

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

Also Present: Melissa MacConaghy, Zoning/Planning Board Secretary
 Nadine Bell, Attorney
 Jason Hoy, Engineer
 David Pringle, Code Enforcement Officer

MINUTES

Mr. Geiss asked the Board to accept the September meeting minutes for Zoning/Planning Board upon correction. Mr. Budosh moved to accept the motion, seconded by Mr. Ruddock. Motion carried unanimously.

Mr. Geiss stated I would like to recess the meeting to hold a public hearing for Third Day Worship Centre for a Variance Section 200-45 at 6987 Jones Road Tax Map ID # 058-01-35.1.

Mr. Geiss stated no one is here to address the Board therefore we will adjourn the public hearing until next month.

THIRD DAY WORSHIP CENTRE VARIANCE SECTION 200-45
6987 Jones Road Tax Map ID # 058-01-35.1

Mr. Geiss stated the applicant called in late this afternoon after hours and will not be coming in this evening. No decisions will be made this evening.

THIRD DAY WORSHIP CENTRE SITE PLAN
6987 Jones Road Tax Map ID # 058-01-35.1

Mr. Geiss stated the applicant called in late this afternoon after hours and will not be coming in this evening. No decisions will be made this evening.

Mr. Geiss stated I would like to hold a public hearing for Tanya DiFrancesco for a Variance Section 200-72(B) at 400 Tuscany Lane Tax Map ID # 031.8-03-01.0.

Mr. Peter DiFrancesco was present.
Mrs. Tanya DiFrancesco was present.

Mr. DiFrancesco stated we are coming in today to try and get a variance to put our 6 feet stockade fence past the building line, which is 10 foot from the house.
Mr. DiFrancesco stated we would like to be 27 feet off the roadway which would give us three panels and a four foot gate.

Mr. Geiss stated this is a variance and this is considered a front yard as you are a corner lot and the fencing allowed there is 3 ½ feet and you are asking for 6 feet.

Mr. Geiss asked if anyone would like to speak for or against this proposal.
Mr. Andrew Bowes at 116 Hunter Drive spoke in favor of the proposal.
Mr. Bowes asked is there a standard fence?
Mr. Geiss stated no not that the Town requires.
No one else spoke.

Mr. Geiss stated for the record the applicant handed in an additional page of surrounding property owners.

Mr. Geiss closed the public hearing.
Mr. Geiss stated we are now back in regular session

TANYA DIFRANCESCO VARIANCE SECTION 200-72 (B)
400 Tuscany Lane Tax Map ID # 031.8-03-01.0

Mr. Peter Di Francesco was present.
Mrs. Tanya Di Francesco was present.

Mr. Geiss stated you already have part of the fence up in the back.
Mr. Geiss stated I see you did flag the area.

Mr. Geiss asked are you taking this out to the driveway?
Mr. Di Francesco stated no it will be from the bump out, we have an egress window and we want to start there and go down. It will not be by the driveway.
Mr. Di Francesco stated I would say it will be about 10 feet back from the driveway.
Mr. Bowes asked how far out from the house will this be?
Mr. Di Francesco stated we want to be three panels and a 4 foot gate.
Mr. Geiss stated and where does that put you with respect to the road.
Mr. Di Francesco stated I measured it today and it will be 27 feet.

Mr. Geiss stated typically the Code is looking at front yard for 3 ½ feet. Caserta Drive is the entry Road to the development.

Mr. Bowes asked what is your reasoning for having the 6 foot fence?

Mr. Di Francesco stated when we bought this lot we have never owned a corner lot and were not aware of having two front yards.

Mr. Di Francesco stated I went to apply for the permit and was told I would need a variance. We would like this fence to have more privacy and we have two dogs.

Mr. Ruddock stated one thing I did notice when I drove by is both houses, yours and the one further to the south. The front is on Caserta Drive and then as you turn going westbound, it is the side of both of those houses.

Mr. Ruddock stated I can see giving some type of relief but 28 feet is a lot and I feel it is more than it needs to be.

Mr. Schanzenbach stated when I drove this I did not see any issues with the higher fence there. Maybe 18 is a lot but I wouldn't have much of a problem with it.

Mr. Geiss stated I have been in contact with OCWA and they do recognize and allow fence on the right of ways but you have to get a write off from them.

Mr. Di Francesco stated I have been in contact with them.

Mr. Geiss asked what did they say you need to do?

Mr. Di Francesco stated he told me to send him the survey.

Mr. Geiss stated you need to get something in writing from them so we have that.

Mr. Schanzenbach stated as your survey shows the fence about 20 feet off of your house, 20 feet would give you two panels and a 4 foot gate and it gives you some relief in the backyard issue.

Mrs. Di Francesco asking I am just wondering why it is such a big issue other than the Code?

Mr. Geiss stated it is the law.

Mr. Geiss stated so I'm thinking a 6 foot fence, 20 feet off the house starting 10 feet back from the driveway which we will need an adjustment in this map and you also need to get OCWA's write off.

Mr. Geiss stated once you have all of that you come back to the next meeting and we can proceed.

Mr. DiFrancesco asked will we be on the agenda for next month?

Mr. Geiss stated yes you will, the public hearing is done.

ANTHONY CRISAFULLI SITE PLAN

6945 Winchell Road Tax Map ID # 055-03-02.1,03.0 & 04.2

Mr. Geiss stated no one was present to address the Board therefore we will table this until next month.

INFORMATION ONLY

OTHER BUSINESS

Mr. Andrew Bowes stated he has been in contact with the Village of Baldwinsville regarding Ellsworth Road with clearances on the shoulders over the years.

Mr. Bowes stated over the years the Village has not been maintaining the roadway very well. The guardrail at the creek is in poor condition and I have brought that to their attention and they were unaware of the conditions.

Mr. Bowes stated I am just bringing that to your attention as I feel it is an issue.

Mr. Geiss asked have you gone to the Village?

Mr. Bowes stated yes just today.

Mr. Bowes stated the Village would take a look at it as they have not been down that Road in five years.

ADJOURNMENT

Motion Mr. Geiss made the motion to close the meeting. Mr. Ruddock moved to accept the motion, seconded by Mr. Budosh. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,
Melissa MacConaghy
Zoning/Planning Board Secretary