

The January 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 6:00 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
 Kevin Gilligan, Attorney
 Jason Hoy, Engineer

MINUTES

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

Mr. Geiss stated I would like to recess the meeting to continue a public hearing for Fox Creek Subdivision at Village Blvd. South Tax Map ID# 31-10-4.1.

Mr. Tim Coyer with Ianuzi and Romans Land Surveying was present to address the Board.

Mr. Coyer stated this is a two lot subdivision as I believe you are aware of the site plan that was previously in front of you and has been approved.

Mr. Coyer stated what we are looking to do is subdivide the existing 11.2 acres parcel into two new parcels. One being 5.3 and the other being 5.8. Lot 2 will have frontage on O'Brien Road, lot 1 will have frontage on Village Blvd. This is being done for financing purposes and there is no other reason.

Mr. Coyer stated Alberici will own both parcels.

Mr. Geiss stated we have already done site plan for this project.

Mr. Geiss asked if anyone would like to speak for or against this matter?

No one spoke.

Mr. Geiss closed the public hearing.

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

FOX CREEK SUBDIVISION (PUD)

Village Blvd. South Tax Map ID# 31-10-4.1

Mr. Tim Coyer with Ianuzi and Romans Land Surveying was present to address the Board.

Mr. Geiss reviewed County comments with the Board.

Mr. Geiss stated one item with the 40 feet setback from O'Brien Road needs to be included in here.

Mr. Coyer my only situation with that is if we move the road boundary from 40 feet it possibly has an effect on where the proposed building is.

Mr. Coyer stated this could have a bad effect on the site plan that is already approved.

Motion Mr. Geiss asked the Board to entertain a motion to declare the Town of Van Buren Zoning/Planning Board as lead agency single agency uncoordinated review for the unlisted action under SEQR for the Fox Creek Subdivision in a PUD Village Blvd. South Tax Map ID # 31-10-4.1. This project has been previously review for Site Plan for phase 1 and phase 2 which is the way lot 1 and lot 2 are now being configured. Lot 1 being 5.34 acres and lot 2 being 5.83 acres. Mr. Geiss stated we are ratifying and reaffirming SEQR. There is no significant adverse environmental impact with regards to this proposal. Mr. Ruddock moved to accept the motion seconded by Mr. Schanzenbach. Motion carried unanimously.

Motion Mr. Geiss asked the Board to entertain a motion to approve the subdivision for Fox Creek at Village Blvd. South Tax Map ID# 31-10-4.1. This is per the applicants' map dated July 10, 2018 with revisions of November 29, 2018 which show the easements. This is a subdivision of two lots which are to coincide with phase 1 and phase 2 of the previously approved site plan. It should be noted that in addition to what was previously approved the County has requested a 40 feet setback to be included off of O'Brien Road which would be the County's right of way. Also with a condition that as this project gets built that the road connection O'Brien Road and Village Blvd. South will be constructed and maintained once the project gets started. This is a fire department regulation. Mr. Geiss stated the applicant will provide a signed copy of this map by this Thursday January 10, 2019. Mr. Geiss stated also include the new 40 feet setback and if with that setback that it requires a change in the site layout of the buildings we would like a plan resubmitted to the Board. Mr. Ruddock moved to accept the motion seconded by Mr. Budosh. Motion carried unanimously.

PETRO PETROVETS SPECIAL USE PERMIT SECTION 200-30 (R-40)

Pottery Road Tax Map ID# 055-01-14.3

Mr. Ric Maar was present to address the Board.

Mr. Geiss reviewed the County comments with the Board.

Ms. Ludmila Ammann, a niece of the applicant was present to address the Board.

Mr. Maar stated at our last meeting a resident presented a number of questions and or comments that I would like to respond to those.

Mr. Maar stated we have prepared a SWPPP and presented it to the Engineer to review.

Mr. Geiss stated I feel we need to discuss each one of these items as the Board just received this tonight.

Mr. Geiss stated first item being what is the extent of the current and future fill area?

Mr. Geiss stated the response being the current fill occupies approximately 0.5 acres of the 1.1 acres property. When completed this will cover approximately 0.8 acres.

Mr. Geiss stated I noted that there is fill on the adjacent property as well.

Mr. Maar stated that response is only relating to lot 3.

Mr. Maar stated we did address that in the SWPPP.

Mr. Geiss stated the second item being what is the depth of the current and future fill area?

Mr. Geiss stated the response is the fill is approximately 8- 10 feet deep currently. The proposed maximum depth of fill on completion is 19 feet.

Mr. Geiss stated this is quite impervious ground.

Mr. Geiss stated third item being is the current depth at the road going to impact the current 50 plus year old water line and if so has anyone confirmed with OCWA.

Mr. Geiss stated the response being based on the location of the water main shown on the survey and site plan, the water main is beneath the existing paved shoulder of Pottery Road. The water main will not be impacted by fill placed on the property outside of the edge of pavement.

