

Planning/Zoning Board of the Town of Van Buren, 7575 Van Buren Rd, Baldwinsville, New York, held on October 11, 2022 at 6:00 p.m.

Those present joined in the Pledge Allegiance to the Flag.

Roll Call:	James Virginia	present
	Mark Budosh	absent
	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

MINUTES

Motion made to approve the September 13, 2022 meeting minutes. Motion Carried.

Adjourn to Public Hearing:

- **PUBLIC HEARING-FOOD BANK OF CNY-SITE PLAN FOR EXPANSION & SUBDIVISION-7066 INTERSTATE ISLAND RD.-TAX MAP ID #056.-03-11.0-(IN-A)**

Karen Belcher, Executive Director of Food Bank CNY addressed the board. Food Bank, established in 1985, is considered one of the most efficient food banks in the country, using every \$1.00 donated to help provide three meals to hungry families, children, and elderly. Food Bank of Central New York is a member of Feeding America.

Food Bank of Central New York serves as the main food distribution hub for hundreds of partner agencies that comprise the emergency food network in our eleven county service region across central and northern New York. The Food Bank provides more than 22.5 million pounds of food – the equivalent of 18.7 million meals – to hungry families, children, and elderly every year.

The Food Bank will continue to educate all levels of government on the importance of increasing funding for government programs, including the Supplemental Nutrition Assistance Program (SNAP), Women, Infants, and Children (WIC), National School Lunch Program (NSLP), and the School Breakfast Program (SBP). In the interim, we will also educate on the important role that food banks, food pantries, and soup kitchens have in filling the gap.

The expansion that the Food Bank is asking for will help us to pack 78,000 additional boxes of food annually and our five-year strategic plan.

Neal Zinsmeyer, Project Engineer for Napierala Consulting addressed the board on the proposed building expansion and subdivision:

Food Bank of CNY is proposing a building expansion of their existing facility at 7066 Interstate Island Rd. The project includes the acquisition of the property to the west at 7062 Interstate Island Rd and subdivision/consolidation of that parcel into one property to allow for the expansion. The project includes 30,300 square feet of building area on the west, east and south sides of the existing building for additional warehouse and office space.

A new driveway is being proposed further east along Interstate Island Road exclusively for tractor-trailer deliveries. This driveway will separate the delivery driveway from the existing employee driveway and parking lot. This will alleviate interference between deliveries and employees and provide a safer calculation pattern. An additional driveway and parking lot will be added to the west side of the property. The additional parking lot is dedicated to volunteers and the circulation pattern will allow for easier pickup and drop-off of goods on a smaller scale at the proposed expansion area.

The project includes 127 parking spaces which meet the parking requirement based on the town code. All sides of the property include greenspace – buffer areas similar to existing conditions. The site has a mix of existing and proposed light poles and building mounted lights which will all be LED fixtures and dark sky compliant. Public utilities include existing county sewer and water services. Gas and electric services will be coordinated with National Grid. Additional street trees will be provided along Interstate Island Road as well as decorative landscaping along the sidewalk in front of the existing building.

Stormwater management will mimic the existing conditions. The existing stormwater management facilities will be modified as necessary and additional stormwater practices will be constructed on the northwest side of the site to accommodate the building expansion. The stormwater management will meet the current NYSDEC regulations, and a full Stormwater Pollution Prevention Plan (SWPPP) will be prepared and submit to the town for review following the initial planning board meeting.

Ed Barry of VIP Architectural Associates address the board on the floor plan expansion as shown on the map.

The expansion is for three additions – two for the warehouse and one for the office.

20,800 sq. ft. addition of warehouse west

Southern façade has another 7,000 sq. ft. warehouse addition

Existing two-story office will add another 3,000 sq. ft. per floor.

New front entry walk in.

Balance of building remain the same.

There were no sign issues from the NYS Thruway. Signage plan will be coming.

Chairman Geiss asked if there were any comments/questions from the public for or against. No comments.

Chairman Geiss closed to the public hearing.

