

The June 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 May meeting minutes for Zoning/Planning Board as written. Mr. Roman moved to accept the motion, seconded by Mr. Ruddock. Motion carried unanimously.

FOX CREEK APARTMENTS SITE PLAN (PUD)

Village Blvd. South Tax Map ID# 031-10-04.1

Mr. Geiss stated the applicant asked to be adjourned until next month.

STORE MORE PAY LESS SITE PLAN (PUD)

7029 Van Buren Road Tax Map ID# 057-01-04.8

Mr. Mike Wagner was present to address the Board.

Mr. Geiss reviewed County comments with the Board and the applicant.
 Mr. Geiss stated the zoning has been changed on this parcel.
 Mr. Geiss stated this is an existing facility with access to Van Buren Road.
 Mr. Geiss stated the driveways do exist and there is no new permit required.
 Mr. Geiss asked what about the fence, will you be changing this fence?

Mr. Wagner stated it wasn't my intention to as the fence has been there since prior to our purchase.

Mr. Geiss stated the properties were both owned within a family at that point, years ago.
Mr. Wagner stated yes.

Motion Mr. Geiss asked the Board to entertain a motion in regards to SEQR for Store More Pay Less Site Plan at 7029 Van Buren Road Tax Map ID# 057-01-04.8. This is a site plan and the property is not changing and he is adjusting from outdoor storage to additional indoor storage adjacent to his existing indoor storage area. There is no 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 site plan for Store More Pay Less at 7029 Van Buren Road Tax Map ID # 057-01-04.8. This site plan was first dated 1/1/17 with latest revision of 5/4/17 with a condition of that the existing outdoor storage that prior to any issue of a certificate of occupancy that this will all be cleaned out. Also there will be no storage or other items on adjacent lands. Mr. Ruddock moved to accept the seconded by Mr. Schanzenbach. Motion carried unanimously.

SANDRA KIRNAN ZONE CHANGE/BILLBOARD OVERLAY DISTRICT

Winchell Road Tax Map ID# 055-04-02.1

Mrs. Sandra Kirnan was present to address the Board.

Mrs. Kirnan stated I am seeking the zone change for the off premises advertising for the billboard.

Mr. Geiss stated there was a question concerning location of the sign and a right of way.

Mrs. Kirnan stated yes I believe there has been some discussion with the attorneys.

Mr. Geiss asked is there any change in the size of the sign?

Mrs. Kirnan stated no.

Mr. Geiss stated we are looking for recommendation to the Town Board for a zone change for the billboard overlay district.

Mr. Geiss stated with that being in the middle of this property, that will be the only sign allowed on this property.

Mrs. Kirnan stated I understand this.

Motion Mr. Geiss asked the Board to entertain a motion to send a recommendation to the Town Board for an inclusion into the billboard overlay district. Mr. Schanzenbach moved to accept the motion seconded by Mr. Ruddock. Motion carried unanimously.

Mr. Geiss stated the Turner Farm Subdivision have asked to be taken off the agenda as they are still waiting for the speed reduction request.

Mr. Geiss stated I would like to recess the meeting to call a public hearing for Forefront Power LLC Special Use Permit Section 200-21 at 1299 Kingdom Road Tax Map ID # 038-01-21.0.

Mr. Tim Ahrens and Ms. Jodi Hunt were present to address the Board.

Mr. Ahrens stated this project is approximately 12 acres of the 75 acres, it is zoned AR-80.

Mr. Ahrens stated this project consist of an install of a 2000 kw ground mounted photo voltaic solar energy facility.

Mr. Ahrens stated there will be an access road as well which will be provided during construction and at the end it will provide access for maintenance for the facility.

Mr. Ahrens stated we are within the setbacks with the Town Code for this facility.

Mr. Ahrens stated the construction timeframe is typically three to four months.

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

Mr. Geiss stated I would like to recess the meeting to call a public hearing for Forefront Power LLC Site Plan at 1299 Kingdom Road Tax Map ID # 038-01-21.0.

