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The March 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	absent
	Jamie Bowes	present
	Roger Roman	absent
	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 February meeting minutes as amended. Motion carried first by Mr. Ruddock. Seconded by Mr. Virginia. Motion Carried.

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

PUBLIC HEARING- SENECA NEIGHBORHOOD-SUBDIVISION FINAL PLAT (PHASE 1) ON STATE FAIR BLVD, BALDWINSVILLE- TAX MAP ID #064.-03-01.1-ZONED PUD

Mr. Brandon Jacobson of Brolex Properties at 5912 North Burdick St., was present to speak on plans for final plat (phase 1), of Seneca Neighborhood. Mr. Jacobson discussed some changes made to the plans, showing Evergreens along Rt. 48, as well as a privacy fence parallel to Henderson Blvd. Mr. Geiss asked if any changes to the final plot plan were made for the 19 lots, and nothing was changed, agreeing with the preliminary plans. Mr. Geiss then asked for any comments concerning the plans. No comments were made. Mr. Geiss moved forward with comments on site plan. Mr. Jacobson stated they would like to give added privacy to those along Rt. 48 and Henderson Blvd., with the planting of the Evergreen trees and 6ft. privacy fence. Mr. Geiss asked if the fence would be in the Town’s Easement. It will not. Motion was called to close Public Hearing. Mr. Ruddock carried first, seconded by Mr. Virginia. Regular meeting called back in session.

SENECA NEIGHBORHOOD-SUBDIVISION FINAL PLAT (PHASE !) ON STATE FAIR BLVD, BALDWINSVILLE- TAX MAP ID #064.-03-01.1-ZONED PUD

Mr. Brandon Jacobson was present for comments from the Board. Mr. Bowes asked if the finished side of fence would be facing the adjoining properties, which Mr. Casey Palmer responded the finished side must face the neighbors, by code. Mr. Jacobson corrected the plans, which were showing a wood fence, to a vinyl fence. Mr. Bowes asked how far fence would be off property line, for maintenance purposes. Mr. Geiss made note there is a 20ft easement there, so plenty of room.

The Chairman asked Mr. Jacobson if the plans for Parade of Homes would be pushed back to June 2021, in which he replied yes. Plans were delayed, to better prepare. Mr. Schanzenbach asked in what phase the sidewalks would be added, stating the Town would like to see it in phase 1, to ease fear of them not being built. The Chairman asked if plans for each property would have a covenant on each deed, and the plans for a tiered HOA. One tier for property maintenance, one tier for extra services provided. Mr. Jacobson also stated everything in size is consistent. Everyone will have same size yard, driveway, etc., to maintain consistency with the HOA. Discussion was had on the different phases, and what will be part of these phases. Chairman informs Mr. Jacobson, changes can be made to the phasing. Mr. Geiss asked for signed & stamped copies of phases and site plan. Ms. Nadine again addresses the separate HOA property, and that it has to be noted on site plan, and reflect ownership, referenced on map, for purposes of chain of title. Park Fees were mentioned at \$350/19 lots.

Chairman called for motion regarding reaffirmation and ratifying SEQR. Mr. Ruddock carried first motion, seconded by Mr. Virginia. Motion Carried. Motion called to approve final plat (phase 1) labeled Treybrook Subdivision, revised last February 10, 2020. Motion carried by Mr. Ruddock first, seconded by Mr. Virginia. Based on following conditions; site plan and phases stamped and signed, and file HOA with the State. Construction contract must be approved by Town Engineer, and sewage, drainage, and electrical must reflect on plans. As well as labeling HOA lot as #166.

PUBLIC HEARING- 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 E. Genessee St., Syracuse, was present on the Applicants behalf. Mr. Harper presented the board with updated maps of the solar site, updated based on comments from the last meeting. The Board had not gotten a chance to review these however, due to presenting them with the maps at this meeting, not prior.

Mr. Harper reviewed changes made to the map, with a vegetated buffer was added, an access road, a centering of solar to middle of panels, and signed copies of the lease agreement with land owner. Mr. Harper informs the Board there will be a 7ft high fence around the property & battery storage units. Mr. Geiss made comment to fence height, asking if it will be 6ft of fence, 1ft of

barbed wire, or just fence. There will be no barbed wire according to Mr. Harper. Also comment was made about this being a 3.3 mega-watt farm, as opposed to the last approved farm, at 2 mega-watts. The Chairman asked public for any comments. Mr. Andrew Bowes of 116 Hunter Dr. was present to speak. Mr. Andrew Bowes asks if the Town has plans to upgrade the solar in 5 years to improvements and upgrades to facility. Mr. Andrew Bowes also would like to know if the batteries could be swapped out for fully charged batteries or panels. Also he expressed concern over added traffic this will cause. Chairman asked if there were any more comments. No Comments made. Motion called to close public hearing. Motion carried first by Mr. Ruddock, followed by Mr. Virginia. Public Hearing closed, regular meeting back in session.

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

Mr. Geiss read comments back from the County. There was modifications made, including contacting the DOT for driveway, and to submit a SWPP for review. Mr. Geiss asked about planting noted on the plans- Mr. Harper points out where and what kind of planting this will be, Junipers and Winter Kings. Mr. Geiss made comment that the plantings need to be the same or better than previously approved solar farm. Plans must show exact amount of plantings. Mr. Geiss also asked how many motors will be operating the panels, and Mr. Harper replied he will get that answer. Comments were made on the battery storage and that special fire hazard precautions must be worked out with the Fire Department. Mr. Bowes asked if the driveway there lead to a residence, opposite of site, and it does not. The driveway leads to a contractor yard.

