

The July 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        | excused |
|            | 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 June 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 hold a public hearing for Joseph Mastroianni Variance Section 200-45 at 7991 Cornwell Road Tax Map ID# 040-01-09.1.**

Mr. Geiss waived the reading of the public notice.

Mr. Joe Mastroianni was present to address the Board.

Mr. Thad Szczurek was present to address the Board.

Mr. Mastroianni stated I am here to represent Mr. Szczurek for 5 variances including front yard, rear yard, 2 side yards and area.

Mr. Mastroianni stated he would like to demo the existing house and build a new one.

Mr. Mastroianni stated the existing house is 1500 sq ft. and new house will be about 1500 sq ft.

Mr. Mastroianni stated he came in before and since then he has reduced the house.

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

Mr. Mark Bardenett at 7939 Cornwell Road against this proposal.

Mr. Bardenett stated the footprint of the house is moving towards the river and it will block several views from my house to the river.

Mr. Bardenett stated I feel the new home may increase my taxes as well.

Mrs. Nora Bardenett also spoke against this proposal.

Mrs. Bardenett stated she and Mr. Bardenett are on the same page with this proposal.

**Mr. Geiss closed the public hearing.**

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

**JOSEPH MASTROIANNI VARIANCE SECTION 200-45 (AR-80)**

7991 Cornwell Road Tax Map ID# 040-01-09.1

Mr. Joe Mastroianni was present to address the Board.

Mr. Thad Szczurek was present to address the Board.

Mr. Szczurek stated originally when I came in for information only I had the structure 3 feet off the road line and comments were made about where will you park your cars.

I pushed everything up forward so it would not obstruct the view.

Mr. Geiss stated you met with us a couple months ago and we discussed the difficulty of 5 variances and we asked you to meet with the Code Officer, how did this meeting go?

Mr. Szczurek stated I did not meet with him.

Mr. Szczurek stated I did reduce everything like you asked.

Mr. Geiss reviewed the items that need to be satisfied for an area variance.

Resolution to follow:

**RESOLUTION NO. 1806  
OF THE  
ZONING BOARD OF APPEALS  
OF THE TOWN OF VAN BUREN**

Thad Szczurek (the “Applicant”) has applied for area variance relief from Section 200-45 of the Town of Van Buren Zoning Code to demolish an existing structure and build a residential structure with an attached garage on a parcel located at 7941 Cornwell Road, Tax Map No. 040.-01-09.1 (the “Property”). As proposed, once the residential structure is complete the front yard building setback will consist of 45.7 feet, the side yard building setback on the west will consist of 19.5 feet, the side yard building setback on the east will consist of 9.5 feet, the rear yard building setback will consist of 9.1 feet, and lot coverage will be 23%. The Property is located in the AR80 Zoning District.

Applicant proposes to construct a residential structure, measuring 50 feet by 31 feet, with an attached garage measuring 24 feet by 24 feet on the Property. Under Section 200-45 of the Zoning Code, the following setback distances are required for a residential structure with attached garage in the AR80 Zoning District: the front yard setback is 60 feet; the side yard setback is 40 feet; and the rear yard setback is 50 feet. Lot coverage is limited to 20%. Accordingly, Applicant seeks a variance of 14.3 feet in the front yard, a variance of 20.5 feet on the side yard to the west, a variance of 30.5 feet on the side yard to the east, and a variance of 41 feet in the rear yard, to allow for the placement of the residential structure with attached garage as proposed. In addition, to build a residential structure with garage of the proposed size, a lot coverage variance is required to increase the amount of coverage to 23%.

In support of the application, Applicant submitted an Application for Variance, Agricultural Data Statement, Notification to Surrounding Property Owners, Short Environmental Assessment Form, a "Property Plan" prepared by Mastroianni Engineering, PLLC, satellite imagery depicting the Property, as well as other properties situated on Cornwell Road, and photographs showing the Property and various other properties situated on Cornwell Road.

Applicant appeared at the public hearing to describe the proposed residential structure with garage and his need for such structure. Prior to filing an application, Applicant appeared before the Zoning Board of Appeals seeking "feedback" on his proposal. At such time, the Board recommended that Applicant meet with Code Enforcement Officer Pringle to discuss alternatives that would require less variance relief. Applicant failed to meet with Code Enforcement Officer Pringle. There was opposition to the application at the public hearing.

