

Planning/Zoning Board of the Town of Van Buren, 7575 Van Buren Rd, Baldwinsville, New York, held on November 15, 2022 at 6:00 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	present
	Claude Sykes	present
	Jim Schanzenbach	present
	Anthony Geiss	present

Also Present: Nadine Bell, Town Attorney
Jason Hoy, Town Engineer

MINUTES

Motion made to approve the October 11, 2022 meeting minutes as amended. Motion Carried.

- **FOOD BANK OF CNY-SITE PLAN FOR EXPANSION & SUBDIVISION-7066 INTERSTATE ISLAND RD.-TAX MAP ID #056.-03-11.0-(IN-A)**

Chairman Geiss said this is a site plan and sub division review. County Planning Board recommends the following modifications:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

“The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) or a drainage and grading plan to the New York State Thruway Authority (NYSTA) for review. To further meet NYSTA requirements, the applicant must submit a lighting plan. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.”

NYS Thruway has reflected on the project plan. The applicant has received favorable comments from NYS Thruway regarding drainage and lighting.

Town Engineer will approve SWPPP.

Chairman Geiss asked CNY Food Bank to address the audience with the project proposal.

Neal Zinsmeyer, Project Engineer for Napierala Consulting addressed the board on the proposed building expansion and subdivision:

Food Bank of CNY is proposing a building expansion of their existing facility at 7066 Interstate Island Rd. The project includes the acquisition of the property to the west at 7062 Interstate Island Rd and subdivision/consolidation of that parcel into one property to allow for the

expansion. The project includes 30,300 square feet of building area on the west, east and south sides of the existing building for additional warehouse and office space.

A new driveway is being proposed further east along Interstate Island Road exclusively for tractor-trailer deliveries. This driveway will separate the delivery driveway from the existing employee driveway and parking lot. This will alleviate interference between deliveries and employees and provide a safer circulation pattern. An additional driveway and parking lot will be added to the west side of the property. The additional parking lot is dedicated to volunteers and the circulation pattern will allow for easier pickup and drop-off of goods on a smaller scale at the proposed expansion area.

The project includes 127 parking spaces which meet the parking requirement based on the town code. All sides of the property include greenspace – buffer areas similar to existing conditions. The site has a mix of existing and proposed light poles and building mounted lights which will all be LED fixtures and dark sky compliant. Public utilities include existing county sewer and water services. Gas and electric services will be coordinated with National Grid. Additional street trees will be provided along Interstate Island Road as well as decorative landscaping along the sidewalk in front of the existing building.

Stormwater management will mimic the existing conditions. The existing stormwater management facilities will be modified as necessary and additional stormwater practices will be constructed on the northwest side of the site to accommodate the building expansion. The stormwater management will meet the current NYSDEC regulations, and a full Stormwater Pollution Prevention Plan (SWPPP) will be prepared and submit to the town for review following the initial planning board meeting.

Stamped plans have been submitted showing the changes.

Chairman Geiss asked if there were any comments/questions from the board. No comments.

- Chairman Geiss made a motion to approve the site plan for Food Bank of CNY-Site Plan for Expansion & Subdivision-7066 INTERSTATE ISLAND RD.-TAX MAP ID #056.-03-11.0-(IN-A). This is per the applicant's drawing dated September 30, 2022, revision dated November 5, 2022, consisting of C-0 to C-9 with the following conditions:
 - ✓ Applicant will provide access to the cell towers through the combination of lots and maintain the fall zone for the cell tower.
 - ✓ Applicant will submit and get SWPPP to the town engineer for approval.

Motion made, second.

Motion carried.

Chairman Geiss entertained a motion to approve the subdivision for combination of lots for Food Bank of CNY, 7066 Interstate Island Rd., Tax Map ID 056.-03-11.0. This is for a combination of a food bank lot of 10 acres and adjacent lot of 1.45 acres for a total of 11.45 acre. This is shown on the applicant's map 22-0621 dated September 23, 2022.

Motion made and seconded. Approved.

