. Ruddock spoke on changes made, commending the Town on their approach to getting different distribution and professionals on to the Board. Improvements and changes made, have been for the better. Mr. Ruddock thanked everyone for their time and service, and the Board needed the enforcement to help the Town.

Motion by Mr. Ruddock, to adjourn, seconded by Mr. Roman. Motion carried. Adjournment @ 8:20pm.