Mr. Geiss asked if anyone was present to address the Board.

Mr. Tim Ahrens was present to address the Board.

Mr. Ahrens stated we have a parcel of 75 acres and we will be occupying about 12 of those acres.

Mr. Ahrens stated we will be within the fence area and the fence will be a chain link 7 foot fence with barbed wire on top.

Mr. Ahrens stated the access road will be crushed stone.

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

FOREFRONT POWER LLC SPECIAL USE PERMIT SECTION 200-21

1299 Kingdom Road Tax Map ID# 038-01-21.0

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 Type I action under SEQR for the Special Use Permit for 1299 Kingdom Road Tax Map ID# 038-01-21.0. This is a proposal for a solar power installation on total property size of 75 acres with the total solar facility of 12 acres. The area is zoned agricultural residential under special use permit

this use is approved. The area that they are using is open land and the land is currently owned by the Town. 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.

Mr. Geiss reviewed the County comments with the Board and the applicant.

Resolution to follow:

**RESOLUTION NO. 1703
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN**

Forefront Power, LLC seeks a special use permit to operate a 2,000-kilowatt ground-mounted photovoltaic solar energy facility on 11.83 acres of a 74 acre parcel of property located at 1229 Kingdom Road, Tax Map No. 038.-01-21.0 (the "Property"), pursuant to Section 200-21 of the Town of Van Buren Zoning Code. The Property is located in the Agricultural Residential - 80 (AR-80) Zoning District.

In support of the request, Applicant submitted an application, an Agricultural Data Statement, a Notification to Surrounding Property Owners of Pending Action, an aerial photograph of the Property, "Map Showing Existing Topography" of the Property prepared by Thew Associates, dated March 8, 2016, Sheets 1 of 2 and 2 of 2, plans titled "Kingdom Road Solar," consisting of Sheets C-001 through C-003, C-101 through C-105, and C-201, and a Long Environmental Assessment Form ("EAF"). In addition, representatives for the applicant appeared at the public hearing to explain the proposal and address the concerns of the Board. Applicant confirmed that the proposed arrays are similar to those typically used for residential roof-top installations and that the arrays, which are to be placed on a racking system either pile driven into or screw-mounted onto the ground surface on land located outside of the forested portion of the Property, will be directly connected to National Grid's local electrical distribution

grid via either underground or overhead electrical service. Applicant's representatives further confirmed that a seven (7) foot high chain-linked security fence will surround the solar array facility.

Upon review by the Onondaga County Planning Board, Case # Z-17-198, it has been recommended that the proposal be modified to meet the Onondaga County Department of Transportation's commercial driveway standards and to require the submission of a Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation to evaluate appropriate mitigation measures. The OCPB further encouraged the Applicant to site large scale solar arrays so as to avoid placement on actively farmed land with prime agricultural soils, to obtain a permit from the Onondaga County Department of Transportation for driveways and work to be performed within the right-of-way, and to consider opportunities to improve the aesthetics along the front of the parcel.

Notice of the public hearing was duly published. The public hearing was held on June 13, 2017. No one appeared in opposition to the application.

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

1. Because more than ten (10) acres of land will be disturbed by the project, this matter is subject to the State Environmental Quality Review Act and is classified as a Type I action. The Board issued a negative declaration on June 13, 2017, concluding that there were no adverse environmental impacts.

