

The February 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
 David Pringle, Code Enforcement Officer

MINUTES

Mr. Geiss asked the Board to accept the January meeting minutes for Zoning/Planning Board as written. Mr. Schanzenbach moved to accept the motion, seconded by Mr. Ruddock. Motion carried unanimously.

Mr. Geiss stated I would like to recess the meeting to hold a public hearing for River Road Subdivision for a Subdivision at 7197 River Road Tax Map ID # 45-01-1.2.

Mr. Geiss waived the reading of the public notice.

Mr. Doug Reith was present to address the Board.

Mr. Reith stated what we have is a farm, it was subdivided originally in 2003 and when it was subdivided there were two lots created.

Mr. Reith stated lot number 2 which is owned by Blumer and the rest of the farm is owned by the Hooper's.

Mr. Reith stated they would like to now cut out two more lots, lots number 3 and 4.

Mr. Geiss stated the two lots that are being formed are existing lots correct?

Mr. Reith stated these little squares are existing lots they have been there since the 1940's.

Mr. Reith stated lot number 4 will combine with one of them, the other one is staying the same and lot number 3 is a new lot.

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 not back in regular session.

RIVER ROAD SUBDIVISION (AR-80)

7197 River Road Tax Map ID # 45-01-1.2

Mr. Geiss reviewed the County comments with the Board.

Mr. Doug Reith was present to address the Board.

Mr. Reith stated the original right of way to these two lots was just a standard drive lane. When we did the original subdivision we gave them a 25 foot to cross this lot.

Mr. Reith stated they don't own this anymore, it is owned by someone else now.

Mr. Reith stated I did speak to Terry with the County Transportation.

Mr. Geiss asked is the easement going to go to the new lot? What will happen to lot 3?

Mr. Reith stated lot 3 will be owned by Hooper's, they are using that as their retirement lot.

Mr. Geiss stated we will need some type of paperwork where it is showing it on the map that the easement is for that lot as well.

Mrs. Nadine Bell stated we will need to see the language of the easement.

Mrs. Bell stated you indicate that Hooper's still own lot 1A.

Mrs. Bell asked are they prohibited from putting an access on their own property?

Mr. Reith stated they only need access to get across it.

Mrs. Bell asked don't they have quite a bit of road frontage?

Mr. Reith stated yes they do.

Mrs. Bell stated what this says here is this is a right of way to the Grantee for the purposes of ingress and egress.

Mrs. Bell stated basically this is not a fixed easement it is just wherever they want it.

Mr. Geiss stated so they would need a new easement giving the rights to lot 3 to cross that property.

Motion Mr. Geiss asked the Board to entertain a motion with regards to SEQR for a subdivision in an AR-80 district that is at 7197 River Road Tax Map # 45-01-1.2. This is the subdivision of lots four and three off of the existing lots and remaining lands. Lot three is 5 acres and lot 4 is 2.06 acres. The remaining land on the property is 134.099 acres. 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 for River Road Subdivision in an AR-80 district at 7197 River Road Tax Map ID# 45-01-1.2 which is per the map submitted by the applicant dated January 5, 2018 with no revisions. The requirement will be a new easement be acquired across lot 1A and lot 2 which would include access to lot 3. Also that there would be park fees of \$150 for the new lot 3 be formed. Mr.

Ruddock moved to accept the motion seconded by Mr. Schanzenbach. Motion carried unanimously.

WHEREAS Town Code Section 175-5 (C) establishes the criteria for the reservation of parkland on residential subdivision plats or the imposition of a sum of money in lieu thereof; and

WHEREAS, the purpose of such a provision is to prevent deterioration in the quality of park and recreational services to residents in the Town of Van Buren as a result of a new residential development; and

WHEREAS, based on the present and anticipated future needs for park and recreational facilities in the Town relative to the projected population growth in the Town to which the River Road subdivision will contribute, a proper case exists for requiring that a park or parks be suitably located for playground or other recreational purposes within the Town; and

WHEREAS, a suitable park or parks of adequate size to meet the Town's requirements can not be properly located within the River Road subdivision, nor is there a need for such additional facilities in the immediate neighborhood,

NOW, THEREFORE, BE IT RESOLVED that a proper case exists regarding the River Road Subdivision development for requiring the developer pay a park fee of \$150 per lot.

Mr. Geiss stated I would like to recess the meeting to hold a public hearing for Lamere Tract Cleverly Subdivision for a Subdivision at East Dead Creek Road and Sheets Road Tax Map ID # 49-02-4.1. 49-02-4.2 & 49-02-6.

Mr. Geiss waived the reading of the public notice.