Based upon the submissions of Applicant and the testimony presented at the public hearing, the Board resolves as follows:

1. This matter is Type II under the State Environmental Quality Review Act as it involves an individual setbacks and lot coverage and the granting of area variances related to a single family residential use.

2. It is determined the requested variance relief will produce any undesirable change in the residential character of the neighborhood and will be a detriment to nearby properties. Due to the size of the Property, the benefit sought by Applicant can be achieved by any other feasible method.

3. The proposed variance relief will have an adverse effect or impact on the physical environmental conditions in the neighborhood or district. The benefit to Applicant does not outweigh any detriment to the neighborhood or community as a result of granting the variance relief and the variances requested are not the minimum relief necessary to allow Applicant relief from the Town's Zoning regulations.

4. For the reasons set forth, variance relief is denied allowing Applicant to construct a residential structure with attached garage situated on a parcel located at 7941 Cornwell Road, Tax Map No. 040.-01-09.1, such that the front yard building setback will consist of 45.7 feet, the side yard building setback on the west will consist of 19.5 feet, the side yard building setback on the east will consist of 9.5 feet, the rear yard building setback will consist of 9.1 feet, and lot coverage will be 23%.

Dated: July 10, 2018

---

Anthony Geiss, Chairman  
Zoning Board of Appeals  
Town of Van Buren

Roll Call Vote:

|                    | Aye           | Nay           | Other          |
|--------------------|---------------|---------------|----------------|
| Mark Budosh        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Virginia     | <u>      </u> | <u>      </u> | <u>Excused</u> |
| James Ruddock      | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| Roger Roman        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Bowes        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Schanzenbach | <u>      </u> | <u>      </u> | <u>Excused</u> |
| Anthony Geiss      | <u>  x  </u>  | <u>      </u> | <u>      </u>  |

**Mr. Geiss stated I would like to recess the meeting to hold a public hearing for Taylor Anderson Variance Section 200-72B at 51 Cross Country Drive Tax Map ID# 033.1-05-40.0.**

Mr. Taylor Anderson was present to address the Board.  
 Mrs. Marissa Anderson was present to address the Board.

Mrs. Anderson stated we recently purchased this home at the end of May. It is a corner lot.  
 Mrs. Anderson stated we have a large dog and just had our first baby and plan to have more. Our plans with this house was to build a 6 foot privacy fence.  
 Mr. Anderson stated we are looking to build outside of our building line on the southern side of the house which is closest to Naylor Circle.  
 Mr. Geiss asked how far outside the building line are you proposing the fence to be?  
 Mr. Anderson stated from the house to the building line is roughly four feet I would like to be another 15 feet outside of that.

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.**

**TAYLOR ANDERSON VARIANCE SECTION 200-72 B (PUD)**  
 51 Cross Country Drive Tax Map ID# 033.1-05-40.0

Mr. Taylor Anderson and Mrs. Marissa Anderson were present to address the Board.

Mr. Geiss stated you are looking for a 6 feet high fence 15 feet into the right of way.  
 Mr. Geiss stated the variance is for the height to go from 3 ½ feet to 6 feet.  
 Mrs. Anderson stated the only issue is if we were to have a pool put in in the future we would need to have a four feet fence, we would be willing to compromise on the height.  
 Mr. Geiss asked is four foot acceptable for you?  
 Mrs. Anderson stated yes.

Resolution to follow:

**RESOLUTION NO. 1807  
OF THE  
ZONING BOARD OF APPEALS  
OF THE TOWN OF VAN BUREN**

Taylor Anderson (“Applicant”) of 51 Cross County Drive has applied for area variance relief from Section 200-72(B) of the Town of Van Buren Zoning Code related to the installation of a proposed stockade fence measuring four (4) feet in height in his front yard. The property is located on the corner of Cross Country Drive and Naylor Circle in the PUD District and is identified as Tax Map No. 033.1-05-40.0 (“Property”). Pursuant to the Zoning Code, because a corner parcel has two (2) lot lines coincident with the line of a public street right-of-way, it has two (2) “front lot lines.”

