

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:	Joe Kiselica	present
	James Virginia	excused
	James Ruddock	excused
	Roger Roman	present
	Jamie Bowes	present
	Jim Schanzenbach	present
	Anthony Geiss, Chairman	present

Also Present: Melissa MacConaghy, Planning Board Secretary
 Nadine Bell, Attorney
 Jason Hoy, Engineer

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. Kiselica. Motion carried unanimously.

Mr. Geiss stated I would like to recess the meeting to call a public hearing for Syracuse Sand & Gravel Special Use Permit 2687 Brickyard Road Tax Map ID# 054-02-4.1.

Mr. Geiss waived the reading of the public notice.

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

Mr. Frederick Micale, Esq. was present to address the Board and Mr. Richard Riccelli. Mr. Riccelli stated we are here to renew our Special Use Permit for our New York State DEC mine located on Brickyard Road.

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

Mr. Kurt Pozzi spoke in regards to this proposal.

Mr. Pozzi stated I live right next to the site and was curious as to what will be going on with the mining and in the future will it affect my water as I am on well water.

Mr. Pozzi stated I am also concerned about the value of my home and my property.

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

No one else spoke.

Mr. Geiss closed the public hearing.

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

SYRACUSE SAND AND GRAVEL SPECIAL USE PERMIT

2687 Brickyard Road Tax Map ID # 054-02-4.1

Mr. Richard Riccelli was present to address the Board.

Mr. Geiss asked when is the last time you have operated here?

Mr. Riccelli stated yes we operated this winter.

Mr. Geiss asked and you are here to renew an existing permit?

Mr. Riccelli stated yes there is a mining permit that goes for 5 years.

Mr. Geiss stated the Special Use Permit was done in 2011 and it was a one year permit with two one year extensions.

Mr. Geiss stated we have a lapse as far as the Town is concerned.

Mr. Geiss stated we do not have any maps to look at tonight to see what you are proposing to do.

Mr. Riccelli stated the New York State DEC sends all the maps to the Town and the maps have not changed at all.

Mr. Geiss stated we did not get any maps from DEC in regards to this application.

Mr. Riccelli stated we are currently in the act of mining phase so as we mine we slope down so that when the mining is done there will be less cost for reclamation.

Mr. Riccelli stated we generally work in one area of the site at a time.

Mr. Geiss asked we would like to know what you plan is for this project?

Mr. Riccelli stated it has been fully submitted and approved by the DEC and submitted to the Town and I can get a copy of that for you.

Mr. Geiss stated yes we will need a copy of that and also a map showing where you are proposing to mine.

Mr. Geiss stated the Town is required a security deposit and this was not received.

Mr. Riccelli stated we have one with the state for a quarter of million dollars.

Mr. Geiss stated we will need to see this bond as well.

Mr. Geiss stated also the original application had a full SEQR and this time you submitted a short form, was there a reason for that?

Mr. Micale stated I spoke directly with Mr. David Pringle as to what needed to be submitted and he indicated to me that the short form was required.

Mr. Riccelli stated we were asking for a renewal for this permit and I believe that is why we just did the short form.

Mr. Geiss stated because it is a new permit with the Town we are going to ask that you do a full environmental form and get this submitted to us.

Mr. Geiss stated we will need you to come back next month with what we discussed to complete this.

Motion Mr. Geiss asked the Board to entertain a motion to refer the Syracuse Sand & Gravel Special Use Permit to Onondaga County Planning for their review. Mr. Kiselica moved to accept the motion seconded by Mr. Schanzenbach. Motion carried unanimously.

Mr. Geiss stated I have a question for you, you also have the operation of the asphalt plant that use to be Spano?

Mr. Riccelli stated yes one of our companies has purchased the former Earth Road plant.

Mr. Geiss stated Mr. Pringle had contacted someone concerning this about what needs to be submitted before operation can get started again.

Mr. Riccelli stated I was not aware of that. Mr. Riccelli stated I will call Mr. Pringle and get the information on this.

CAROLYN RICE SUBDIVISION

7698 Morgan Road Tax Map ID# 03-03-50.0

Mr. Michael Rice was present to address the Board.

Mr. Geiss reviewed the County comments with the applicant.

Mr. Geiss stated you have submitted a new map of which you have shown the existing septic area on it and also you have labeled lot 1 and 2.

Mr. Geiss stated and I understand the Town has designated an area for a driveway cut.

