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The February meeting of the Zoning/Planning Board of the Town of Van Buren, held at the Town building, 7575 Van Buren Rd, Baldwinsville, New York, was called to order at 6:05 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
	James Ruddock	present
	Jim Schanzenbach	present
	Tony Geiss	present

Also Present: Nadine Bell, Attorney
 Jason Hoy, Engineer
 Casey Palmer, Codes Enforcement Officer
 January Baker, Zoning Planning Board Secretary

MINUTES

Motion made to approve the January meeting minutes as amended. Motion carried first by Mr. Ruddock. Seconded by Mr. Roman. Motion Carried.

Motion called to Adjourn to Public Hearing. Motion Carried first by Mr. Ruddock and seconded by Mr. Roman.

PUBLIC HEARING- RICELLI SITE PLAN-VAN BUREN RD. BALDWINSVILLE-NORTHERN BITUMINOUS CONCRETE PLANT EXPANSION-TAX MAP ID #055.-08-18.0-IND-A ZONING

Bruce Letts and Greg Kaminski were present on the applicant’s behalf. Mr. Letts spoke on the plans for the existing workflow, explaining currently, raw millings from site, are transported daily to the business owners second location which has a belt crusher, to be reprocessed for use, then transported back to original facility. The applicant would like to expand this facility to accommodate a belt crusher, and eliminate trips made to alternative site.

Mr. Geiss asked if there was plans to remove trees, the answer was yes, but they are smaller trees along the back of the facility. The Chairman then asked if there were any comments from the public. Mr. Andrew Bowes of 116 Hunter Dr. was present for comment. Mr. Bowes asked if this would be visible from the road and if there were any run off plans or issues on site for the recycled material. No other comments made. Chairman calls to close Public Hearing and return to regular meeting, Mr. Ruddock carried first motion, seconded by Mr. Schanzenbach.

Regular Meeting begins.

RICELLI SITE PLAN-VAN BUREN RD. BALDWINVILLE-NORTHERN BITUMINOUS CONCRETE PLANT EXPANSION-TAX MAP ID #055.-08-18.0-IND-A ZONING

Mr. Kaminski speaks on the run-off plans, and that they will be graded down toward pond area. He explains nothing will be leaving the site into the run off. Mr. Geiss asked if the detention is existing, and if it will be able to handle the additional materials. Mr. Letts answered yes, and that it is noted in their SWPP. Mr. Geiss stated this needed to be cleared with the Town engineer still.

The Chairman calls for a motion to send to County for Comments. Mr. Ruddock carried first motion, seconded by Mr. Virginia. Mr. Geiss inquired about the amount of noise this will give off. Mr. Kaminski answered they will only grind during normal business hours. Chairman suggests adjusting times for the grinding to be done during normal working hours. Mr. Schanzenbach reminds them that they are operating under a Special Use permit, which has a noise ordinance already in place, and would still be a requirement going forward.

Mr. Schanzenbach asked why there was an alternative area designated for the crusher, in which applicant replied that they may need to move crusher from time to time, to accommodate the amount of millings, if this gets too large to contain in original area the crusher is placed. Mr. Virginia suggests naming the “alternative” placement to “secondary” placement, to eliminate any confusion. Mr. Kaminski said he would prefer alternative, because they would not know what to call first or secondary, as it might need to be moved throughout the year, according to the quantity of millings. The Chairman declares The Town of Van Buren as lead agency. Call for end of motion. Mr. Schanzenbach carried first, seconded by Mr. Ruddock. Mr. Virginia inquired about how many trips per day this was eliminating with their trucks, and the answer was about 40 a day.

STEVEN LAMB-206 BUTTON SHORES RD., BALDWINVILLE-SUBDIVISION-TAX MAP ID #039.-01-02.2/04.0 VACANT UNDEVELOPED LAND ON BUTTON SHORES RD.-TAX MAP ID #038.-02-01.1-SUBDIVISION-ZONED AR-80

Applicant asked to be postponed until next month, stating no one could be present to represent them.