The Applicant appeared before the Zoning Board of Appeals and described the proposed placement of a four (4) foot high stockade fence 24 feet off the property line on Naylor Circle, which is six (6) feet within the 30-foot setback. Section 200-72(B) of the Zoning Code provides, “[o]n all lots, no wall, hedge or fence over 3 ½ feet in height shall be erected within the front yard.” Citing such concerns as privacy, the Applicant maintained that the installation of a fence measuring four (4) feet in height in the front yard of the Property was necessary. A public hearing on the application was held on July 10, 2018.

In support of the application, Applicant submitted an Application for Variance, Agricultural Data Statement, Notification to Surrounding Property Owners, Short Environmental Assessment Form, and an altered survey of the Property, dated April 5, 2018.

Based upon the foregoing, the Board resolves as follows:

1. This matter is Type II under the State Environmental Quality Review Act as it involves the granting of an area variance related to a single family residential use.

2. It is determined that variance relief will not produce any undesirable change in the residential character of the neighborhood and will not be a detriment to nearby properties. Variance relief will not have an adverse effect or impact on the physical environmental conditions in the neighborhood or district. Neighbors did express any opposition to the variance. There is no apparent method to achieve the benefit Applicant wishes to obtain, other than a variance and the benefit to Applicant does outweigh any detriment to the neighborhood or community because of granting the variance relief.

3. An area variance is hereby granted allowing a stockade fence measuring four (4) feet in height to be situated in the front yard along the southeastern boundary a distance of six (6) feet from the building line, on property located at 51 Cross County Drive, Tax Map No. 033.1-05-40.0.

Dated: July 10, 2018

---

Anthony Geiss, Jr. Chairman  
 Zoning Board of Appeals  
 Town of Van Buren

Roll Call Vote:

|                    | Aye           | Nay           | Other          |
|--------------------|---------------|---------------|----------------|
| Mark Budosh        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Virginia     | <u>      </u> | <u>      </u> | <u>Excused</u> |
| James Ruddock      | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| Roger Roman        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Bowes        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Schanzenbach | <u>      </u> | <u>      </u> | <u>Excused</u> |
| Anthony Geiss      | <u>  x  </u>  | <u>      </u> | <u>      </u>  |

**Mr. Geiss stated I would like to recess the meeting to hold a public hearing for Theodore Martz Variance Amended Section 200-45 at 229 Blanchard Blvd. Tax Map ID# 061.-05-07.0.**

Mrs. Gwen Martz was present to address the Board.

Mrs. Martz stated in 2007 we had a deck built on the front of our house.

Mrs. Martz stated there is a roof overhang in the area and it stops right in the middle of the deck.

Mrs. Martz stated in the winter when the snow comes it drops all the snow right in the middle of the deck.

Mrs. Martz stated we are asking for an extension to build on the front overhang to extend over the deck.

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.**

**THEODORE MARTZ VARIANCE SECTION 200-45 (R-10)**

229 Blanchard Blvd. Tax Map ID# 061-05-07.0

Mrs. Gwen Martz was present to address the Board.

Mr. Geiss stated you had permission to extend your deck out back in 2007.

Resolution to follow:

**RESOLUTION NO. 1808  
OF THE  
ZONING BOARD OF APPEALS  
OF THE TOWN OF VAN BUREN**

Theodore C. and Gwendolyn M. Martz (“Applicants”) have applied for amended area variance relief from Section 200-45 of the Town of Van Buren Zoning Code related to the construction of a roof over an existing deck structure on property located at 229 Blanchard Boulevard. The property is situated in the R10 District and is identified as Tax Map No. 061.-05-07.0 (“Property”).



The Applicants appeared before the Zoning Board of Appeals and described the proposal to construct a roof over an existing deck structure, which measures 16 feet by 8 feet. Speaking in favor of the application, the Applicants explained that in September of 2007, the Zoning Board of Appeals had granted them an area variance to allow the construction of the deck structure within the Property's front yard setback. In seeking to amend the prior variance approval, the Applicants indicated that relief was sought to prevent snow from accumulating on the deck. The Applicants confirmed that no other modification to the deck structure was proposed. A public hearing was duly held on the application on July 10, 2018.

In support of the application, Applicant submitted an Application for Variance, an altered survey of the Property prepared by Stephen Sehnert, dated October 28, 1996, and a copy of the resolution passed on September 1, 2007, granting the requested variance relief to allow the placement of the deck within the front yard setback.

