

Planning/Zoning Board of the Town of Van Buren, 7575 Van Buren Rd, Baldwinsville, New York, held on August 9, 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	absent
	Anthony Geiss	present

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

MINUTES

Motion by Mr. Sykes to approve the July meeting minutes. Seconded by Mr. Budosh. Motion Carried.

PUBLIC HEARING-SENECA NEIGHBORHOOD-(TREYBROOK)- SUBDIVISION TO MERGE TWO LOTS (144/145)- 232 BLOOMFIELD ST. BALDWINVILLE, NY-TAX MAP #064-03-39.0 (PUD)

Mr. Brandon Jacobson of Brolex Properties LLC was present to speak on Applicants behalf. Mr. Jacobson spoke on combining lots 144 & 145 on Bloomfield Street. Chairman stated the lots are roughly 80ft.wide and applicant would like 161ft. wide lot to build. Mr. Geiss asked if anyone would like to speak for or against the proposal. Mr. Tom Shaw of 2227 Tappan St. spoke asking if this is in a Planned Unit Development (PUD) and if it will be a residential build. Chairman replied yes, all residential. No more comments made.

Motion by Mr. Roman to close Public Hearing seconded by Mr. Sykes. Motion carried.

SENECA NEIGHBORHOOD-(TREYBROOK)- SUBDIVISION TO MERGE TWO LOTS (144/145)- 232 BLOOMFIELD ST. BALDWINVILLE, NY-TAX MAP #064-03-39.0 (PUD)

Mr. Geiss asked Mr. Jacobson for clarification on plans showing the driveway built over the drainage easement & utility boxes. Mr. Jacobson stated plans are to be shifted due to this. Town Supervisor Sabin informed Mr. Jacobson the grass must be mowed on the property. Mr. Jacobson stated the company will get a brush hog down there to take care of the tall grass before the August 28th deadline they were given. Ms. Sabin asked if there was a reason it can't be done before the deadline. Mr. Jacobson stated he would talk to the Foreman about getting it mowed sooner as neighbors on Van Ness Rd. now are affected.

Chairman called motion declaring Town of Van Buren lead single agency for this uncoordinated review of an unlisted action for combining lots 144/145 in Treybrook with no significant adverse environmental effects from this action.

Motion by Mr. Virginia in regards to SEQR seconded by Mr. Budosh. Motion carried.

Motion by Mr. Sykes to approve lot merge seconded by Mr. Roman conditioned to new maps filed with County. Motion carried.

PUBLIC HEARING-GENETE DENAGIL SAINT ARSEMA & SAINT KRISTOS SEMRA ETHIOPIA ORTHODOX TEWAHEDO MONASTERY- SITE PLAN & SPECIAL USE PERMIT-7382 OBRIEN RD. BALDWINVILLE, NY- TAX MAP ID #064-01-06. (R-40)

Mr. Addisu Gebre from Ithaca NY was present for the Applicant to speak on plans to expand the property to accommodate a larger church audience. Chairman asked Mr. Gebre to point out existing building with the buildings to be added-showing a total of 5 buildings to be built in phases. One will be a church hall. Adding two retreat centers. One more church added and existing church will be for offices and schooling. Mr. Gebre shared that once a year the church has a large gathering of roughly 500 people and hope the expansion will help accommodate the crowd in years to come. Chairman asked for comments for or against. No comments.

Motion by Mr. Sykes to close public hearing seconded by Mr. Budosh. Motion carried. Regular meeting back in session.

GENETE DENAGIL SAINT ARSEMA & SAINT KRISTOS SEMRA ETHIOPIA ORTHODOX TEWAHEDO MONASTERY- SITE PLAN & SPECIAL USE PERMIT-7382 OBRIEN RD. BALDWINVILLE, NY- TAX MAP ID #064-01-06. (R-40)

Chairman informed Mr. Gebre the site is about 5 acres and will require a Stormwater Prevention Plan (SWPPP). This will contain drainage from new buildings added. Applicant asked if only one building is built in the next three years do they still need a SWPPP. Yes, anything over an acre. Mr. Sykes explained that it will be included with the master plan for phases of building therefore will be easier to reference back to.

Mr. Geiss requests that Applicant define each building being built with their uses. Parking will have to be added to plans- how many spaces needed along with handicap spots. Mr. Sykes says to determine the uses of the buildings and their capacity to know how many parking spaces needed. As well as looking into school requirements as it may require more planning if buildings are used for teaching. Mr. Geiss asked if there will be any outside gatherings or concerts. Mr. Gerbe answered there is an annual celebration that occurs outside with a large tent. Mr. Sykes informed Applicant the Board will need hours of operation for any outside activities.

Chairman asked about water and sewer and Mr. Gebre answered it was public water and private septic. Mr. Palmer spoke to a house being built nearby their property and are looking into connecting to the public sewer. Applicant may want to look into this. With expansion, water and

sewer must be able to accommodate. Confirm with OCWA. Landscaping and shrubbery for screening neighbors to be shown on plans as well as any lighting if adding. Mr. Bowes asked about the application being for both Site Plan and Special Use Permit. Mr. Geiss replied that the Board must see the uses defined for each building before determining if a Special Use Permit is needed. Applicant asked about a possibility of downsizing plans to focus on congregation hall, it being their main point of focus. Chairman said whatever they would like to do. Communicate with Codes Office.

Updates discussed:

No new information on Crego as of date.

No update on Reynolds School for separate bus entrance.

Food Bank looking to expand- lot next to their property may be an option.

Homeowner on Tuscany & San Marino is looking to put a large shed in front yard setback. This is a corner lot property asking for an area variance. Mr. Geiss told resident to make a plan and bring it in for Board review.

Mr. Sykes informs Mr. Shaw the Board does not have answers to his questions yet regarding Crego.

Motion by Mr. Roman to adjourn seconded by Mr. Virginia. Adjournment @ 6:47pm.