Mr. Doug Reith was present to address the Board.

Mr. Reith stated we have three existing lots, we would like to increase Mr. Lathrop's again and would be taking in all the main wooded area.

Mr. Reith stated once this is all done we will be creating a lot of 22.277 acres.

Mr. Reith stated we do have some wetlands that are shown here on the map.

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 not back in regular session.

LAMERE TRACT CLEVERLY SUBDIVISION AMENDED (AR-80)

East Dead Creek Road and Sheets Road Tax Map ID# 49-02-4.1, 49-02-4.2 & 49-02-6

Mr. Doug Reith was present to address the Board.

Mr. Ruddock stated the easement is for Cleverly to get from one parcel to the other.

Mr. Reith stated the easement is for him to get his tractors down into the fields.

Mr. Geiss stated this large parcel in the middle is going to be attached to Lathrop.

Mr. Reith stated correct.

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 Lamere Tract Cleverly Subdivision Tax Map ID # 49-02-4.2, 49-02-4.2 and 49-02-6 at East Dead Creek Road and Sheets Road this is a subdivision of property two different farm tracts and the total acreage, lot 2A 22.277 acres and this would be attached to the existing Lathrop property located on Sheets Road. The property being subdivided basically covers the forest area on these two adjacent farm lots. 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 Lamere Tract Cleverly Subdivision at East Dead Creek Road and Sheets Road Tax Map ID# 49-02-4.1, 49-02-4.2 and 49-02-6. This is a subdivision of 22.277 acres which will be attached to the existing parcel owned by Mack Thomas Lathrop lot being along Sheets Road. This is per the applicant's map dated January 10, 2018 with no revisions. Mr. Ruddock moved to accept the motion seconded by Mr. Schanzenbach. Motion carried unanimously.

Mr. Jim Schanzenbach stated I have a conflict of interest in this matter because it involves the property that I own therefore I am recusing myself from this matter.

SCHANZENBACH SUBDIVISION R-40

7114 Van Buren Road Tax Map ID# 51-03-02

Mr. Geiss reviewed the County comments with the Board.

Mr. Tim Coyer was present to address the Board.

Mr. Coyer stated this map I have given to you only has one change, we gave them the forty feet along DeJohn Drive.

Mr. Coyer stated we have a letter from Terry Morgan with the Onondaga County Department of Transportation stating he has approved the proposed driveway locations for the two driveways that are going to be on DeJohn Drive and other than that nothing has changed.

Mr. Geiss asked what about septic for these properties?

Mr. Coyer stated this has been approved with the County DOH for lots 3 and 2.

Motion Mr. Geiss asked the Board to entertain a motion with regard to SEQR determination with the Schanzenbach Subdivision in an R-40 district at 7114 Van Buren Road Tax Map ID# 51-03-02. This being a subdivision of an existing property into three lots with lot number 1 at 4.085 acres, lot 2 at 3.454 acres and lot 3 at 3.0 acres. Lot 1 has an existing driveway on Van Buren Road and lot 2 and 3 will be accessing onto DeJohn Drive. There is no adverse environmental impact with regards to this proposal. Mr. Virginia moved to accept the motion seconded by Mr. Ruddock. Motion carried unanimously.

Motion Mr. Geiss asked the Board to entertain a motion to approve the Schanzenbach Subdivision at 7114 Van Buren Road Tax Map ID# 51-03-02, this is per the applicant's map dated October 11, 2017. This shows a three lot subdivision with lot one being the existing lot. The following conditions that the applicant will submit sheets 2 and 3 which will show the septic design for lots 2 and 3 to the Town. There will be park fee of \$150 for lot 2 and \$150 for lot 3. Mr. Ruddock moved to accept the motion seconded by Mr. Budosh. Motion carried unanimously.

WHEREAS Town Code Section 175-5 (C) establishes the criteria for the reservation of parkland on residential subdivision plats or the imposition of a sum of money in lieu thereof; and

WHEREAS, the purpose of such a provision is to prevent deterioration in the quality of park and recreational services to residents in the Town of Van Buren as a result of a new residential development; and

WHEREAS, based on the present and anticipated future needs for park and recreational facilities in the Town relative to the projected population growth in the Town to which the Schanzenbach subdivision will contribute, a proper case exists for requiring that a park or parks be suitably located for playground or other recreational purposes within the Town; and

WHEREAS, a suitable park or parks of adequate size to meet the Town's requirements can not be properly located within the Schanzenbach subdivision, nor is there a need for such additional facilities in the immediate neighborhood,

NOW, THEREFORE, BE IT RESOLVED that a proper case exists regarding the Schanzenbach Subdivision development for requiring the developer pay a park fee of \$150 per lot.