Based upon the foregoing, the Board resolves as follows:

1. This matter is Type II under the State Environmental Quality Review Act as it involves the granting of an area variance related to a single family residential use.
2. It is determined that variance relief will not produce any undesirable change in the residential character of the neighborhood and will not be a detriment to nearby properties. Variance relief will not have an adverse effect or impact on the physical environmental conditions in the neighborhood or district. Neighbors did not express any opposition to the variance. There is no apparent method to achieve the benefit Applicants wish to obtain, other than a variance and the benefit to Applicants does outweigh any detriment to the neighborhood or community because of granting the variance relief.
3. An area variance is hereby granted allowing a roof to be constructed over an

existing deck structure, which measures 16 feet by 8 feet, in the front yard of property located at 229 Blanchard Boulevard, Tax Map No. 061.-05-07.0.

Dated: July 10, 2018

\_\_\_\_\_  
Anthony Geiss, Jr. Chairman  
Zoning Board of Appeals  
Town of Van Buren

Roll Call Vote:

|                    | Aye           | Nay           | Other          |
|--------------------|---------------|---------------|----------------|
| Mark Budosh        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Virginia     | <u>      </u> | <u>      </u> | <u>Excused</u> |
| James Ruddock      | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| Roger Roman        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Bowes        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Schanzenbach | <u>      </u> | <u>      </u> | <u>Excused</u> |
| Anthony Geiss      | <u>  x  </u>  | <u>      </u> | <u>      </u>  |

**MELANIE OLIN VARIANCE SECTION 200-49 E.2 (AR-80)**

1076 Lynch Road Tax Map ID# 040-01-22.0

Mr. Geiss stated they have asked to be tabled this evening as they did not have any new information for us as of yet.

**MICHAEL LOGAN VARIANCE SECTION 200-45 (R-10)**

141 Baker Blvd. Tax Map ID# 062-03-01.0

Mr. Michael Logan was present to address the Board.

Mr. Logan stated I was here last month requesting a variance for an expansion of my deck.

Mr. Logan stated hopefully this evening I have what you need.

Mr. Geiss stated you are also looking for a fence in the front yard.

Mr. Logan stated yes the variance I am looking for with the fence is to have this 6 feet in height.

Mr. Geiss stated you have an existing 6 foot fence along Leopold Blvd. and on the back of your property, correct?

Mr. Logan stated yes.

Mr. Geiss stated we do have difficulty with a 6 foot fence in the front yard.

Mr. Geiss asked do you own this property?

Mr. Logan stated no I do not my girlfriend does.

Mr. Geiss asked how high is the deck?

Mr. Logan stated it varies from 22 inches to 24 inches.

Resolution to follow:

**RESOLUTION NO. 1809  
OF THE  
ZONING BOARD OF APPEALS  
OF THE TOWN OF VAN BUREN**

Michael Logan (“Applicant”) has applied for area variance relief from Section 200-72(B) of the Town of Van Buren Zoning Code, relating to the installation of a proposed stockade fence measuring six (6) feet in height in his front yard, and Section 200-45 of the Zoning Code relating to the construction of a deck structure, measuring 26 feet by 12 feet, within the front yard setback of property located at 141 Baker Boulevard. The property is situated on the corner of Leopold Boulevard and Baker Boulevard in the R10 District and is identified as Tax Map No. 062.-03-01.0 (“Property”).

The Applicant appeared before the Zoning Board of Appeals and, speaking in favor of the application, described the installation of a proposed six (6) foot high stockade fence within the front yard and the construction of a deck measuring 26 feet by 12 feet to be located 19 feet off the property line, within the Property’s front yard setback. With regard to the proposed installation of the six (6) foot high fence within the Property’s front yard, Section 200-72(B) of the Zoning Code provides, “[o]n all lots, no wall, hedge or fence over 3 ½ feet in height shall be erected within the front yard.” Citing such concerns as privacy, the Applicant maintained that the installation of a fence measuring six (6) feet in height in the front yard of the Property was necessary. With regard to the encroachment of the proposed deck within the front yard setback, pursuant to Section 200-45 of the Zoning Code, the front yard setback line for principal and attached accessory structures is 30 feet. Applicant proposes a setback distance of 19 feet,

requiring an area variance of 11 feet. The Board noted that if placement of the fence and deck are permitted as proposed, there may result in a sight distance concern at the intersection of Leopold Boulevard and Baker Boulevard. A public hearing was duly held on the application on June 12, 2018.

