

The April meeting of the Zoning/Planning Board of the Town of Van Buren, held at the Town building, 7575 Van Buren Road, Baldwinsville, New York, was called to order at 7:00 p.m.

Those present joined in the Pledge Allegiance to the Flag.

Roll Call:	Mark Budosh	present
	James Virginia	present
	James Ruddock	present
	Roger Roman	present
	Jamie Bowes	present
	Jim Schanzenbach	present
	Anthony Geiss, Chairman	present

Also Present: Melissa MacConaghy, Zoning/Planning Board Secretary
 Nadine Bell, Attorney
 Jason Hoy, Engineer

MINUTES

Mr. Geiss asked the Board to accept the March meeting minutes for Zoning/Planning Board upon correction. Mr. Ruddock moved to accept the motion, seconded by Mr. Virginia. Motion carried unanimously.

Mr. Geiss stated I would like to recess the meeting to hold a public hearing for Kleaka/Brackley Subdivision at Commene Road West Tax Map ID# 037-01-49.1.

Mr. Geiss waived the reading of the public notice.

Mr. John Marzocchi was present to address the Board.

Mr. Marzocchi stated on this map my clients Jim and Margaret Brackley who live at 236 Commene Road West, their neighbors are the Kleaka's and the Kleaka's own this strip of property that runs all the way along the Seneca River.

Mr. Marzocchi stated my clients would like to buy this vacant land and then combine their parcel with this parcel so there would be one tax parcel.

Mr. Marzocchi stated on this map the property that would go to my clients is listed as lot B and the property that would remain with John and Caprice Kleaka is lot A.

Mr. Geiss asked if anyone would like to speak for or against this proposal?
 No one spoke.

**Mr. Geiss closed the public hearing.
Mr. Geiss stated we are now back in regular session.**

KLEAKA/BRACKLEY SUBDIVISION (R-40)

Commune Road West Tax Map ID# 037-01-49.1

Mr. John Marzocchi was present to address the Board.

Mr. Geiss reviewed the County comments with the Board.

Motion Mr. Geiss asked the Board to entertain a motion declare the Town of Van Buren Planning/Zoning Board as lead agency single agency uncoordinated review for the unlisted action under SEQR for the Kleaka/Brackley Subdivision Tax Map ID# 037-01-49.1 at Commune Road West. This is a subdivision of the Kleaka property into 3 portions each new lot A, B and C are being attached to the owners across the right of way. There is no adverse environmental impact with regards to this proposal. Mr. Ruddock moved to accept the motion seconded by Mr. Budosh. Motion carried unanimously.

Motion Mr. Geiss asked the Board to entertain a motion to approve the subdivision of Kleaka/Brackley at Commune Road West Tax Map ID# 037-01-49.1 per the applicants' map dated July 8, 2009 with a signature date of March 26, 2018. This shows that the parcel is going to be divided into 3 parcels lot A is going to be attached to the Kleaka property which is house number 238 lot B is going to be attached to the Brackley parcel which is house number 236 and lot C is going to be attached to M & B Parks which is lot 16 and 17. Mr. Geiss stated this is a single parcel with a recombined deed. Mr. Geiss stated the 30 foot right of way across the parcel will be maintained. Mr. Ruddock moved to accept the motion seconded by Mr. Virginia. Motion carried unanimously.

Mr. Schanzenbach stated to let the record know that he abstained from voting.

Mr. Geiss stated I would like to recess the meeting to hold a public hearing for Sean Bort Special Use Permit Section 200-21 at 7058 Kingdom Road Tax Map ID# 046-03-09.

Mr. Geiss waived the reading of the public notice.

Ms. Jessica Bort was present to address the Board.

Ms. Bort stated we are not changing anything currently I am a riding instructor and I go here and there to give riding lessons.

Ms. Bort stated and now I would like to do that from my home.

Ms. Bort stated I have a total of 13 acres and I already have a riding arena. We are in the process of making our indoor and outdoor arena.