Chairman made a motion to adjourn to go into public hearing.

- **TJA Clean Energy – TJA-NY-Van Buren Solar Farm, LLC, 1245 Kingdom Rd, Baldwinsville, NY 13027 Site Plan and Area Variance Tax Map ID#042.-01-03.1, AR 80 ZONE**

Michael Frateschi, representative, addressed the board.

The proposed project involves the construction of a ground-mounted solar farm and associated electrical appurtenances at 1245 Kingdom Road in the Town of Van Buren. The solar photovoltaic (PV) system is proposed for installation within an approximate 34 acre site located on the southern side of Kingdom Road. The project will provide as much as generation of 5.0 megawatts AC. An existing three-phase feeder is located at the northern end of the project site in the ROW for Kingdom Rd. The interconnection wiring, connecting the solar array to the National Grid point of interconnection on Kingdom Road will be overhead wiring. The project is located within both the AR80 zoning district. We are seeking an area variance, site plan review and the issuance of a special permit.

Eric Kenna of C&S Engineers addressed the board.

- Variances will be used to bring fences back on property
- 20 ft wide paved access road coming into the property with turnaround for National Grid trucks
- All construction work has to be built up
- There will be a stormwater prevention plan submitted to DEC and Town of Van Buren.
- Connection to the grid is at current entrance to landfill as shown on map
- National Grid will be shown plans if in ROW
- Regulated by PSC to 3.65 megawatts capacity
- There will be a decommissioning plan and bond in place
- A lease between TJA Clean Energy and Town of Van Buren has been executed

Motion made to close public hearing.

Motion carried and approved

- **TJA Clean Energy – TJA-NY-Van Buren Solar Farm, LLC, 1245 Kingdom Rd, Baldwinsville, NY 13027 Site Plan and Area Variance Tax Map ID#042.-01-03.1 AR80**

General discussion:

- Panels are fixed
- Manufacturer will design for wind loads. In a ballasted racking system concrete blocks are placed in the system in order to weigh down the solar array and prevent the panels from being affected by weather elements like wind or snow.
- Access road will be paved
- DEC approval is simultaneous with town approval

- Mowing is required inside fence by terms of the lease
- There is no battery storage.
- Air quality will be monitored around workers. There is no set standard but appropriate measures will be taken for air quality monitoring.
- Panel installation have impact on the vents that are on the site now. No interference.

This will be sent to County for their review.

Open SEQR

- Chairman Geiss entertained a motion to declare the Town of Van Buren, Planning/Zoning, lead agency, a single agency, uncoordinated review for the unlisted action under SEQR for the area variance and site plan review of the project TJA Clean Energy – TJA-NY-Van Buren Solar Farm, LLC, 1245 Kingdom Rd, Baldwinsville, NY 13027, Tax Map ID#042.-01-03.1 in an AR80.

Motion made and carried.

Approved.

Adjourned to public hearing

Motion made and approved.

- **FED EX Gateway Building, 7020 Van Buren Rd., Baldwinsville, NY , Site Plan, Tax Map ID#058.-01-38.3 in an Ind. A Zoning District**

John Mancini addressed the board: The proposal is an addition to the north side of the building to install proper security and screening. HVAC and water main will be relocated. Will be placing bollards in the new addition. This is shown on the map.

Comments? None

Motion made to close public hearing.

Motion carried.

- **FED EX Gateway Building, 7020 Van Buren Rd., Baldwinsville, NY , Site Plan, Tax Map ID#058.-01-38.3 in an Ind. A Zoning District**

Discussion:

Parking – loss of 10 to 12 spots

Drainage has met requirements for the Town and Rt. 690

Security area will work like TSA

Area is paved

Chairman Geiss entertained a motion to declare the Town of Van Buren, Planning/Zoning, lead agency, a single agency, uncoordinated review for the unlisted action under SEQR for site plan review of the project FED EX Gateway Building, 7020 Van Buren Rd., Baldwinsville, NY , Site Plan, Tax Map ID#058.-01-38.3 in an Ind. A Zoning District

Motion made, second.