In support of the application, Applicant submitted an Application for Variance, Agricultural Data Statement, Notification to Surrounding Property Owners, Short Environmental Assessment Form, photocopies of an altered survey of the Property, and a dimension and plan view, prepared by Pro Deck Design, of the proposed deck.

Based upon the foregoing, the Board resolves as follows:

1. This matter is Type II under the State Environmental Quality Review Act as it involves the granting of an area variance related to a single family residential use.
2. It is determined that variance relief to increase the height of the fence will produce any undesirable change in the residential character of the neighborhood and will be a detriment to nearby properties. Variance relief to increase the height of the fence will have an adverse effect or impact on the physical environmental conditions in the neighborhood or district. Neighbors did not express any opposition to the variance. There is an apparent method to achieve the benefit Applicant wishes to obtain, other than a variance and the benefit to Applicant does not outweigh any detriment to the neighborhood or community because of granting the variance relief.
3. It is determined that variance relief to build the proposed deck structure within the front yard setback will not produce any undesirable change in the residential character of the neighborhood and will not be a detriment to nearby properties. Variance relief permitting the encroachment of the deck into the front yard setback will not have an adverse effect or impact on

the physical environmental conditions in the neighborhood or district. Neighbors did not express any opposition to the variance. There is no apparent method to achieve the benefit Applicant wishes to obtain, other than a variance and the benefit to Applicant does outweigh any detriment to the neighborhood or community because of granting the variance relief.

4. An area variance permitting the height of the fence to be increased to six (6) feet within the front yard is hereby denied and an area variance allowing the construction of a deck structure, which measures 26 feet by 12 feet, within the front yard setback of property located at 141 Baker Boulevard, Tax Map No. 062.-03-01.0 is hereby granted.

Dated: July 10, 2018

\_\_\_\_\_  
Anthony Geiss, Jr. Chairman  
Zoning Board of Appeals  
Town of Van Buren

Roll Call Vote:

|                    | Aye           | Nay           | Other          |
|--------------------|---------------|---------------|----------------|
| Mark Budosh        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Virginia     | <u>      </u> | <u>      </u> | <u>Excused</u> |
| James Ruddock      | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| Roger Roman        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Bowes        | <u>  x  </u>  | <u>      </u> | <u>      </u>  |
| James Schanzenbach | <u>      </u> | <u>      </u> | <u>Excused</u> |
| Anthony Geiss      | <u>  x  </u>  | <u>      </u> | <u>      </u>  |

**JOSEPH HANEY SPECIAL USE PERMIT SECTION 200-80 C (5) (LB)**  
2119 Downer Street Tax Map ID # 034-03-17.1

Mr. Geiss stated the applicant has requested to table this until our August meeting.

**ANTHONY CRISAFULLI SITE PLAN (IND-A)**  
6945 Winchell Road Tax Map ID # 055-03-02.1,03.0 & 04.2

Mrs. Terry Horst was present to address the Board.

Mr. Geiss reviewed County comments with the applicant.

Mr. Geiss stated one of the comments was that they recommend some screening on the back side of the property. I don't know if they could see that the back side of the property rides up 25 to 30 feet in the air. We are not worried about that.

Mr. Geiss stated our biggest concern was SWPPP.

Mr. Hoy stated I met with Mrs. Horst stated a few months back, they have since revised the and resubmitted to me and we are close to resolution on that.

Mrs. Horst stated that the owner has cleaned up the cars for the most part.

Mrs. Horst stated he will clean up the tires as well once he gets approval.

**Motion** Mr. Geiss asked the Board to entertain a motion with regards to SEQR for Anthony Crisafulli Site Plan at 6945 Winchell Road Tax Map ID# 055-03-02.1, 03.0 and 04.2. This is a site plan for a construction yard with the total parcel of 8.63 acres. The applicant has submitted a SWPPP that has been worked on by the Town Engineer. There is no significant 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 site plan for Anthony Crisafulli at 6945 Winchell Road Tax Map ID# 055-03-02.1, 03.0 and 04.2 per the applicants' map which is dated July 27, 2017 with revisions of December 6, 2017, January 3, 2018, March 13, 2018, April 6, 2018 and July 6, 2018 with the following conditions that the applicant must get the final approval on the SWPPP from the Town Engineer and the clean up and site work will be done by the end of May 2019 on this project site and also the applicant will need to comply with DOT requirements for this site. Mr. Ruddock moved to accept the motion seconded by Mr. Roman. Motion carried unanimously.