2. Relative to Section 200-80(C)5 of the Zoning Code, the Board issues the following findings and determinations:

- a. Because the proposed use is allowed by Special Use Permit, the use complies with the applicable intent and regulations of the Code;

- b. The proposed use is located on a parcel zoned Agricultural Residential – 80 (AR-80) and is consistent with the long-term development objectives of such area. The proposed use is appropriate for the amenities available to the Property and will not impede development of the area as intended by the Town’s Comprehensive Plan;
- c. The scale and design of the use is in compliance with Town requirements and, as a result of the placement of the facility on the Property and the vegetative screening required, shall be visually compatible with conditions of the site and surrounding properties;
- d. The design of the site does not create any significant traffic issues;
- e. The use is designed and shall be operated in a manner that minimizes off site disturbance of natural and cultural resources. Because the proposed solar arrays are ground-mounted or pile driven, the use minimally disturbs prime agricultural soils and is consistent with the soil capabilities of the site to accommodate the use and water runoff has been properly controlled;
- f. Emissions from the site are minimal and shall not impact surrounding properties;
- g. The physical characteristics of the Property are suitable for and conducive to the proposed solar facility, without modification to the established character of the surrounding area; and
- h. The cumulative impacts of the solar array use, consisting of 11.83 acres of a 74-acre parcel, will not unreasonably interfere with or diminish the continued use, enjoyment or growth of the surrounding area or community.

3. A Special Use Permit is hereby granted, in accordance with Section 200-21 of the Zoning Code, subject to the following conditions:

- a. Applicant shall provide vegetative screening along the front of the Property; and
- b. Applicant shall submit a Stormwater Pollution Prevention Plan to the Town of Van Buren Engineer for review and approval.

Dated: June 13, 2017

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

Roll Call Vote:

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

FOREFRONT POWER LLC SITE PLAN

1299 Kingdom Road Tax Map ID# 038-01-21.0

Mr. Geiss stated you will be working with the County on the driveway and in the meantime you can get with the Town Engineer in regards to Stormwater.

Mr. Geiss stated I would like to recess the meeting to continue a public hearing for Forefront Power LLC Site Plan at 6719 Pottery Road Tax Map ID # 055-01-10.1.

Mr. Geiss asked if anyone was present to address the Board.

Mr. Tim Ahrens and Ms. Jodi Hunt were present to address the Board.
 Mr. Ahrens stated this project on Pottery Road involves installing a 2000 kw ground mounted photo voltaic solar energy facility.
 Mr. Ahrens stated there is an access road here as well.
 Mr. Ahrens stated this will be on a concrete pad.
 Mr. Ahrens stated we are within the setbacks with the Town Code for this facility.

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

Mr. Dirk Oudemool, Esq. was present to address the Board.
 Mr. Oudemool stated I am here to represent the neighbors directly across the street.
 Mr. Oudemool stated they are very much opposed to this project and I feel the nature of Pottery Road is much different from the one on Kingdom Road.
 Mr. Oudemool stated this field here has been farmed.

Mr. Oudemool stated there is a large amount of wildlife here as well.

Mr. Oudemool stated I feel there needs to be a wildlife study in regards to this.

Mr. Oudemool stated there are over 70 deer on a regular basis in this area.

Mr. Oudemool stated the long form SEQR does identify some habitats but one very important once not recognized is the northern long eared bat which is an endangered species which lives in large numbers in Mr. Pitchers (neighbor) barn.

Mr. Oudemool stated there is also a number of birds in the area which is called the Lake effect.

Mr. Oudemool stated we are suggesting that you go with a positive declaration and require special steps on the impact of the wildlife.

Mr. Oudemool stated my client did consult an aviation safety inspector and he stated that the reflected glare from the sun will have impact on this.

Mr. Ernie Maffei at 6712 Pottery Road was present to address the Board.

Mr. Maffei stated as a neighbor I am concerned about the wildlife and my property value as well.

Mr. Maffei stated I will suggest two other land properties that come to mind that are already public land one off of Brickyard Road and the other East Sorrell Hill Road.

Mr. Michael Knowlton at 6694 Bennetts Corners Road was present to address the Board.

Mr. Knowlton stated I do have some concerns about this site.

Mr. Knowlton stated we have a couple residential solar panels.

Mr. Knowlton asked how safe are these for the firefighters, what safety plan do they have in place?

Mr. Knowlton stated I am also concerned with the intersection and the amount of traffic.