Motion Mr. Geiss asked the Board to entertain a motion with regard to SEQR for the Carolyn Rice Subdivision at 7698 Morgan Road Tax Map ID# 03-03-50.0. This is for the subdivision of property located on Morgan Road with subdividing out the existing resident and several of the structures from the entire lot. The existing structure would be on lot number one which is 1.03 acres and the remaining parcel would be lot number 2 which would be 4.43 acres. There is no adverse environmental impact with regards to this proposal. Mr. Schanzenbach moved to accept the motion seconded by Mr. Kiselica. Motion carried unanimously.

Motion Mr. Geiss asked the Board to entertain a motion to set the park fees for this new lot per the Town requirement at \$150. Mr. Schanzenbach moved to accept the motion seconded by Mr. Kiselica. Motion carried unanimously.

WHEREAS Town Code Section 175-5 (C) establishes the criteria for the reservation of parkland on residential subdivision plats or the imposition of a sum of money in lieu thereof; and

WHEREAS, the purpose of such a provision is to prevent deterioration in the quality of park and recreational services to residents in the Town of Van Buren as a result of a new residential development; and

WHEREAS, based on the present and anticipated future needs for park and recreational facilities in the Town relative to the projected population growth in the Town to which the Carolyn Rice

subdivision will contribute, a proper case exists for requiring that a park or parks be suitably located for playground or other recreational purposes within the Town; and

WHEREAS, a suitable park or parks of adequate size to meet the Town's requirements cannot be properly located within the Carolyn Rice subdivision, nor is there a need for such additional facilities in the immediate neighborhood,

NOW, THEREFORE, BE IT RESOLVED that a proper case exists regarding the Carolyn Rice Subdivision development for requiring the developer pay a park fee of \$150 per lot.

Motion Mr. Geiss asked the Board to entertain a motion to approve the Carolyn Rice Subdivision at 7698 Morgan Road Tax Map ID# 03-03-50.0 per the map submitted by the applicant dated 02/18/16 with the condition that the applicant with the County Planning requirement for the Health Department that they may require as submittal for a septic system prior to them signing off on the final plan. Mr. Schanzenbach moved to accept the motion seconded by Mr. Kiselica. Motion carried unanimously.

MICHAEL MCCONNELL CONCRETE INC SITE PLAN

Winchell Road Tax Map ID# 055-04-02.5

Mr. Jim Hagan was present to address the Board.

Mr. Hagan stated the applicant currently owns a 4 acre parcel on Winchell Road and they are requesting Site Plan approval to allow Mr. McConnell to build a new facility for his concrete business.

Mr. Hagan stated currently he is located about a quarter of a mile away down on Walters Road.

Mr. Hagan stated shortly after we get through the Site Plan approval process the next step for us will be to come into the Board for a request for Subdivision.

Mr. Hagan stated Mr. McConnell owns this 4 acre parcel here, he also owns this parcel next to it that is also on Winchell Road and has frontage on Walters Road.

Mr. Hagan stated this land is currently vacant.

Mr. Hagan stated the current two lots would be re subdivided into two lots.

Mr. Hagan stated this is what we are doing now, again this is a four acre parcel and what we are proposing to do is create two more driveways.

Mr. Hagan stated he will have a 6,000 square foot one story metal building and a second building that is 2,000 square foot.

Mr. Hagan stated he will have parking in the front of the building.

Mr. Geiss asked can we see some type of landscaping possibly some evergreens along the road, maybe five feet tall or so.

Mr. Hagan stated I can discuss that with Mr. McConnell but that sounds like a reasonable request.

Mr. Geiss stated we are looking to have you back here next month and if you could get a plan in ahead of time so that the Board can have this before the meeting to look at.

Motion Mr. Geiss asked the Board to entertain a motion to declare the Town of Van Buren Planning Board as lead agency single agency uncoordinated review for the unlisted action under SEQR for the Michael McConnell Concrete Inc. Site Plan Winchell Road Tax Map ID # 055-04-02.5. Mr. Kiselica moved to accept the motion seconded by Mr. Schanzenbach. Motion carried unanimously.

Motion Mr. Geiss asked the Board to entertain a motion to refer the Michael McConnell Concrete Inc. Site Plan to Onondaga County Planning for their review. Mr. Kiselica 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. Roman moved to accept the motion, seconded by Mr. Kiselica. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 8:07 p.m.

Respectfully Submitted,
Melissa MacConaghy
Zoning/Planning Board Secretary