### **JOSEPH DEMAIO SITE PLAN (LB)**

7283 State Fair Blvd. Tax Map ID# 062-02-01.0

Mr. Geiss reviewed the County comments with the applicant.

Mr. Joseph DeMaio was present to address the Board.

Mr. Geiss stated you have a residential property to the back of the property with no separation at all.

Mr. Geiss stated you have quite a long driveway in the back with no parking signs as you go further back.

Mr. Geiss stated as you go back to the property along Walker Blvd. there is a 50 or 60 foot driveway.

Mr. DeMaio stated that is for trucks to back in.

Mr. Geiss asked are they able to back in?

Mr. DeMaio stated yes.

Mr. Geiss stated I have heard there have been many difficulties with the trucks backing in.

Mr. Geiss stated I would like you to provide landscaping and turning radiuses for the tractor trailer to show how it gets in and out of that site.

Mr. Geiss stated you will want a survey map as well.

**BARRAM LLC SITE PLAN (R-40)**

Crego Road Tax Map ID#034-03-05.1

Mr. Jim Stephenson and Mr. Greg Ramin were present to address the Board.

Mr. Stephenson stated we would like to develop this site with self-storage warehouse.

Mr. Stephenson we are looking at a total of 30,000 square feet of self-storage warehouse at 2.66 acres of land.

Mr. Stephenson stated there is a shopping center across the street and a firehouse below.

Mr. Stephenson stated it is an overgrown vacant lot.

Mr. Stephenson stated we are looking at some trees and a fence along Crego Road.

Mr. Ramin stated we have an emergency exit on this side and an 80 foot right of way on this side into this parcel.

Mr. Geiss asked is that from the fire department?

Mr. Ramin stated yes.

Mr. Geiss stated how about some landscaping along the adjacent boundary to the firehouse.

Mr. Geiss asked what is the spacing for the trees out by the road?

Mr. Stephenson stated about 30 feet.

Mr. Geiss stated 30 is quite a wide spacing.

Mr. Virginia stated these look like deciduous trees and they will drop their leaves in the winter, so you will not have any buffer.

Mr. Geiss stated we have gone with Evergreens in the past for a buffer.

Mr. Stephenson stated we can do that.

Mr. Geiss asked is the SWPPP in the packet?

Mr. Stephenson stated no it has not been submitted yet.

Mr. Virginia asked is their color schemes in there?

Mr. Geiss stated the Board prefers earth tone.

Mr. Geiss reviewed the County comments with the applicant.

**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 Barram LLC Site Plan at Crego Road Tax Map ID# 034-03-05.1. Mr. Ruddock moved to accept the motion seconded by Mr. Budosh. Motion carried unanimously.

**G & C FOODS SITE PLAN AMENDED (IND-A)**

3407 Walters Road Tax Map ID# 055-03-05.1

Mr. Patrick Hill was present to address the Board.

Mr. Hill stated we were here about this time last year and we were approved for an expansion at the warehouse.

Mr. Hill stated they are now in need of additional storage area.

Mr. Hill stated we are proposing about 105,000 square foot warehouse addition which will include frozen storage area, 22 additional truck docks and a small utility room.

Mr. Hill stated we are also proposing additional employee parking spaces.

Mr. Geiss stated we do need to send this to County for their review.

**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 G & C site plan amended at 3407 Walters Road Tax Map ID# 055-03-05.1. Mr. Ruddock moved to accept the motion seconded by Mr. Budosh. Motion carried unanimously.

## **INFORMATION ONLY**

## **OTHER BUSINESS**

Mr. Geiss stated we will be starting our August 14<sup>th</sup> meeting at 6 p.m. instead of 7 p.m.

## **ADJOURNMENT**

**Motion** Mr. Geiss made the motion to close the meeting. Mr. Ruddock moved to accept the motion, seconded by Mr. Budosh. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 9:50 p.m.

Respectfully Submitted,  
*Melissa MacConaghy*  
Zoning/Planning Board Secretary