

The March 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	excused
	James Ruddock	excused
	Roger Roman	present
	Jamie Bowes	present
	Jim Schanzenbach	present
	Anthony Geiss, Chairman	present

Also Present: Melissa MacConaghy, Zoning/Planning Board Secretary  
Nadine Bell, Attorney

**MINUTES**

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

**Mr. Geiss stated our original date for this meeting was March 14, 2017, due to the snow storm we held our meeting this evening.**

**Mr. Geiss stated we had three public hearings scheduled for last Tuesday, there was not enough time to get them republished for this evening therefore the public hearings will be held on April 11, 2017.**

**STORE MORE PAY SITE PLAN (PUD)**

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

Mr. Geiss stated this applicant did not come up with the additional information they needed therefore this will be tabled.

**SANDRA KIRNAN ZONE CHANGE/BILLBOARD OVERLAY DISTRICT**

Winchell Road Tax Map ID# 055-04-02.1

Mr. Geiss stated the applicant did not come up with the additional information they needed therefore this will be tabled.

**FOX CREEK APARTMENTS SITE PLAN**

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

Mr. Tony Alberici was present to address the Board.

Mr. Alex Wisniewski was present to address the Board.

Mr. Alberici stated we are the builder for this project and we are a family owned business for over 30 years.

Mr. Alberici stated we build, own and manage units. We have owned this property for about 10 years.

Mr. Alberici stated we build one and two bedroom apartments.

Mr. Alberici stated our rent ranges from \$900 to \$1200 a month.

Mr. Wisniewski stated the project is approximately 11 acres. It has frontage on Village Blvd. South and there is frontage on O'Brien Road.

Mr. Wisniewski stated the site is currently vacant and wooded. It generally drains to the center of the property.

Mr. Wisniewski stated there is existing public utilities. The apartments units consist of 156 units.

Mr. Wisniewski stated there is parking proposed along with some garage for the residents.

Mr. Wisniewski stated the property as you know is part of the Village Green PUD.

Mr. Wisniewski stated we are proposing as the site is going to disturb more than an acre we need to comply with the New York State SPDES permit for storm water management. The green space that we tried to provide here.

Mr. Geiss asked have you done any of the SWPPP yet?

Mr. Wisniewski stated we have not prepared a full SWPPP.

Mr. Geiss stated I would like to set up a sub-committee for this project of the Board members to sit down with you and talk about the drainage, what buffers you will be doing and also the setbacks.

Mr. Geiss stated I would like our Engineer to be involved as well.

Mr. Geiss stated March 27, 2017 at 9 a.m. here at the Town Hall will be our meeting.

**Motion** Mr. Geiss asked the Board to entertain a motion to set a public hearing for April 11, 2017 for the Fox Creek Apartments Site Plan Village Blvd. South Tax Map ID# 031-10-04.1.

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

**Motion** Mr. Geiss asked the Board to entertain a motion to declare the Town of Van Buren Zoning/Planning Board for the unlisted action under SEQR for the Site Plan Review for Fox Creek Apartments Tax Map ID # 031-10-04.1 as lead agency single agency uncoordinated review for the Site Plan. Mr. Schanzenbach moved to accept the motion seconded by Mr. Budosh. Motion carried unanimously.

**Motion** Mr. Geiss asked the Board to entertain a motion to submit the Fox Creek Site Plan to Onondaga County Planning for their review. Mr. Budosh moved to accept the motion seconded by Mr. Schanzenbach. Motion carried unanimously.

**JEFF LANDERS VARIANCE SECTION 200-72 B**

94 Cross Country Drive Tax Map ID# 033.1-05-15.3

Mr. Jeff Landers was present to address the Board.

Mr. Landers stated the side of my property borders the Syracuse Home nursing center.

Mr. Landers stated my property also borders the employee parking lot for this facility.

Mr. Landers stated I am asking for a variance for a six feet high fence and hoping this will help with the noise from this facility as well.

Mr. Landers stated I have young children and a baby on the way and I would like help slow down the cars by having a full size fence there and also help with the noise.

Mr. Geiss asked where is your property line?

Mr. Landers stated my property line comes about 3 feet from the driveway.

Mr. Geiss stated it will not interfere with any driving on Cross Country Drive as it is a sweeping curve right there.

Mr. Geiss stated the public hearing will be for next month April 11, 2017.

**ALDI INC. VARIANCE SECTION 200-64 (B) (1)**

2254 Downer Street Tax Map ID # 33.1-05-04.1

Mr. Geiss stated no one was present to address the Board.

Mr. Geiss stated to have applicant show documentation from National Grid on why the transformer is where it is.

**SLATE HILL CONSTRUCTION SITE PLAN MODIFICATION**

6573 Herman Road Tax Map ID # 054-03-15

Mr. Jeff Hanlon was present to address the Board.

Mr. Hanlon stated we would like to expand our office to accommodate more employees.

Mr. Hanlon stated I would like to add a 40 foot by 50 foot building but everything else would stay the same.

Mr. Hanlon stated we will move some parking from the side to the front.

Mr. Geiss stated we will need to send this to County as Herman Road is a County Road.

Mr. Geiss stated add the handicap, landscaping and lighting to the plan for the next meeting.

Mr. Schanzenbach stated I would also add a description of the drainage to the plan 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 under the unlisted action under SEQR for the Slate Hill Construction Site Plan Modification at 6573 Herman Road Tax Map ID# 054-03-15. Mr. Budosh moved to accept the motion seconded by Mr. Schanzenbach. Motion carried unanimously

**Motion** Mr. Geiss asked the Board to entertain a motion to submit the Slate Hill Construction Site Plan Modification to Onondaga County Planning for their review. Mr. Budosh moved to accept the motion seconded by Mr. Schanzenbach. Motion carried unanimously.

### **TURNER FARM SUBDIVISION**

2653 East Sorrell Hill Road Tax Map ID # 32-04-01 & 02.1

Mr. Steve Sehnert was present to address the Board.

Mr. Sehnert stated the parcel is on East Sorrell Hill Road and there is approximately 10 acres of land and the southern portion of it has an existing house.

Mr. Sehnert stated they have divided the property into 4 lots as shown on the map and they all conform with the AR-80 zoning.

Mr. Sehnert stated they have taken perk test all on but the most northern lot but it will have to be done.

Mr. Sehnert stated the two southern lots have existing driveways on them to East Sorrell Hill Road.

Mr. Sehnert stated the County DOT came out and looked at the driveways and they informed us that they would not conform with the current speed limit on that road.

Mr. Sehnert stated so they suggested to the applicant that they come to the Town Board to apply to have the speed limit reduced to 40 mph.

Mr. Sehnert stated in November the Town Board took action on submitting that to the State.

**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 Turner Farm Subdivision at 2653 East Sorrell Hill Road Tax Map ID # 32-04-01 & 02.1. Mr. Schanzenbach moved to accept the motion seconded by Mr. Budosh. Motion carried unanimously.

**Motion** Mr. Geiss asked the Board to entertain a motion to submit the Turner Farm Subdivision to Onondaga County Planning for their review. Mr. Schanzenbach moved to accept the motion seconded by Mr. Budosh. 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. Schanzenbach. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 8:05 p.m.

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