Motion carried

Chairman Geiss made a motion to send Fed Ex Gateway Building to County for their review.

Motion made, second.

Motion carried.

Tessy Plastics, 7474 State Fair Blvd., Syracuse NY 13209, Site Plan and Area Variance, Tax Map ID#064.-02-19.1, Ind A Zoning District.

Discussion:

Mr Jim Kuryla is present to address the board. Tessy Plastics is looking to add 8 additional Silos to their North facility. With the increased lead times for material delivery they have been buying and storing material at their Elbridge location and then trucking this material when silos are available to the North facility. Would like to add more capacity to this facility and offset trucking cost which are now incurring. There should be no extra truck traffic because Tessy is now already shipping this material to the North facility. Material delivery times will still be Monday – Friday 7 am to 3 pm with an occasional Saturday delivery.

- Height of silos are 48/60 ft. Maximum height in an IND A zone is 40 ft.
- Town needs definition of what size height is needed.
- Need to know elevation of top of building, top of silos, and elevation of top of State Fair Blvd to get a perspective of appearance of silos.

Chairman Geiss said this will be sent to County for their review and SEQR will be opened at the next Planning Meeting.

Chairman Geiss entertained a motion to call a public hearing for Tessy Plastic Site Plan and area variance review for December 13, 2022 at 6:05 p.m.

Motion made, second.

Motion carried.

- **Jammers 3417 Walters Rd, Subdivision Amended 3, Tax ID# 055.-04-02.1 and 055.-04.2.6**

Open Public Hearing

Mr. Geiss opened the public hearing.

Mr. Hoy (7575 Van Buren Road, Baldwinsville) presented the proposed subdivision for a land swap between the Town of Van Buren (3417 Walters Road) and Jammers Sports Bar (3535 Walters Road). The Town would give up a strip of land along the east side of the Highway Garage property which would now put Jammers stage and parking lot curb on the Jammers property. In return Jammers would swap an 80'x160' area adjacent to the northwest corner of the highway garage property.

Mr. Geiss asked if anyone wanted to speak in favor or against the proposed subdivision.

Mr. Hoy said he is in favor of the subdivision.

Public Hearing closed.

- **Jammers 3417 Walters Rd, Subdivision Amended 3, Tax ID# 055.-04-02.1 and 055.-04.2.6**

Discussion:

Mr. Geiss asked if the land the Town was acquiring would be paved in the future and would this require an update to the stormwater management. Mr. Hoy stated that the area would not be paved and would be used for soil stockpiles.

Ms. Bell noted that the subdivision would be subject to permissive referendum.

Mr. Geiss stated that a signed subdivision application and SEQR form need to be supplied before the Board could take action.

Ms. Bell stated that 239 referral was not required for the subdivision.

Coby Grunder, 7175 Jones Rd, Area Variance to expand property line for a future garage expansion, Tax ID #060.-04.03.0, Zoning Res.

Discussion for future garage expansion at 7175 Jones Rd.

Area surrounded by PUD, R15 is applicant's dwelling

Applicant has shed that does not set on their property

Setbacks have to be maintained

Town of Van Buren would have to amend 25 year old local law that was put in place

Applicant would have to provide surveys of his property and soccer center

There would have to be site plan review

New 30 x 60 foot garage would be attached to dwelling.

Cost would be substantial for the applicant to initiate this review

Chairman Geiss advised the applicant to redesign the plans as it would be difficult to amend local law.

Pete Ramin, Soccer Center, spoke on behalf of applicant so applicant concerning set backs for Soccer Center.

Applicant would still need two variances and to consider the cost involved in the process. Can applicant reduce structure so no variance is needed.

End of Discussion

Crego Farms will be reviewed on Tuesday, November 29, 2022 at 6 p.m. It is an open work session, not a public hearing.

Meeting adjourned at 7:30 p.m.

Marie Giannone
Town of Van Buren
Codes Department