There will be minimum grading to the land, minimum disruption. Previous SWPP must be made up to date. Ms. Bell, Town Attorney, comments that there is no removal plans for batteries, therefore must include this in the decommissioning plan. Mr. Ruddock asked if the batteries were to be kept onsite, or if there were any plans to remove them during operation. Mr. Harper said no plans made to remove them during operation, they will be kept in a storage unit placed on a concrete slab, and that battery life is 20yrs. Solar panel life span is 25yrs. The board stated that they would like to see the stats on this. Mr. Virginia commented that the fire protection and hazards were vague, and he would like to see more detailed plans fire precautions that will be in place. Also, in the summer months, how will the batteries be kept cool, needs to be shown (I.e. fans used, noise level, fire suppression) as well as heating & cooling methods.

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

Mr. Steve Sehnert, land surveyor, was present on the applicants behalf. Mr. Sehnert reviews the plans for the Lamb Subdivision. Mr. Geiss read Comments from the County. The Chairman called for end of motion. Mr. Ruddock carried first, seconded by Mr. Schanzenbach. Motion Carried.

Motion called to approve the Lamb Subdivision per map dated December 4, 2019. Motion carried first by Mr. Schanzenbach, seconded by Mr. Ruddock.

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

The Chairman started with reviewing comments from the County, stating applicant must contact them for driveway standards in the County right of way. Mr. Bruce Letts was present to speak, and stated DOT had been contacted already and are ok with their plans. A discussion was had about the decrease in traffic this will have, eliminating roughly 40 trips a day to second facility.

Mr. Geiss addresses time of operation for the grinder- the Board would like to see it during normal working hours (8am-4pm). Mr. Richard Ricelli of 451 E. Taft Rd., was present to answer that hours of operation was 6am-6pm, and that the grinding would not cause any additional noise, therefore they would rather be open to operate grinder within those times as well. The Chairman stated he wants to limit grinding hours. Mr. Ricelli said typical grinding hours are from 7am-3:30pm, for the employees that work this specific machine. An agreement was reached to operate grinder from 7am-4:30pm. Mr. Ricelli informed the Board that there is no rocks being crushed, and that no dust is caused by these belt crushers. With regard to SEQR, Chairman called for end of motion. Mr. Ruddock carried first motion, seconded by Mr. Virginia. Chairman called for motion to approve the Ricelli site plan, dated February 7, 2020. Motion carried first by Mr. Ruddock, followed by Mr. Schanzenbach.

DANIEL DEFIO-7889 CREGO RD.-SPECIAL USE PERMIT-TAX MAP ID #034-03-09.1 (LB)

Mr. Daniel Defio of 7439 Westmore Dr., Baldwinsville was present on his own behalf. Mr. Defio discussed plans for opening his law office on Crego Rd. Plans included a maximum of 3 cars probably at one time. Mr. Geiss made comment to driveway being paved all the way across-making it 20ft maximum width at road. Plans for a grass area-no curb need to reflect on the plans. Chairman stated application will have to go to County Planning and there will be a public hearing called as well. The Chairman declared The Town lead agency. A discussion on codes for signage was had, as well as a need to add sidewalks. Mr. Defio asked if he could start work. The Answer was internal work could be started with permits, no external until permit was obtained. Chairman called for a motion to set Public Hearing for April 14th meeting. End of motion called. First carried by Mr. Ruddock, seconded by Mr. Schanzenbach. Mr. Geiss reviewed SEQR and declared Town lead agency. End of motion. Motion carried by Mr. Ruddock and seconded by Mr. Virginia. Public Hearing for site plan will be held. Mr. Schanzenbach informed Mr. Defio can obtain building permits for interior work only, and that sidewalks must be added.

TERPENING SITE PLAN- 115 FARREL RD. TAX MAP ID 059-02-02/01 (LB)

There was no one present to represent applicant.

**MARK KINGDESKI OF DMK FOUNDATION-SPECIAL USE PERMIT-1591
KINGDOM RD.-BALDWINSVILLE-TAX MAP ID #038-03-27.0/28.0**

Applicant was pushed back to April 14, 2020 meeting.

**SANTA BARBARA SUBDIVISION-1260 OLD ROUTE 31-MEMPHIS-TAX MAP ID#
046.-07-04.1**

Mr. Michael SantaBarbara of 1260 Old Rt. 31, Memphis, was present on his own behalf. Mr SantaBarbara plan is he would like to give his son 4.4 acres of his property, to build a single family home. The Chairman asked about the right of way being at 70ft. it is because they cannot get access to the property at the original 50ft. right of way. They will be forming one new lot, which there will be \$150 park fee, for. Mr. Geiss reviewed SEQR. Chairman retains motion to call a Public Hearing April 14. Mr. Virginia carried first, followed by Mr. Schanzenbach. Chairman calls for a motion to declare The Town lead agency, under SEQR. End of motion. Mr. Ruddock carried first, followed by Mr. Virginia.

Discussion among board members was had, motion to close then called. Mr. Ruddock carried first, seconded by Mr. Virginia.

Adjournment was at 8:30pm.

