

Planning/Zoning Board of the Town of Van Buren, 7575 Van Buren Rd, Baldwinsville, New York, held on July 12, 2022 at 6:00 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
	Claude Sykes	present
	Jim Schanzenbach	present
	Anthony Geiss	present

Also Present: Nadine Bell, Town Attorney
 Jason Hoy, Town Engineer (absent)
 Casey Palmer, Code Enforcement Officer (absent)
 January Baker, Planning/Zoning Board Secretary

MINUTES

Motion by Mr. Roman to approve the June meeting minutes. Seconded by Mr. Budosh. Motion Carried.

JASON HAWTHORNE-SUB DIVISION (Lot Line Adjustment) -7231 VAN BUREN ROAD-BALDWINSVILLE-TAX MAP ID #051.-02-10.0 (R40)

Jason Hawthorne, 7231 Van Buren Rd., Baldwinsville, is present to address the board. Chairman discussed County Comments received was no position/comments. The request is to add .44 acres from his mother in law's property (Lot A) located next door to Mr. Hawthorne's property (Lot B). The plot of land runs between both properties currently. Lot A has 5.13 acres and Lot B with 9.8 acres adding the .44 of an acre. Chairman asked for any comments? No comments made. Ms. Bell suggests a new recombined deed be filed with County. Mr. Geiss reaffirmed SEQR both lots are legal in this zone making no adverse environmental effect.

Motion by Mr. Schanzenbach seconded by Mr. Roman in regards to SEQR. Motion passed.

Motion by Mr. Schanzenbach seconded by Mr. Budosh to approve lot line adjustment conditioned to a recombined deed to be filed with County. Motion passed.

CREGO FARM REVIEW AND UPDATE

Board Discussion:

- ✓ Comparison to other developments in the Town for lot widths and sizes
- ✓ Marion Meadows, Treybrook, Sun Meadows, & Harbor Heights size was discussed
- ✓ Marion Meadows varied lot coverage and staggered accordingly, may be an option for Crego as well.

- ✓ Chairman Geiss is in favor of R-15 zoning with 90ft. width and 15000sq/ft. lots.
- ✓ Last meeting Board asked applicants to submit an updated traffic study for Downer St., Tappan St. and Syracuse St.
- ✓ Last study showed an impact on Downer and DOT requested a right turn lane be added to plans.
- ✓ Updated traffic study will note if DOT wants any changes made with update.
- ✓ Three story apartment buildings with maximum of 30ft. height was told to Applicant.
- ✓ Developer will be putting together a better phasing plan
- ✓ Developing a sewage pumping station.
- ✓ Planning Board needs a complete lay out and final numbers before referring to Town Board
- ✓ Ms. Bell stated a zone change is tied to a specific plan and will be referred back to extensively.
- ✓ Apartment details must be included in plans, or will not get approved.
- ✓ Mr. Sykes commented on if there was a need for more apartments with the developments already in Town approved to build/add more apartments.
- ✓ Developers need to provide if there is enough water pressure for 3rd story sprinkler system.
- ✓ Mr. Sykes mentioned sidewalks added to meet rest of the walkways on street.
- ✓ Mr. Bowes asked if bicycles are included in traffic study. No, bicycles would have a lane made.
- ✓ SEQR document to be reviewed by Board must be refiled with updates on traffic, water and historical preservation. None received at this time.
- ✓ Mr. Bowes made note that the archaeological dig did not recover any Native American burial grounds, only artifacts found. Any of these locations will be, preserved by developer.
- ✓ Brolex Property has submitted an application to Codes for a zone change. (R40-PUD) No commercial included in this residential application.
- ✓ Mr. Virginia mentioned HOA fees and that common areas as well as restricted must be noted.
- ✓ Considering a State ruled HOA similar to what was put in place with Treybrook.
- ✓ Special districts for water, electricity, sewage, drainage, lighting etc. planned & added.
- ✓ Layout with current drainage and common areas aren't going to work as shown, must reconfigure as well.
- ✓ Mr. Schanzenbach agrees layout doesn't make much sense and that the area of development changed but number of apartments has not. Trying to build same amount into smaller lots. Also to check with schools for volume of students. No comment back from schools yet.
- ✓ Mr. Virginia noted to add a natural buffer around 690 will be difficult with the layout of land dropping the way it does.
- ✓ Fire Department has requested Hunter Dr. be an accessible road instead of emergency access only. Mr. Sykes commented on asking fire department for reasoning.
- ✓ If hammerhead turn-around added must have extra room to account for driveways.
- ✓ Any submittals will be available to public by submitting a FOIL request.

Motion by Mr. Schanzenbach seconded by Mr. Virginia to adjourn. Motion carried.
Adjournment @ 7pm.