Mr. Geiss stated the fourth item being the direction of the runoff water will be changed from the original grade.

Mr. Geiss stated the response is the placement of fill on the property will not affect the direction of runoff from the property. The existing tree buffer will remain, the direction of any runoff water will also remain as it exists today.

Mr. Geiss stated my feeling is I know this fill was done about 2 years ago so the fill has changed some of the water way. Some of the water is going on to the adjacent property.

Mr. Geiss stated water is flowing somewhat to the south.

Mr. Geiss stated the fifth item being will there be a buffer from the property line for the fill area? The property line is also the Town of Camillus/Van Buren town line.

Mr. Geiss stated the response is there will be a buffer between the bottom of the fill line and the property line of approximately 45 feet.

Mr. Geiss stated the sixth item being the resident is requesting that the Town of Camillus Code Enforcement and Engineer review the drainage plan prior to approval.

Mr. Geiss stated the response is the Town of Camillus officials will receive the proposed site plan and the SWPPP required for the proposed filling of the lot, including the adjacent parcel.

Mr. Geiss stated the seventh item being has anyone contacted National Grid on the water drainage to their property.

Mr. Geiss stated the response is they have not been contacted as this project will not increase drainage onto their property, nor negatively impact their right-of-way.

Mr. Geiss stated the eighth item being will there be an updated survey?

Mr. Geiss stated the response being there need for an updated survey will be determined by the Town of Van Buren.

Mr. Geiss stated that will be discussed when we go over the SWPPP.

Mr. Geiss stated the ninth item being will there be a swale between the fill area and the property line?

Mr. Geiss stated the response being there will not be a swale, the swale would create a point discharge at its outfall location, potentially causing drainage and or erosion problems on adjacent property.

Mr. Geiss stated as I pointed out to you some type of swale needs to be done to maintain drainage in the same direction.

Mr. Geiss stated the tenth item being has the existing fill been confirmed not to be hazardous?

Mr. Geiss stated the response being the fill is from City of Syracuse, Onondaga County Water Authority, and Lan-Co road and waterline repair, and site development projects, and is not considered hazardous. No testing has been performed on the fill.

Mr. Geiss stated when I walked the site I did not see any sheens of oil or other things on the ground.

Mr. Geiss stated the eleventh item being there is NYSDEC Class "A" wetland down grade from the runoff of this fill. How is this effected by the runoff and the fill?

Mr. Geiss stated the response being the NYSDEC and Federal wetlands are approximately 790 feet from the Petrovet property line and will not be impacted by the proposed fill.

Mr. Geiss stated the volume of additional fill at the project completion approximately 12,000 yards.

Mr. Geiss stated the slope of the hill will be 2 feet horizontal to 1 foot vertical.

Mr. Geiss asked can that be maintained and revegetated?

Mr. Maar stated yes it can.

Mr. Geiss stated your sediment control plan states that will be done on a continuing basis as fill is provided.

Mr. Maar stated once a final grade is reached in any given area that area will be stabilized.

Mr. Geiss stated not according to your sediment control plan.

Mr. Maar stated yes I think I may have stated that.

Mr. Geiss stated you are calling for 7 days or 14 days that is if this gets filled you are going to maintain seeding.

Mr. Maar stated I apologize for that, that is an oversight on my part.

Mr. Geiss stated dust control and road cleaning during filling operations will be undertaken by Mr. Petrovet and the need for such is included on the Erosion and Sediment Control Plan.

Mr. Maar stated I would like to address this as is will be very difficult to stabilize within the time that I indicated because of the way the fill is brought to the site.

Mr. Maar stated it won't just be brought in in a week and graded and be finished.

Mr. Maar stated we are replacing silt fence which is very effective for stopping sediment from leaving the site.

Mr. Maar stated I would like to modify that note to allow Mr. Petrovet a little more lea way in the time allowed for him to stabilize.

Mr. Geiss stated with the trouble we have had on this site I like the 7 to 14 days.

Mr. Geiss stated why don't you come up with an alternative and submit it to this Board and we will consider it.

Mr. Geiss asked Mr. Hoy you do have the SWPPP but you are not completed with it yet, correct?

Mr. Hoy stated I did get through it today and I do have some items I would like to talk to Mr. Maar about.

Mr. Geiss stated you have heard all of our comments if you could address them and get back to us.

INFORMATION ONLY

OTHER BUSINESS

Mr. Geiss stated we did meet with Seneca Golf Course. They are thinking patio homes as well as houses for the area.

Mr. Geiss stated we did not set another meeting until they are ready to come up with another plan.

Mr. Geiss stated again education requirement needs to be completed yearly.

ADJOURNMENT

Motion Mr. Geiss made the motion to close the meeting. Mr. Ruddock moved to accept the motion, seconded by Mr. Schanzenbach. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 7:10 p.m.

Respectfully Submitted,
Melissa MacConaghy
Zoning/Planning Board Secretary