Mr. Geiss stated please note Mr. Schanzenbach is rejoining the Board.

THIRD DAY WORSHIP CENTRE SITE PLAN

6987 Jones Road Tax Map ID # 058-01-35.1

Mr. John Wicks was present to address the Board.

Mr. Geiss stated I believe you have submitted some new information to us.

Mr. Wicks stated that is correct. I would like to draw your attention to the letter from the Onondaga County Planning Board and there were four items that were asked to be addressed.

Mr. Wicks stated we have addressed all of these items.

Mr. Wicks stated the only change on the drawing was Terry Morgan asked me to reduce the radius to 20 feet on the driveway cut on each side instead of 34 feet, which I did.

Mr. Wicks stated at the last meeting you asked for a lighting plan which I did and I had it stamped as well.

Mr. Schanzenbach asked on your final plans are you going to show us an elevation of the sign?

Mr. Wicks stated yes I will.

Mr. Wicks stated I drew the existing sign in the site plan which is page S2.

Mr. Schanzenbach stated if you could label it existing sign instead of just sign.

Motion Mr. Geiss asked the Board to entertain a motion with regard to SEQR for the Third Day Worship Centre Site Plan at 6987 Jones Road Tax Map ID# 058-01-35.1. This is the applicant utilizing existing building the old Elks Lodge. The applicant has included changes to the parking lot and also has complied with all of County DOT requirements for their review. 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 Third Day Worship Centre Site Plan at 6987 Jones Road Tax Map ID# 058-01-35.1. This is per the applicant's drawings June 5, 2017 with revisions of September 8, 2017, September 20, 2017 and December 1, 2017. The additional requirements are the applicant will pave the entrance 40 foot back from the edge of the road and that the applicant will submit signed and stamped drawings showing the drawings with all the revisions on it to the Town and it will require that the Code Enforcement Officer approve the set prior to anything happening before proceeding with this project. Mr. Geiss stated we will need to have signed and stamped maps with a revision date of February 15, 2018. Mr. Ruddock moved to accept the motion seconded by Mr. Budosh. Motion carried unanimously.

ALLIED SIGN—RIVER MALL CRICKET STORE

2265 Downer Street Tax Map ID # 34-04-6.1

Mr. Carmine Costantino with Cricket was present to address the Board.

Mr. Costantino stated we are located in the Tops Plaza on Downer Street.

Mr. Costantino stated we are in the old bounce house.

Mr. Costantino stated I am here regarding a sign for the building. The first one I have here is to code which is 17.73 square feet. The one that we are looking to go with is which is the largest one which is 70.92 square feet.

Mr. Virginia asked is that going to be illuminated?

Mr. Costantino stated yes, LED.

Mr. Geiss stated most of the River Mall has red in the signs, is the green mandatory?

Mr. Costantino stated yes it is trademark.

Mr. Virginia asked what is the reason for the bigger sign?

Mr. Costantino stated basically for visibility.

Mr. Geiss stated you have a banner up right now, how big is that?

Mr. Costantino stated about 14 square feet.

Mr. Geiss asked do you have a letter from the mall approving this?

Mr. Costantino stated they have approved everything.

Mr. Schanzenbach asked do we know if Merlin's received a variance for their sign as it looks bigger?

Mr. Pringle stated the Board approved that sign.

Mr. Virginia asked do we have any other signs in this plaza that received a variance?

Mr. Pringle stated no.

Mr. Bowes asked which one of these three proposals are you asking for?

Mr. Costantino stated after looking I feel the 70 feet is a bit much, I feel the 54.3 square feet fits well.

Mr. Virginia stated I would like to see something in the middle like 35 or 40 square feet. I feel 17.73 is too small.

Mr. Schanzenbach stated I am agreeing with others that it should be between 17.73 and 54.3 square feet.

Mr. Geiss stated we will need to advertise for a public hearing for this when you decide what size you want to go with.

Mr. Geiss stated you will need to decide with what we have reviewed regarding the size. Something between 17.73 and 54.3 square feet.

Mr. Geiss stated you are allowed 20 square feet. You will need to make a formal application and we will then schedule a public hearing for next month.

Mr. Costantino stated I think at this point I do not want my store to go another month without a sign so we will just go with the code.

Mr. Geiss stated we will approve the 17.73 square feet sign.

INFORMATION ONLY

OTHER BUSINESS

ADJOURNMENT

Motion Mr. Geiss made the motion to close the meeting. Mr. Ruddock moved to accept the motion, seconded by Mr. Virginia. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,
Melissa MacConaghy
Zoning/Planning Board Secretary