Mr. Mo Baker at 6823 Herman Road was present to address the Board.

Mr. Baker stated what the Town has done with Herman Road is terrible, we should call Herman Road Hiawatha Blvd.

Mr. Baker stated the trucks are twenty-four seven, day and night driving down the Road.

Mr. Baker stated I think this proposal is the way to go. Then having more trucks and more cars. I feel it will be quiet.

Mr. Baker stated no more homes.

Mr. Joe Sullivan at 6713 Pottery Road was present to address the Board.

Mr. Sullivan stated I have some concerns being a neighbor that it is a very nice area, my concern is if this is approved how do we know it will be completed?

Mr. Al Schadel at 6716 Pottery Road was present to address the Board.

Mr. Schadel stated lately we have been getting County trucks racing down through here.

Mr. Schadel stated there is a lot of animals in the area.

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

No one else spoke.

Mr. Geiss closed the public hearing.

Mr. Geiss stated we are now back in regular session

FOREFRONT POWER LLC SITE PLAN

6719 Pottery Road Tax Map ID# 055-01-10.1

Mr. Tim Ahrens was present to address the Board.

Mr. Geiss addressed the question concerning the completion of the project, decommissioning is required and part of the proposal. Therefore if it is not used or abandoned they will be required to take it out and return back to its original.

Mr. Geiss stated we will need a plan in regards to landscaping for this project.

Mr. Ahrens stated in regards to wildlife, they will not be impacted with these projects.

Mr. Ahrens stated in regards to birds and the lake effect, this is something that is documented.

Mr. Ahrens stated I am not aware of any reports here in the North East.

Mr. Ahrens stated in regards to fire safety, yes very much we are in the Site Plan proposal process so we have not gone through it all, typically fire consultation will review the applications and ask for any comments and we also have safely walk thrus with the fire company.

Mr. Geiss stated you will need to provide us with documentation on all these comments.

Mr. Geiss stated we do not have any decision on this project this evening as we will await further review.

Mr. Geiss stated I would like to recess the meeting to hold a public hearing for Tarolli Project Site Review and fill permit at 6602 Herman Road Tax Map ID # 055-01-05.1

Mr. Derek Tarolli was present to address the Board.

Mr. Tarolli stated I would like to fill in to an existing site.

Mr. Tarolli stated we have incorporate some evergreens along the Herman Road side.

Mr. Tarolli stated we have also done a swale on the finished property.

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

TAROLLI SITE PLAN AMENDED

6602 Herman Road Tax Map ID # 055-01-05.1

Mr. Geiss stated you do now show plantings out by the Road.

Mr. Geiss reviewed County comments with the applicant and the Board.

Mr. Geiss asked you are not looking for additional access to Herman Road?

Mr. Tarolli stated no.

Mr. Geiss asked Mr. Jason Hoy if he had any concerns with the drainage on this site?

Mr. Hoy stated no, the only issue I do not have yet is a letter confirming that the stormwater pond is designed for a full buildout which my review of the documents I feel it is but I would like confirmation that it is as well.

Motion Mr. Geiss asked the Board to entertain a motion to approve a Special Use Permit for Derek Tarolli at 6602 Herman Road Tax Map ID # 055-01-05.1. This is a special use permit required pursuant to Code Section 200-35 C5 for the proposed use, which the Board finds is a contractors' yard. The Board finds the proposed special use satisfies the Town standards of review as follows.

As the proposed use is allowed in the zoning district by special permit, it is in compliance with the applicable intent and regulations of the Zoning Ordinance, the proposed use is consistent with the long term development objectives of the area and is serviced by utilities necessary. The scale and design of the use is appropriate for the site and to accommodate the improvements. The design of the site provides for efficient vehicular movement. Drainage on the site will not adversely affect existing drainage facilities and are contemplated by the SWPPP on file. Regarding aesthetics, the physical improvements will be compatible with the area. Emissions from the site will be minimal. The Special Use Permit is granted pursuant to Code Section 200-30 subject to: Inspection approval of fill by the Code Enforcement Officer, submission of required survey with final contours, documentation of existing applicability of SWPPP and existence of agreement between property owners in use of stormwater facilities.

