

November 23rd, 2022

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

RE: Planning Board Meeting June 14, 2022

Bradon Jacobson 5912 N Burdick St. is present to address the board. Mr. Jacobson referred to the revised map:

- Highlighted green spaces and do not disturb sites
 - Added egress to the apartments, nothing with garage spaces
 - Changed lot configuration with areas that were highlighted
 - Unique lot shapes
1. Chairmen Giess said in reading the archaeological report that lot 55 referenced 2 mounds. Mr. Jacobson said these mounds will be left undisturbed. Anything in red will not be disturbed.
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.
 2. Chairman Geiss said on Lot 39 two boxes shown by the Seneca River are electric towers. Is there an easement there as it is not shown on the map?
RESPONSE: Electric towers were not shown on previous plan. Surveyed tower locations have been added to the revised development plan.
 3. South easement update – no update
RESPONSE: 60' easement to the south is presumed to be associated with the cell tower to the west. This easement is not in use. Access to the cell tower is provided on the adjacent parcel south of our development site. Developer to work with surveyor to abandon this easement.
 4. Discussion 80ft. lot size as opposed to 90ft lot size. Final plan will show what houses will fit on the lot size.
RESPONSE: All lots are ≥ 80' wide and greater than 12,000sf. 80' -100' wide lots are in keeping with the character of the adjacent neighborhood to the east and Harbor Heights to the west. House size can range from 1,500 sf to more than 3,000 sf.

5. Are lots 97 and 98 buildable? Mr. Jacobson said he could put some scale to it and see what would fit on these lots.
RESPONSE: Refer to revised development plan. All lots are \geq 80' wide and greater than 12,000sf.

6. Mr. Sykes asked about the apartments. 450 units are approved in the town. The board would like to see a study to see what the need is for apartments.
RESPONSE: Developer to provide market study document.

7. Mr. Virginia asked how the sensitive areas will be maintained on lots 121, 122, 97 and 98. Mr. Jacobson said the surveys would show the restrictions. Possibly these lots can be HOA space.
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.

8. The gas easement is owned by the utility. Is one stormwater facility sufficient? Engineering will determine stormwater with changes made as needed.
RESPONSE: The project civil engineer will provide a comprehensive analysis of the entire site and provide the stormwater facilities necessary to comply with Town of Van Buren and NYDEC stormwater requirements.

9. How to access if it is land locked? General discussion.
RESPONSE: Town property will be acquired as part of this development.

10. Discussion on placing monuments or plaques to recognize sensitive areas. Brief discussion on the Senate/Assembly legislation on this.
RESPONSE: Developer to work with the Town and the Onondaga Nation to appropriately address these areas and provide monuments / plaques.

11. Traffic study will be done.
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 16th 2021 and March 2, 2021

12. Screening will be kept along route 690.
RESPONSE: Existing vegetation within 690 right of way property will not be impacted. A continuous orange construction fence will be constructed along the existing 690 property line and will be maintained throughout construction.

13. Three story apartments – approx. 32 to 33ft.

RESPONSE: Developer to provide confirmation of building height with project architect.

14. Any restrictions along the river for the lots. No update.

RESPONSE: Developer to provide flood plain limit line along river. Licensed surveyor to stake out location of flood plain line prior to construction. Developer to provide a continuous orange construction fence along the Seneca River flood line which will be maintained throughout construction.

15. East of lot 53 can be storm facility.

RESPONSE: The project civil engineer will provide a comprehensive analysis of the entire site and provide the stormwater facilities necessary to comply with Town of Van Buren and NYDEC stormwater requirements.

16. Approval pump station behind Tops.

RESPONSE: Project civil engineer to complete sanitary system design and will include proposed pump station locations within site plan documents for town engineer review at a later date.

17. Two-phase approach to this project,

RESPONSE: Phase 1 will be town houses, phase 2 will be apartments and phase 3 will be single family homes. Refer to 7-12-22 Question 3 response.

18. Mr. Jacobson will put together a Phase plan.

RESPONSE: Refer to 7-12-22 Question 3 response.

19. Lots 30 and 31 need to know where driveways connect.

RESPONSE: Refer to revised development plan. Proposed road extension aligns with existing road. Driveways will extend from house to pavement edge.

20. Apartments will not back up to Route 690.

RESPONSE: Master plan includes apartment buildings which are perpendicular to Route 690. Apartments are also in general parallel to the contours which is favorable for grading and river views.

21. Sufficient water pressure to apartments.

RESPONSE: Refer to 7-12-22 Question 21 response.

22. Recap:

- a. Apartment study – **RESPONSE: Refer to 7-12-22 Question 8 response.**
- b. Example of houses – **RESPONSE: Developer/Architect to provide**
- c. Phasing Pipeline location – **RESPONSE: pipeline (wtr?, san? Storm? Gas? All?)**
- d. Traffic study - **RESPONSE: Refer to 7-12-22 Question 21 response.**
- e. Under SEQR, SHPO (later) – **RESPONSE: Refer to 7-12-22 Question 12 and 13 responses.**
- f. Treybrook – lot square footage **RESPONSE: Refer to revised development plan**

23. Chairman Geiss said they are not accepting any questions from the audience, as we are not at that point yet. The resident said she wanted to make a statement. Chairman Geiss asked if it was related to the review that

was done this evening. Amy Stewart, 7979 Crego Rd. addressed the board. She expressed her concerns about the entire project and her opposition. No formal decisions have been made as these are only informational planning sessions on this project.

RESPONSE: Developer will address questions from community as directed by planning board.

Sincerely,

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

Scott Freeman
Principal Landscape Architect, PLA