

Planning/Zoning Board of the Town of Van Buren, 7575 Van Buren Rd, Baldwinsville, New York, held on September 13, 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
 Casey Palmer, Code Enforcement Officer
 January Baker, Planning/Zoning Board Secretary

MINUTES

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

PUBLIC HEARING-SENECA NEIGHBORHOOD-(TREYBROOK)- SUBDIVISION TO MERGE TWO LOTS (132/133)- 421 DEWPORT RD. 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 132 & 133 on Dewport Road. 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. No comments made.

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

SENECA NEIGHBORHOOD-(TREYBROOK)- SUBDIVISION TO MERGE TWO LOTS (132/133)- 421 DEWPORT RD. BALDWINVILLE, NY-TAX MAP #064-03-39.0 (PUD)

Mr. Geiss asked Mr. Jacobson about the size of lot and the building plans. The lot size will be just over half an acre with plans to build a larger home on the combined lots.

Chairman called motion declaring Town of Van Buren lead single agency for this uncoordinated review of an unlisted action for combining lots 132/133 in Treybrook with no significant adverse environmental effects from this action.

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

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

**G&C FOODS-SITE PLAN MODIFICATION-3407 WALTERS RD., SYRACUSE-TAX
MAP ID #055-03-05.1(IND-A)**

Mr. Lowell Niemetz of 3407 Walters Rd., Syracuse was present on Applicants behalf to speak on plans to add a new security gate to front of building with badge enabled entry. There will be emergency vehicle access to gate. Chairman stated it will affect parking for trucks currently using this area. Mr. Niemetz explained they are moving half the parking of trucks indoors and there will be 7 spots remaining after fence installation.

Mr. Sykes asked if the guard shack was manned 24/7. Yes it is. Ms. Bell mentioned adding the new gate and its impact on snow removal. Mr. Niemetz provided the Board with a snow removal plan and ensured snow will not be moved anywhere outside facility. There is land adjacent to building that is used for snow piles.

Chairman asked for comments or questions. No comments. Only a change to gate and entrance therefore SEQR may be ratified and reaffirmed. SEQR opened for original G&C site plan. Front gate modification for security with no significant adverse environmental effects.

Motion by Mr. Schanzenbach seconded by Mr. Budosh. Motion carried.

Motion by Mr. Sykes seconded by Mr. Roman to approve amended site plan prepared by Macknight Architects reference C-100 dated August 10, 2022. Motion carried.

CREGO MAP UPDATES:

- Maps showing originally 6 buildings now showing 4
- Added 15 sets of Townhouses
- No Cul-De-Sac to upper left, changed to a roadway through
- Green Area recognized
- Drainage shown in blue along 690
- Displays HOA office space
- Map shows existing right of ways
- Townhouses shown backing up to power line easements
- Mr. Sykes referenced biggest lots being Lot 1 & 26 at about 120ft. wide by river, most at 100ft. wide ranging from 80-108ft.
- Lacking a lot of detail on Townhouses
- Must have more parking
- Snow removal plan and turn radiuses for emergency vehicles
- Mr. Virginia pointed out originally were 3-story buildings these are now 2
- Red markers for archeological dig must be labeled and clearly shown
- Need updated SEQR still
- Mr. Sykes mentioned by old barn being an egress/ingress with 4-way stop
- Resident asked about schooling-will there be more added to accommodate more children
- Will be reaching out to schools again to see if they have comment

- Discussion to have a public information meeting for public to attend and ask questions.
- Clarified this is not a commercial proposal- only residential.
- Labeled a PUD for it being different type of housing in one development
- Mr. Virginia commented on ensuring Storm Water is the HOA responsibility not Town's

*Timber Tavern will be changing owners in future. Submitted Site Plan application for landscaping business but outdoor storage not an allowed use. Mr. Palmer explained the potential new owner is looking to turn bar into office spaces. Keeping apartments and building a pole barn for equipment.

*McNamara School submitted new bus layout for entrances and exits.

*Pottery Rd. Solar farm connected

*Review Solar Code-mentioned to refer to Town Board

*Chairman Geiss is up for reappointment this year and any Board members interested in the position may submit in writing to Town Supervisor Sabin. Mr. Geiss is looking to sit on Board but step down from Chair.

Motion by Mr. Schanzenbach to adjourn meeting seconded by Mr. Sykes. Motion carried.

Adjournment @ 6:53pm.