DG NEW YORK LLC-SPECIAL USE PERMIT-BITZ PROPERTY- 6719 POTTERY RD.-WARNERS-TAX MAP ID #055.-01-10.1-ZONED IND-A

Mr. Brian Harper of 118 East Genesee St. in Syracuse was present for the applicant. Mr. Harper discussed plans on a proposed Solar Farm where there had previously been one. Requesting special use in solar and site plan approval. Plans for a vegetated buffer will be shown on site plan, as well as a 7ft fence to limit visibility. One battery storage trailer will be on site, comparable in size to a tractor trailer cab. Mr. Harper informed the board, that there would be about a 3-6 month construction build time. Chairman mentions the set backs are 200ft from next-door property and 100ft from the road. Mr. Geiss asked Mr. Harper if the area the farm would be

taking up was 15 acres roughly, of the whole 30. Mr. Harper responded 15.2 acres will be needed for the farm.

The board commented on noise limitations, and wanting to see them on the plans. Any changes to contouring, be it minimum, if any, must also reflect on these plans, as well as the landscaping must be kept similar to the last solar farm that was approved here, reflected in plans as well. Chairman stated they need comments from national grid and lease agreement, signed by both parties, for the land. Mr. Geiss asked how the rotating panels would effect glare. Mr. Harper said they have anti-glare coating. Mr. Geiss would like to see this explanation noted in plans as well. The board informed Mr. Harper that they would also like the plans to show the existing buildings are staying, what portion of land is actually going to be leased, and to state that they are adhering to the new solar code. Discussion was held on what emergency procedures would be taken, being the company is based out of Florida, and Mr. Harper stated that normal emergency steps would be followed. The board informs Mr. Harper, they need to know about noise, how much, how to keep limited, and what fire hazards this farm would be adding to the Town.

Chairman called to set a Public Hearing and to send to County for comments. Mr. Schanzenbach pointed out setbacks have to be met. The Board would also like to hear how the motors sound. SEQR was reviewed. Motion was called to submit application. Mr. Ruddock carried first, seconded by Mr. Roman. Motion called to set a Public Hearing for March 10, 2020. Mr. Ruddock carried first motion, seconded by Mr. Budosh. Chairman declares Town of Van Buren lead agency under SEQR for special use and site plan. End of motion called. Mr. Ruddock carried first, seconded by Mr. Virginia.

**SENECA NEIGHBORHOOD-SUBDIVISION FINAL PLANS ON STATE FAIR BLVD,
BALDWINSVILLE- TAX MAP ID #064.-03-01.1-ZONED PUD**

Mr. Brandon Jacobson of 5912 North Burdick St. was present to speak on final plat plans for the Seneca Neighborhood project. Chairman made note that maps should be signed for next meeting. The Town Engineer, Jason Hoy, said the Town approved the construction plans. Mr. Geiss asked about a sewer connection, as well as how many phases of construction there will be. Mr. Jacobson said it will run down Van Ness Rd. and have a construction period of 3-4 phases, first phase being the largest.

A discussion was had on sewage and drainage plans as well as a privacy fence along the backside of the property. Mr. Jacobson asked the board about screening on Route 48, was there any rules or regulations on natural planting and landscaping. Mr. Geiss said to show planting and landscaping on the site plan, as well as the privacy fence. The approval for final plat is based on the approval of the Town Engineer and Attorney. Lot fees were discussed at \$350/lot per the 19 lots. This approval based on the Town Board's approval. The Chairman stated the plans for the HOA must be filed with the State, as well as deed restrictions. Plans will be sent to County. The HOA office, must also be noted on site plan, as per Ms. Nadine Bell, this is a separate deeded property.

Chairman calls for a motion to send final plot plans to County for review. Motion carried first by Mr. Ruddock, and seconded by Mr. Roman. Chairman calls to set a Public Hearing for the plans.

First motion carried by Mr. Ruddock and seconded by Mr. Budosh. SEQR was reaffirmed and ratified. Motion was called with regard to SEQR, final plot Phase 1. Mr. Schanzenbach carried first motion, Mr. Ruddock seconded.

Comments on County Planning Federation meeting March 12.

Motion was called for adjournment. Motion first carried by Mr. Schanzenbach, followed by Mr. Virginia.

Meeting Adjourned 7:30pm.