Ms. Bort stated we have a building permit for a pole barn that is half built at the moment.

Ms. Bort stated we are requesting to do riding activities at our home.

Mr. Geiss asked if anyone would like to speak for or against this proposal.
No one spoke.

Mr. Geiss closed the public hearing.

Mr. Geiss stated we are now back in regular session.

SEAN BORT SPECIAL USE PERMIT SECTION 200-21 (AR-80)

7058 Kingdom Road Tax Map ID# 046-03-09

Ms. Jessica Bort was present to address the Board.

Mr. Geiss asked what kind of driveway will you be proposing for this?

Ms. Bort stated right in front of where the barn is, there will not be a lot of cars maybe one or two, we are going to clear out some of the tress in that area and put a stone driveway for two or three cars.

Mr. Geiss stated you will need to get a permit to do a second driveway.

Mr. Geiss stated I would draw in driveway and parking areas on the map.

Mr. Geiss stated this is a County Road so you will need to go to County DOT for permission for a driveway.

Ms. Bort stated we may not worry about it then as I don't need it.

Motion Mr. Geiss asked the Board to entertain 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 Sean Bort Special Use Permit Section 200-21 at 7058 Kingdom Road Tax Map ID# 046-03-09. This is for a Special Use Permit to allow for horse riding lessons. This is an allowed use in the AR-80 district with a Special Use Permit. There is no adverse environmental impact with regards to this proposal. Mr. Ruddock moved to accept the motion seconded by Mr. Virginia. Motion carried unanimously.

Motion Mr. Geiss asked the Board to entertain a motion to refer to Onondaga County Planning for their review. Mr. Schanzenbach moved to accept the motion seconded by Mr. Ruddock. Motion carried unanimously.

ANTHONY CRISAFULLI SITE PLAN (IND-A)

6945 Winchell Road Tax Map ID # 055-03-02.1,03.0 & 04.2

Mr. Geiss stated he will not be in this evening therefore we will table this until next month.

INFORMATION ONLY

Mr. Anthony Komuda was present to address the Board.

Mr. Komuda stated the golf course on Canton Street is for sale and before I go and make an offer on this I would like to see if it is possible of putting a motorcycle training facility there.

Mr. Komuda stated I would like your comments before I move forward with this.

Mr. Komuda stated this will be for practicing only.

Mr. Geiss asked what type of mufflers will they have?

Mr. Komuda stated they have dirt bike mufflers on them.

Mr. Komuda stated I have done decibel readings already at the track and it was 57 to 62 and I believe the Town is under 70.

Mr. Geiss asked how will you contain the noise? There will have to be more than just these readings. You will need to put some sound barriers up.

Mr. Geiss stated that will be your biggest problem with this.

Mr. Virginia asked what days and hours of operation are you looking at?

Mr. Komuda stated 6 days a week, Monday through Saturday. The hours would be 10 a.m. to 8 p.m. and as the seasons change and it gets dark earlier we would close earlier as well.

Mr. Komuda stated this is quite a large investment and I am just looking for some feedback before I do this.

Mr. Ruddock stated we have the Town Park that is within 50 yards of this, this park is a real asset to the Town and to have a motor cross track and the sound associated with it adjacent to the Town's Park facility you are in an uphill battle to convince this Board and myself that you can accomplish the sound mitigation that is necessary.

Mr. Komuda stated that is basically what I wanted to hear as I do not want to invest my time and money into something that will not happen.

Mr. Geiss stated also this will entitle a very detailed SWPPP.

OTHER BUSINESS

Mr. Geiss stated the Comprehensive Plan, I am looking for ideas and volunteers. If you can get this into Missy and I will collect from her.

ADJOURNMENT

Motion Mr. Geiss made the motion to close the meeting. Mr. Virginia moved to accept the motion, seconded by Mr. Ruddock. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,
Melissa MacConaghy
Zoning/Planning Board Secretary