Mr. Geiss stated the map dated March 29, 2017 with revision of April 20, 2017.

Mr. Geiss stated original SEQR was submitted and it is proposed that we ratify and reaffirm the SEQR at this time. Mr. Virginia moved to accept the motion seconded by Mr. Ruddock. Motion carried unanimously.

RADLIFF RENTALS INC. SITE PLAN (OUTDOOR DISPLAY)

2265 Downer Street Tax Map ID# 034-04-06.1

Mr. Steve Radliff was present to address the Board.

Motion Mr. Geiss asked the Board to entertain a motion with regards to SEQR this is a proposal to locate shed buildings as large as 12' by 24' located on the grass area in River Mall in the north east corner of the parking lot. This is an existing grass area and it does not affect the pavement or fire access. There is no 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 Site Plan that was submitted by the applicant which includes a photo of the property and a sketch drawing of his proposal of locating the sheds with a condition that he agrees to comply with all Town Code as they pertain to signage. He is to keep the building locked during non-business hours and he agrees to provide secondary mowing and trimming so the display area is well kept. These buildings will be in place from April to October and they will be removed for the Winter months. The applicant will add two no parking signs.

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

Mr. Geiss stated I would like to recess the meeting to hold a public hearing for Rebecca Webb Special Use Permit Section 200-24 G at 7646 Maple Road Tax Map ID # 030-03-39.

Ms. Rebecca Webb was present to address the Board.

Ms. Webb stated I will be making baked goods at my home and bringing them to farmers' markets to sell.

Ms. Webb stated it doesn't change anything about my home or my property.

Mr. Geiss asked is there any other employees other than yourself?

Ms. Webb stated it will just be myself.

Ms. Webb stated there will be no signs at all.

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

No none spoke.

Mr. Geiss closed the public hearing.

Mr. Geiss stated we are now back in regular session

REBECCA WELL SPECIAL USE PERMIT SECTION 200-24 G

7646 Maple Road Tax Map ID # 030-03-39

Ms. Rebecca Webb was present to address the Board.

Mr. Geiss stated this needed to be referred to County and we do not have any comments back at this time.

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 SEQOR for the Rebecca Webb Special Use Permit Section 200-24 G at 7646 Maple Road Tax Map ID # 030-03-39. 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 Fastrac Markets at 2232 Downer Street Tax Map ID # 033.1-04-03.0.

No one was present to address the Board.

Mr. Geiss stated we will continue the public hearing until next month.

Mr. Geiss stated I would like to recess the meeting to hold a public hearing for Weigand Property Subdivision at West Side of Canton Street Tax Map ID # 50-04-21.2.

Mr. John Amos was present to address the Board.

Mr. Amos stated we would like to divide the lot in between these two here.

Mr. Amos stated the section next to my current house, a ranch home and give the other house to my son.

Mr. Geiss stated you are basically subdividing lot number one from remaining lands.

Mr. Geiss asked in 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

WEIGAND PROPERTY SUBDIVISION

West Side of Canton Street Tax Map ID# 50-04-21.2

Mr. John Amos was present to address the Board.

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 Weigand Property Subdivision in an AR-80 zone this is located on the West side of Canton Street Tax Map ID # 50-04-21.2. Mr. Ruddock moved to accept the motion seconded by Mr. Budosh. Motion carried unanimously.

Mr. Geiss stated there will be \$150 for park fees and we will need a signed and stamped drawing as well.

MARION MEADOWS FINAL PLOT PLAN PHASE III

Ellsworth and Van Buren Road Tax Map ID# 031.-02-03, 031-02-04.1 & 031-02-06.2

Mr. Mario D'Arrigo was present to address the Board.

