

November 23<sup>rd</sup>, 2022

Town of Van Buren  
7575 Van Buren Rd.  
Baldwinsville, NY 13027

RE: Planning Board Meeting July 12, 2022

1. Last meeting Board asked applicants to submit an updated traffic study for Downer St., Tappen 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.  
**RESPONSE: Developer to initiate traffic study upon acceptance of master plan density for the residential lots, apartments, and townhomes. Refer to GTS Traffic Impact Assessment and Traffic Study Addendum completed by GTS on February 16<sup>th</sup> 2021 and March 2, 2021.**
2. Three story apartment buildings with maximum of 30ft height was told to Applicant.  
**RESPONSE: Developer to provide confirmation of building height with project architect.**
3. Developer will be putting together a better phasing plan.  
**RESPONSE: Please see attached phasing plan. Public roads are proposed for Road 1, Road 2, Road 3, Road 4 and Hunter Drive extension on the East limit line of the National Grid Power Easement. Private Roads are proposed for Road A, Road B, Road C and Road D. Phase 1 of development plan will include all of the private roads associated with the town homes. Phase 1 will also include construction of Public Road #3 (sanitary, water, underground electric and gas lines located within the public right of way). Phase 1 roads will include binder pavement until phase 2 construction has been completed. A more detailed phasing plan will be provided upon completion of site engineering calculations for detailed utility layout and stormwater facilities. A portion of the phase 1 stormwater facilities, stormwater piping/structures and drainage swales will also be constructed.**
4. Developing a sewage pumping station.  
**RESPONSE: Developer is in the process of obtaining proposals to provide civil engineering design services for the project which will include stormwater, sanitary and water systems design. Developer to initiate civil engineering design services upon acceptance of master plan density for the residential lots, apartments and townhomes.**
5. Planning Board needs a complete lay out and final numbers before referring to town board.  
**RESPONSE: A revised master plan has been provided which includes a reduced townhome density (from 117 to 107) and the elimination of Road 3 which will reduce the National Grid crossings from 3 to 2.**

6. Ms. Bell stated a zone change is tied to a specific plan and will be referred back to extensively.  
**RESPONSE: Developer is aware of the responsibility to provide site plan documents that adhere to the agreed upon master plan for the residential lots, apartments and townhomes.**
7. Apartment details must be included in plans or will not get approval.  
**RESPONSE: Developer to authorize architect to proceed with requested details, elevations and plans upon town acceptance of master plan density for the residential lots, apartments and townhomes.**
8. Mr. Sykes commented on if there was a need for more apartments with the developments already in Town approved to build/add more apartments.  
**RESPONSE: Developer to provide market study document.**
9. Developers need to provide if there is enough water pressure for 3<sup>rd</sup> story sprinkler system.  
**RESPONSE: Developer to initiate civil engineering design services to provide a water compliant system with adequate water pressure upon acceptance of master plan density for the residential lots, apartments and townhomes.**
10. Mr. Sykes mentioned sidewalks added to meet rest of the walkways on street.  
**RESPONSE: The nearest existing sidewalk is on the corner of Crego Rd and Downer St. There are no sidewalks along Hunter Drive or Tappan Street Rd. Please advise.**
11. Mr. Bowes asked if bicycles are included in traffic study. No, bicycles would have a lane made.  
**RESPONSE: The completed project will include Town of Van Buren roads which will be constructed to Town of Van Buren standards for both the public and private roads. Roads will meet the 24 foot wide width with asphalt kick up gutters adjacent to the road edge. These roads will be adequate for walking and biking. In addition to the roads there will be a network of neighborhood pathways with will be 5 feet wide.**
12. SEQR document to be reviewed by Board must be refiled with updates on traffic, water, and historical preservation. None received at this time.  
**RESPONSE: Developer to provide an updated draft SEQR document with the next submission and a final SEQR document upon acceptance of master plan density for the residential lots, apartments and townhomes.**
13. Mr. Bowes made note that the archaeological dig did not recover and Native American burial grounds, only artifacts found. Any of these locations will be, preserved by developer.  
**RESPONSE: Refer to revised development plan and archaeology report on file with the Town for locations of archeological sites which have been incorporated within the green space areas within the plans. The developer is committed to providing corner markers for these areas with informational signage, walkways and maintained greenspace. Site improvements will be made in accordance with the archaeology report, and the Developer will work in conjunction with the Onondaga Nation to appropriately address these areas. These requirements will be incorporated into the Stormwater Pollution Prevention plan and project specifications.**

14. Brolex Property has submitted an application on Codes for a zone change. (R40-PUD) No commercial included in this residential application.  
**RESPONSE: Agreed.**
15. Mr. Virginia mentioned HOA fees and that common areas as well as restricted must be noted.  
**RESPONSE: Developer to provide a detailed HOA document at a later date which will include all services and restrictions.**
16. Considering a State ruled HOA similar to what was put in place with Treybrook.  
**RESPONSE: Developer to provide a detailed HOA document at a later date which will include all services and restrictions.**
17. Special districts for water, electricity, sewage, drainage, lighting etc. planned and added.  
**RESPONSE: Project civil engineering design firm to coordinate all special districts required for the project with the Town Engineer once the design of these systems has been designed and coordinated with appropriate agencies.**
18. Layout with current drainage and common areas aren't going to work as shown, must reconfigure as well.  
**RESPONSE: Project civil engineer to provide detailed stormwater facility, swales, structures and piping to meet NYSDEC and Town of Van Buren engineering requirements. Drainage swales and stormwater facilities will be coordinated with the Town of Van Buren engineer.**
19. Mr. Schanzenbach agrees layout doesn't make much sense and that the area of development changed but number of apartments as not. Trying to build same amount into smaller lots. Also, to check with schools for volume of students. No comment back from schools yet.  
**RESPONSE: Refer to revised development plan.**
20. Mr. Virginia noted to add a natural buffer around 690 will be difficult with the layout of land dropping the way it does.  
**RESPONSE: The trees and grade within the 690 right of way will not be impacted by the project. Proposed buffer will be similar to the vegetative buffer between the Harbor Heights neighborhood and 690 (refer to aerial image on development plan). The land immediately adjacent to the right of way will require the construction of a drainage swale within a 20 foot wide drainage easement. Civil engineer to provide a final design for inclusion within the project SWPPP and construction documents.**
21. Fire Department has requested Hunter Dr. be an accessible road instead of emergency access only. Mr. Sykes commented on asking fire department for reason.  
**RESPONSE: Developer's civil engineer and landscape architect to schedule a meeting with the Town of Van Buren fire department within the next couple of weeks to review the current master plan for emergency egress, fire hydrant locations and building mounted fire connections. Water pressure readings to be coordinated with the Town engineer and the fire department to enable our civil engineer to proceed with domestic and fire protection design..**
22. If hammerhead turn-around added must have extra room to account for driveways.

**RESPONSE: The hammer head road has been eliminated. Refer to revised development plan.**

23. Any submittals will be available to public by submitting a FOIL request.

**RESPONSE: Agreed.**

Sincerely,

A handwritten signature in black ink, appearing to read "Scott J. Freeman". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Scott Freeman  
Principal Landscape Architect, PLA