

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

Also Present: Melissa MacConaghy, Planning Board Secretary
 Nadine Bell, Attorney
 David Pringle, Code Enforcement Officer

MINUTES

Mr. Geiss asked the Board to accept the April meeting minutes for Zoning/Planning Board upon correction.

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

SENECA GOLF COURSE SUBDIVISION

7340 Route 48 Tax Map ID # 64-03-01 & 07

Mr. Steve Sehnert was present to address the Board.

Mr. Sehnert stated the property we are talking about is the Seneca Golf Course which most of you are familiar with, what you may not be familiar with is the fact that there is two single family residence on this property.

Mr. Sehnert stated one is on Route 48 where there is three houses in a row and way out between Van Ness Road South and the railroad tracks.

Mr. Sehnert stated the owners of the property wish to subdivide. The zoning of this property is R-40.

Mr. Geiss stated it looks like you will need a variance.

Mr. Geiss stated otherwise the buildings are existing on both lots, correct?

Mr. Sehnert stated that is correct.

Mr. Virginia asked does the carport meet code as an accessory structure, it does not look like it.

Mr. Sehnert stated that is a temporary structure, it is being used as a carport and I believe it is one of those pop up type carport.

Motion Mr. Geiss asked the Board to entertain a motion to set a public hearing for June 14, 2016 at 7:03 p.m. for Seneca Golf Course variance request for 7340 Route 48 Tax Map ID # 64-03-01. The variance is for the setbacks for the proposed lot number two on their submitted plan. Mr. Schanzenbach moved to accept the motion seconded by Mr. Ruddock. Motion carried unanimously.

Motion Mr. Geiss asked the Board to entertain a motion to set a public hearing for Seneca Golf Course Subdivision for 7340 Route 48 Tax Map ID # 64-03-01. This is a subdivision of two parcels off the Seneca Golf Course property overall. These are two existing houses on the property. They are labeled as lot number 1 and lot number 2 on the applicants map. The subdivision will be scheduled for June 14, 2016 at 7:05 p.m. Mr. Schanzenbach moved to accept the motion seconded by Mr. Ruddock. Motion carried unanimously.

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 subdivision for Seneca Golf Course at 7340 Route 48 Tax Map ID # 64-03-01. This is a subdivision of two properties which have existing houses on them from the overall golf course property. 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 declare the Town of Van Buren Planning Board as lead agency single agency uncoordinated review for the unlisted action under SEQR for the variance request for setbacks for the proposed lot number 2 for Seneca Golf Course at 7340 Route 48 Tax Map ID # 64-03-01. Mr. Ruddock moved to accept the motion seconded by Mr. Virginia. Motion carried unanimously.

Motion Mr. Geiss asked the Board to entertain a motion to submit the Seneca Golf Course subdivision and variance request to Onondaga County Planning for their review. Mr. Schanzenbach moved to accept the motion seconded by Mr. Ruddock. Motion carried unanimously.

Mr. Virginia asked where is the septic system on these parcels?

Mr. Geiss stated they are existing systems.

JAMES NOBLES SPECIAL USE PERMIT SECTION 200-30

Van Buren Road and 690 Tax Map ID# 51-03-19

Mr. James Nobles was present to address the Board.

Mr. Nobles stated I met with John as he is working at Syroco and would like to bring some dirt in to get it brought up to the corner lot on Van Buren Road.

Mr. Nobles stated as it sets to low and it is time to get it developed.

Mr. Nobles stated I have developed quite a few properties in Baldwinsville and they have done well.

Mr. Nobles stated Lan-Co has dirt down at Syroco and topsoil and it could be brought up 3 to 4 feet.

Mr. Nobles stated it has good drainage there also.

Mr. Nobles stated we are here tonight asking for approval for this.

Mr. Geiss stated the map that was submitted is showing an existing area with 1.2 acres.

Mr. Geiss stated that is where someone put fill in already I believe.

Mr. Geiss stated therefore the fill area has not been defined here.

Mr. Geiss stated you are looking at a total of four acres.

Mr. Geiss stated we need to see this on the map where he is looking at raising it.

Mr. Geiss stated we will need to send this to County but you may want to have Joe Mastroianni start working on the drainage.

Mr. David Pringle asked if the applicant could stockpile their material until they get approval? The Board discussed this and all decided that they would not give the applicant a temporary fill permit.

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 Special Use Permit for fill for the James Nobles property Van Buren Road and 690 Tax Map ID # 51-03-19. This is for proposed fill to raise the property approximately 3 to 4 feet for 4 acres. Mr. Ruddock moved to accept the motion seconded by Mr. Virginia. Motion carried unanimously.

Motion Mr. Geiss asked the Board to entertain a motion to submit the James Nobles Special Use Permit for fill Section 200-30 at Van Buren Road and 690 Tax Map ID # 51-03-19 to Onondaga County Planning for their review when we receive the revised map from the applicant. Mr. Schanzenbach moved to accept the motion seconded by Mr. Ruddock. Motion carried unanimously.

INFORMATION ONLY

OTHER BUSINESS

Mr. Geiss stated I will be looking to have a Comprehensive Plan meeting in June but I have not set a date as of yet.

Mr. Pringle stated the State of New York has adopted the new IBC Building Code and will be making a presentation to the Town Board next week. Also, the new Flood Maps have been approved by FEMA and will be published soon.

ADJOURNMENT

Motion Mr. Geiss made the motion to close the meeting. Mr. Ruddock moved to accept the motion, seconded by Mr. Virginia. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,
Melissa MacConaghy
Zoning/Planning Board Secretary