Mr. D'Arrigo stated I am here this evening for final plot approval for section III.

Mr. D'Arrigo stated we put all the sewers in the water is actually in and we are waiting for the contract with National Grid.

Mr. D'Arrigo stated the problem was the Road is very soft because of all the water that we have had.

Mr. D'Arrigo stated we need to wait a few weeks for this to dry up.

Mr. D'Arrigo stated we will pave this as soon as this dries up.

Mr. D'Arrigo stated this will be 20 lots.

Mr. Geiss stated we did have trouble with the hammer head.

Mr. D'Arrigo stated we have resolved that matter.

Mr. Geiss stated there will be park fees.

Mr. D'Arrigo stated yes we will send a check right away.

Motion Mr. Geiss asked the Board to entertain a motion in regards to SEQR for the final plot plan for Phase III A for Marion Meadows we need to ratify and reaffirm our SEQR which has been done for the entire project that had no adverse environmental impact on this project, this phase III A is part of the overall project and no changes have been made from the original plan. 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 Marion Meadows final plot plan phase III A for 20 lots based on a map submitted by the applicant dated May 29, 2017 with no revisions. With a condition that should the future development for the remaining lots not go forward prior to Winter that there be provisions for two hammer heads at San Marino Path. With a second condition that park fees at \$350 a lot are due with this plot plan. Mr. Ruddock moved to accept the motion seconded by Mr. Budosh. Motion carried unanimously.

G & C FOODS SITE PLAN

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

Mr. Patrick Hill and Jim Basile were present to address the Board.

Mr. Hill stated the project is taking place on G & C Foods property on Walters Road.

Mr. Hill stated this site is approximately 51 acres in size.

Mr. Hill stated this is currently used for food storage and distribution.

Mr. Hill stated they currently need to increase for food storage area.

Mr. Hill stated we are proposing a 69,000 square foot warehouse addition.

Mr. Hill stated this will include driveway construction and stormwater management improvements.

Mr. Hill stated we will be adding some lighting as well to the facility.

Mr. Hill stated we will be removing some existing parking area which will be about 71 spaces.

Mr. Hill stated there is existing parking north of the building.

Mr. Ruddock asked what will be the increase of the truck traffic?

Mr. Hill stated there is existing 35 truck docks and we are proposing to add an additional 3 docks.

Mr. Hill stated basically none as we need the space to handle the product but the traffic will not be changed in any significant way.

Mr. Geiss stated we would like a total count on your parking spots.

Mr. Geiss stated this needs to go to the Fire Chief as well.

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 G & C Foods Site Plan 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.

Mr. Geiss stated I would like to recess the meeting to hold a public hearing for Downer Street Subdivision at 2098 Downer Street Road Tax Map ID # 033-03-14.0.

Mr. Joe Kiselica was present to address the Board.

Mr. Kiselica stated I have bought the 25 acres next to Arrow Space.

Mr. Kiselica stated I would like to subdivide the existing house from the original parcel and a small lot next to that.

Mr. Geiss stated lot 3 is the existing farm house and barn, correct?

Mr. Kiselica stated that is correct.

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

No one spoke.

Mr. Geiss continued the public hearing until July 11, 2017

Mr. Geiss stated we are now back in regular session

DOWNER STREET SUBDIVISION

2098 Downer Street Road Tax Map ID # 033-03-14.0

Mr. Joe Kiselica was present to address the Board.

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 Downer Street Subdivision in a R-40 district at 2098 Downer Street Road Tax Map ID# 033-03-14.0. Mr. Budosh moved to accept the motion seconded by Mr. Schanzenbach. Motion carried unanimously.

INFORMATION ONLY

OTHER BUSINESS

ADJOURNMENT

Motion Mr. Geiss made the motion to close the meeting. Mr. Budosh moved to accept the motion, seconded by Mr. Ruddock. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 10:20 p.m.

Respectfully Submitted,
Melissa MacConaghy
Zoning/Planning Board Secretary