Minutes reflect back in general session.

Chairman read Food Bank of CNY Site Plan for expansion and subdivision, 7066 Interstate Island Rd Tax Map ID #056.-03-11.0 (IN-A)

Questions and discussions followed to applicant:

Parking spaces

Questions from board members:

Chairman Geiss said some parking spaces have been eliminated. Yes

Full access to driveway both in and out.

Access around the building for fire purposes. Yes access around building.

Handicap location is available

No interference with water line.

There is access to the cell tower. There is an easement and access will be through Food Bank loading area. Access maintained by Food Bank. Easement will change to match driveway access.

Stormwater basin proposed for the northwest corner. New system will be put in as shown on the map.

Condition that the town engineer is satisfied for stormwater pollution.

Discussion on volunteers at site? (No mic used)

Discussion on the two driveways being close together. Because the road is not heavily travelled, Food Bank is hoping to keep the driveways as shown on map.

Dumpster on site. Only one? Discussion followed. (No microphone used)

Food waste: is this composted? Does CNY work with OCRRA. (No microphone used)

Office addition geo thermal piping is existing and new office addition will be served with a new geo thermal piping.

Striping for box trucks will be done.

Vinyl fencing will be used around dumpsters with shrubs.

No issues from thruway

No signage facing thruway

Chairman Geiss entertained a motion to declare the Town of Van Buren Planning/Zoning Board, as lead agency, single agency uncoordinated review for the unlisted action under SEQR for the subdivision which is actually a combination of existing lots and also for site plan of the proposed building expansion and new traffic configuration. There is no significant adverse environmental condition with regard to this proposal.

Motion made and seconded. Approved.

Chairman Geiss entertained a motion to approve the subdivision for combination of lots for Food Bank of CNY, 7066 Interstate Island Rd., Tax Map ID 056.-03-11.0. This is for a combination of a food bank lot of 10 acres and adjacent lot of 1.45 acres for a total of 11.45 acre. This is shown on the applicant's map 22-0621 dated September 23, 2022.

Motion made and second. Carried

Chairman Geiss made a motion to approve the site plan for Food Bank of CNY, 7066 Interstate Island Rd., Tax Map ID 056.-03-11.0. This is per the applicant's drawings dated September 30, 2022 consisting of C-0 thru C-9, with the following conditions:

The applicant will provide access for the cell tower through the combination of lots and maintain the fall zone for the cell tower. The applicant will submit a stormwater pollution plan for the town engineer's approval. The dumpster will have chain link fencing with slats and with evergreen screening. The applicant will submit one signed, stamped set of plans by October 25, 2022 (one week and one-half from meeting date). End of Motion. No GML 239 was not submitted for this. Cannot proceed.

No vote taken until comments are received from County.

FYI:

March 9 2023 training for Onondaga County Federation

Possible items on November 15, 2022 meeting:

- Town DPW swapping land with Jammers.
- Town Landfill located on Kingdom Road solar project possibly next month.

Crego Farms Update

Chairman Geiss met with Brandon Jacobson and Josh Hines last week and covered the following:

- Discussion on town road shown on plan – town is not interested in two hammerheads.
- Turn radius needs to coordinate with fire department
- Discussion on high power lines need to be addressed
- Parking areas need two spaces for each town home
- Need ample parking for apartments
- Option would be to define a future parking area with gravel to show future use on the site plan
- Hunter Drive will be an access point but as the property is developed no construction vehicles will be allowed to enter or exit
- SEQR had several comments on archaeological. Need update
- What are the setbacks along the river
- Lot size requirements – 90 ft. to 80 ft.
- No detail on drainage yet

Ellyn Geller, 113 Hunter Dr., asked about the construction vehicles coming down Hunter Drive. As stated above by the chairman, Hunter Drive will be an access point but as the property is developed, no construction vehicles will be allowed to enter or exit.

Next Planning/Zoning Meeting will be November 15, 2022 at 6 p.m.

Marie Giannone
Town of Van Buren Codes Department